

Jason Jacobs, At-Large/President of Council  
Georgia Awig, At-Large  
Martin DeVries, At-Large  
Holly A. Swenk, Ward 1  
Eric Shaffer, Ward 2  
Bruce F. Abens, Ward 3  
Clifford Winkel, Ward 4/President Pro-Tem

Kevin Corcoran, Mayor



## NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING IS SCHEDULED FOR:

MONDAY, DECEMBER 15, 2025  
6:35 P.M.  
CITY HALL COUNCIL CHAMBERS  
7307 AVON BELDEN ROAD  
NORTH RIDGEVILLE, OH 44039

### THIS PUBLIC HEARING IS BEING HELD TO CONSIDER THE FOLLOWING:

- O 2025-110      AN ORDINANCE AMENDING SECTIONS 1266.02, 1268.02, AND 1272.04 OF THE NORTH RIDGEVILLE ZONING CODE TO UPDATE USE REGULATIONS FOR AUTOMOBILE SERVICE STATION AND GASOLINE STATION.  
(Introduced by Councilman Abens; First Reading on 07-21-2025; Council referred to Planning Commission and Building and Lands on 07-21-2025; to Building and Lands on 08-18-2025; to Planning Commission on 09-09-25; Council approved PC extension on 09-15-2025; to Planning Commission on 10-14-2025; to Planning Commission on 11-12-2025; Second Reading on 11-17-2025; Amended on 11-17-2025)
- O 2025-154      AN ORDINANCE SUSPENDING BY-RIGHT CLUSTER SUBDIVISIONS IN THE R-1 RESIDENCE DISTRICT AND AMENDING CHAPTERS 1250, 1280 AND 1282 OF THE NORTH RIDGEVILLE ZONING CODE.  
(Introduced by Mayor Corcoran; First Reading on 11-17-2025; Planning Commission on 12-09-2025)
- O 2025-157      AN ORDINANCE AMENDING CHAPTER 1226 DESIGN STANDARDS OF THE NORTH RIDGEVILLE SUBDIVISION REGULATIONS  
(Introduced by Mayor Corcoran; First Reading on 11-17-2025; Planning Commission on 12-09-2025)

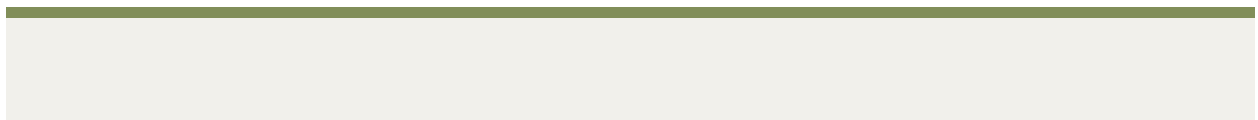
### THIS PUBLIC HEARING IS SCHEDULED BY ORDER OF THE NORTH RIDGEVILLE CITY COUNCIL.

Visit the City Council webpage to access the agenda and notice items:

<https://northridgevilleoh.portal.civicclerk.com/>

Notice Date(s): 11/20/2025 (City's Website); 12/01/2025; 12/08/2025

DATE: July 21, 2025      1<sup>ST</sup> READING: July 21, 2025



INTRODUCED BY: \_\_\_\_\_  
COUNCILMAN ABENS  
REFERRED BY: \_\_\_\_\_

2<sup>ND</sup> READING: \_\_\_\_\_  
November 11, 2025  
3<sup>RD</sup> READING: \_\_\_\_\_  
ADOPTED: \_\_\_\_\_  
EMERGENCY: \_\_\_\_\_  
EFFECTIVE: \_\_\_\_\_

B&L Committee on 08-18-2025  
B&L Committee Report on 09-02-2025  
Planning commission on 09-09-2025  
60-day Commission review extension given by City Council on 09-15-2025  
Planning Commission on 10-14-2025  
Planning Commission on 11-12-2025  
Planning Commission Report on 11-17-2025  
City Council amended O 2025-110 on 11-17-2025  
Public Hearing on 12-15-2025

**ORDINANCE NO. 2025-110**

**AN ORDINANCE AMENDING SECTIONS 1266.02, 1268.02, 1270.02, AND  
1272.04 OF THE NORTH RIDGEVILLE ZONING CODE TO UPDATE  
USE REGULATIONS FOR AUTOMOBILE SERVICE STATION AND  
GASOLINE STATION.**

**WHEREAS**, this Council has established regulations which govern various permitted and conditional uses in the B-3 Highway Commercial District, B-4 Commercial Parkway District, and B-5 Architectural Business District; and

**WHEREAS**, because certain uses and commercial activities more intensely affect the surrounding area in which they are located than other uses, from time to time it is important to review uses for proper classification as permitted uses, conditional uses or uses not permitted in various districts; and

**WHEREAS**, the Zoning Code currently defines “automobile service station” and “gasoline station” as synonymous uses under Section 1240.10; and

**WHEREAS**, the North Ridgeville Planning Commission carefully considered the proposed amendments at their meeting of \_\_\_\_\_, and, by formal motion, recommended that the ordinance be \_\_\_\_\_; and

**WHEREAS**, following the publication of newspaper notice in conformance with the provisions of Section 9.1 of the Charter and Section 1246.03(d) of the Zoning Code, a public hearing was held on the \_\_\_\_\_; and

**WHEREAS**, it is the desire of this Council to so amend these Codified Ordinances.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO:**

**SECTION 1.** That *Section 1266.02 Permitted and Conditional Uses* in the B-2 Central Business District of the Zoning Code be amended as follows:

**1266.02 PERMITTED AND CONDITIONAL USES.**

No land shall be used or occupied, and no structure shall be designed, erected, altered or used, except for either one or several of the following permitted uses or for one or several of the following conditional uses:

**(a) Permitted Uses.**

- (1) Ambulance service.
- (2) Antique store.
- (3) Apparel and accessories store.
- (4) Appliances (household).
- (5) Automobile accessory store and auto lube center.
- (6) Automobile, truck and trailer display, hire, sale and repair.
- (7) Bakery.
- (8) Banks (see also loan and finance offices).
- (9) Barber shop.
- (10) Barber and beauty shop supply store.
- (11) Beauty shop.
- (12) Blueprinting.
- (13) Bicycle shop.
- (14) Book store.
- (15) Bowling alley.
- (16) Business equipment and supply.
- (17) Business or trade school.
- (18) Bus station.
- (19) Camera and photographic equipment store.
- (20) Churches and temples.
- (21) Candy, nut and confectionery store.
- (22) Clinic (dental or medical).
- (23) Dairy bar.
- (24) Dairy products store (bottling operations excluded).
- (25) Dance studio.
- (26) Delicatessen.
- (27) Department store.
- (28) Diaper, linen and towel supply service.
- (29) Discount center and store.
- (30) Driving range.
- (31) Drug store.
- (32) Dry cleaning (custom and self-service).
- (33) Dry goods store.
- (34) Eating place; grill; bar; cocktail lounge.
- (35) Egg and poultry store, provided that no slaughtering, eviscerating or dressing of poultry is conducted outside of an enclosed structure.

- (36) Floor covering.
- (37) Florist; gift shop.
- (38) Funeral home; ambulance service.
- (39) Furniture; household furnishings.
- (40) Garden and lawn supplies store.
- (41) Grocery store and meat market (supermarkets).
- (42) Hardware and sporting goods.
- (43) Hobby shop.
- (44) Hotel and motel.
- (45) Health salon.
- (46) Hospital and rest home other than for the insane, for persons with contagious diseases, or for drug or liquor addicts.
- (47) Jewelry store.
- (48) Laboratory (dental and medical).
- (49) Laundry (custom and self-service).
- (50) Lighting fixture sales.
- (51) Liquor store (sale by package only).
- (52) Libraries.
- (53) Loan and finance offices (see also banks).
- (54) Locksmith.
- (55) Luggage store.
- (56) License bureau.
- (57) Museum.
- (58) Music store; pianos, radio and television.
- (59) Newspaper publishing sales and service.
- (60) Newsstand.
- (61) Novelty shop.
- (62) Office (any office in which chattels or goods, wares or merchandise are not commercially created, exchanged or sold).
- (63) Office supply store.
- (64) Night club.
- (65) Optician and optometrist shops.
- (66) Paint and wallpaper store; art supplies.
- (67) Parking lot and/or structure, either publicly or privately owned and operated.
- (68) Post office.
- (69) Plumbing and heating shop and supplies (enclosed storage only).
- (70) Professional services.
- (71) Pressing, altering and repair of wearing apparel.
- (72) Printing and publishing, including processes related thereto.
- (73) Private clubs and lodges; YMCA; commercial recreation; fraternal societies.
- (74) Public utility offices and salesrooms.
- (75) Radio and television broadcasting studios, including transmitter.
- (76) Repair, rental and servicing of any product, the sale of which is permitted in this District.
- (77) Restaurant.
- (78) Resale shop; used clothing and furniture.
- (79) Shoe store (sales and repair).
- (80) Sign painting shop.

- (81) Skating rink.
- (82) Surgical supplies store.
- (83) Surplus store.
- (84) Taxi stand.
- (85) Telephone exchange and office.
- (86) Theater and theatrical studio.
- (87) Tire and battery shop.
- (88) Toy store.
- (89) Travel agency.
- (90) Variety and notions store.
- (91) Wall and floor coverings store.
- (92) Any other retail business or service establishment or use which is determined by the Board of Zoning and Building Appeals to be of the same general character as the above permitted uses. Similar uses as determined in accordance with Chapter 1210.
- (93) The sale as wholesale or warehousing of any commodity, the use or processing of which is permitted in this District.
- (94) Any non-residential use permitted in a B-1 Neighborhood Business District.

(b) Conditional Uses. The following uses shall be deemed to be conditional uses in this district.

(1) ~~Automobile service station and/or~~ Public parking garage, provided that:

- A. Premises used for such purposes shall not have an entrance or exit for motor vehicles within 200 feet from any place of public assembly, including any hospital, sanitarium or institution. Such measurement shall be along the usual line of street travel.
- B. The building used for such purposes shall not be nearer than fifty feet from any residential district.
- ~~C. Any minor automobile repair work, as defined in Section 1240.10(13), shall be done within the principal building on the premises.~~
- ~~DC.~~ No overnight or weekend outside storage of trucks, trailers and/or tractors shall be permitted on the premises, and no partially dismantled, wrecked or junked vehicles shall be stored for more than a total of eight hours outside the buildings on the premises.
- ~~ED.~~ When such use abuts the side and/or rear line of a lot in any residential district, a compact evergreen hedge, solid wall or painted board fence not less than five feet high shall be maintained at the property line.

(2) ~~Reserved~~

(32) Accessory uses, provided that such uses are clearly incidental and customary to, and commonly associated with, the operation of the permitted use.

(43) Crating and packing service.

(54) Landing and take-off areas for roto-craft.

(5) Automobile service station, provided that:

- A. There shall be a separation distance of one-half mile between automobile service station businesses where the automobile service station is the primary use on the lot. Separation distances shall be measured by a straight line connecting the closest points between lots.
- B. The separation requirement does not apply where an automobile service station is an accessory use, defined as:

- i. Fueling facilities that are subordinate and incidental to the principal use of the lot; and
- ii. Primarily serving vehicles associated with the principal use (e.g., customers or fleet vehicles of a wholesale club, big-box retailer, or similar operation); and
- iii. Not independently branded, advertised, or operated as a stand-alone gas station open to the general public.

**SECTION 12.** That *Section 1268.02 Permitted and Conditional Uses* in the B-3 Highway Commercial District of the Zoning Code be amended as follows:

1268.02 PERMITTED AND CONDITIONAL USES.

(a) Permitted Uses. A building or premises may be used for the following purposes in a B-3 Highway Commercial District:

- (1) Animal hospital and clinic.
- (2) Antique shop.
- (3) Appliance store (major appliances, e.g. T.V., washing machine, and radio sales).
- ~~(4) Automobile service station~~
- ~~(4) (5)~~ Automobile repair and accessory sales.
- ~~(5) (6)~~ Boat and marine sales.
- ~~(6) (7)~~ Camping trailer sales and service.
- ~~(7) (8)~~ Cemetery (minimum of ten acres); mortuary; crematory.
- ~~(8) (9)~~ Church and professional building.
- ~~(9) (10)~~ Clinic and professional building.
- ~~(10) (11)~~ Drive-in bank.
- ~~(11) (12)~~ Drive-in ice cream and soda sales.
- ~~(12) (13)~~ Drive-in restaurant.
- ~~(13) (14)~~ Drive-in theater.
- ~~(14) (15)~~ Farm, fruit and produce stand (adequate off-street parking shall be provided to take care of all customers).
- ~~(15) (16)~~ Florist shop and retail sales.
- ~~(16) (17)~~ Food locker.
- ~~(17) (18)~~ Funeral home.
- ~~(18) (19)~~ Furniture store.
- ~~(19) (20)~~ Garden and nursery center.
- ~~(20) (21)~~ Gift and novelty shop.
- ~~(21) (22)~~ Greenhouse.
- ~~(22) (23)~~ Grocery and meat market.
- ~~(23) (24)~~ Heating and plumbing materials (sales, yard).
- ~~(24) (25)~~ Heavy equipment sales.
- ~~(25) (26)~~ Laboratory (medical or dental).
- ~~(26) (27)~~ Lumber yard; builders materials and supplies.
- ~~(27) (28)~~ Monument sales.
- ~~(28) (29)~~ Motel and hotel.
- ~~(29) (30)~~ Office building.
- ~~(30) (31)~~ Parking lot (subject to the provisions of Chapter 1284).
- ~~(31) (32)~~ Pet store.

- (32) ~~(33)~~ Customary accessory uses.  
(33) ~~(34)~~ Any permitted use in a B-2 Central Business District.

(b) Conditional Uses. The following uses shall be deemed to be conditional uses in this district.

- (1) Bars and taverns.
- (2) Bowling alleys, provided that the building used for such purposes shall be not less than 100 feet from any residential district.
- (3) Swimming clubs and other commercial recreation and amusements.
- (5) Kennels.
- (6) Car washes, provided that there shall be a separation distance of one (1) mile between car wash businesses where the car wash is the primary use. Separation distances shall be measured by a straight line connecting the closest distance between the lots. The separation requirement shall have no application where a car wash is an accessory use.

~~(7) Automobile service station, provided that: there shall be a separation distance of one (1) mile between automobile service station businesses where the automobile service station is the primary use on the lot. Separation distances shall be measured by a straight line connecting the closest distance between the lots. The separation requirement shall have no application where an automobile service station is an accessory use.~~

**A. There shall be a separation distance of one-half mile between automobile service station businesses where the automobile service station is the primary use on the lot. Separation distances shall be measured by a straight line connecting the closest points between lots.**

**B. The separation requirement does not apply where an automobile service station is an accessory use, defined as:**

- i. **Fueling facilities that are subordinate and incidental to the principal use of the lot; and**
- ii. **Primarily serving vehicles associated with the principal use (e.g., customers or fleet vehicles of a wholesale club, big-box retailer, or similar operation); and**
- iii. **Not independently branded, advertised, or operated as a stand-alone gas station open to the general public.**

(c) Similar uses as determined in accordance with Chapter 1210, except for the following uses which are expressly prohibited:

- (1) Self-storage facilities.

**SECTION 2.** That ~~Section 1270.02 Permitted and Conditional Uses in the B-4 Commercial Parkway District of the Zoning Code be amended as follows:~~

**1270.02 PERMITTED AND CONDITIONAL USES.**

~~(a) A building or premises may be used for the following purposes in a B-4 Commercial Parkway District:~~

- ~~(1) Automotive center (sales and service).~~
- ~~(2) Automobile service stations. Provided that there shall be a separation distance of one (1) mile between automobile service station businesses where the automobile service station is the primary use. Separation distances shall be measured by a straight line connecting the closest distance between the lots. The separation requirement shall have no application where an automobile service station is an accessory use.~~

- (3) Automobile repairs (minor and major).
  - (4) Clinics and professional office buildings.
  - (5) Convention halls, auditoriums, and assembly halls.
  - (6) Gifts and novelties sale.
  - (7) Hotels.
  - (8) Laboratories (medical and dental).
  - (9) Motels.
  - (10) Night clubs, including the sale of alcoholic beverages.
  - (11) Restaurants, including drive-ins.
  - (12) Cabins and campground rentals.
  - (13) Other similar uses which serve the long-distance motoring public.
- (b) The following uses shall be deemed to be conditional uses in this district:
- (1) Boat and marine sales; construction equipment (sales and service).
  - (2) Camping trailers and mobile homes (sales only).
  - (3) Car washes, provided that there shall be a separation distance of one (1) mile between car wash businesses where the car wash is the primary use. Separation distances shall be measured by a straight line connecting the closest distance between the lots. The separation requirement shall have no application where a car wash is an accessory use.
  - (4) Farm implements (sales and service).
  - (5) Heavy equipment sales.
  - (6) Truck service.
  - (7) Truck terminals.
- (c) Single-family residential uses shall be specifically prohibited in the B-4 District, except for the dwellings of resident watchman and hotel and motel operators whose work requires their continual presence on the premises.
- (d) Similar uses as determined in accordance with Chapter 1210, except for the following uses which are expressly prohibited:
- (1) Self-storage facilities.

**SECTION 3.** That *Section 1272.04 Permitted and Conditional Uses* in the B-5 Architectural Business District of the Zoning Code be amended as follows:

**1272.04 PERMITTED AND CONDITIONAL USES.**

- (a) A building or premises may be used for the following purposes in a B-5 Architectural Business District:
- (1) Ambulance service.
  - (2) Antique store.
  - (3) Apparel and accessories store.
  - (4) Appliances (household).
  - (5) Art gallery.
  - (6) Automobile accessory store, sales, and service.
  - (7) Bakery.
  - (8) Banks (see also loan and finance offices).
  - (9) Barber shop.
  - (10) Barber and beauty shop supply store.

- (11) Beauty shop.
- (12) Bed and breakfast inns.
- (13) Blueprinting.
- (14) Bicycle shop.
- (15) Book store.
- (16) Business equipment and supply.
- (17) Business or trade school.
- (18) Camera and photographic equipment supply store.
- (19) Child care center.
- (20) Churches and temples.
- (21) Candy, nut, and confectionary store.
- (22) Clinic (dental or medical).
- (23) Dairy bar.
- (24) Dairy products store (bottling operations excluded).
- (25) Dance studio.
- (26) Delicatessen.
- (27) Department store.
- (28) Discount center and store.
- (29) Drug store.
- (30) Dry cleaning (custom and self-service).
- (31) Dry goods store.
- (32) Eating place, grill.
- (33) Egg and poultry store.
- (34) Floor covering.
- (35) Florist; gift shop.
- (36) Funeral home and cemetery.
- (37) Furniture; household furnishings.
- (38) Garden and lawn supplies store.
- (39) Grocery store and meat market (supermarket).
- (40) Hardware and sporting goods.
- (41) Hobby shop.
- (42) Motel.
- (43) Health salon.
- (44) Rest home.
- (45) Jewelry store.
- (46) Laboratory (dental and medical).
- (47) Laundry (custom and self-service).
- (48) Lighting fixture sales.
- (49) Liquor store (sale by package only).
- (50) Libraries.
- (51) Loan and finance offices (see also banks).
- (52) Locksmith.
- (53) Luggage store.
- (54) License bureau.
- (55) Museum.
- (56) Music store; pianos, radio, and television.
- (57) Newspaper publishing sales and service.
- (58) Novelty shop.

- (59) Office (any office in which chattels or goods, wares, or merchandise are not commercially created, exchanged, or sold).
  - (60) Office supply store.
  - (61) Night club.
  - (62) Optician and optometrist shops.
  - (63) Paint and wallpaper store; art supplies.
  - (64) Parking lot, either publicly or privately owned and operated.
  - (65) Post office.
  - (66) Plumbing and heating shop and supplies (enclosed storage only).
  - (67) Professional services.
  - (68) Pressing, altering, and repair of wearing apparel.
  - (69) Printing and publishing, including processes related thereto.
  - (70) Private clubs and lodges; YMCA; commercial recreation; fraternal societies.
  - (71) Public utility offices and salesrooms.
  - (72) Repair, rental, and servicing of any product, the sale of which is permitted in this District.
  - (73) Restaurant.
  - (74) Resale shop; used clothing and furniture.
  - (75) Shoe store (sales and repair).
  - (76) Sign painting shop.
  - (77) Surgical supplies store.
  - (78) Surplus store.
  - (79) Telephone exchange and office.
  - (80) Theater and theatrical studio.
  - (81) Toy store.
  - (82) Travel agency.
  - (83) Variety and notions store.
  - (84) Wall and floor coverings store.
  - (85) Cemetery.
  - (86) Drive-in bank.
  - (87) Drive-in ice cream.
  - (88) Drive-in restaurant.
  - (89) Farm, fruit, and produce stand.
  - (90) Gift and novelty shop.
  - (91) Office building.
  - (92) Pet store, pet cemetery with flat markers only.
  - (93) Customary accessory uses.
  - (94) Assisted living for the elderly.
  - (95) Planned unit development.
  - (96) Animal clinic or animal hospital.
- (b) The following uses shall be deemed to be conditional uses in this district.
- (1) Bowling alleys shall be deleted, except as part of a larger planned unit commercial development (PUD), with buffer strip.
  - (2) Swimming clubs and other commercial recreation and amusements, with buffer strip.
  - ~~(3) Automobile service station, with buffer strip.~~
  - ~~(4) RESERVED~~

- (c) Residences can co-exist at the same location when living quarters are maintained with a minimum of 1,040 square feet.
- (d) Existing structures converted to a business shall be grandfathered with regard to setback, side yard, and rear yard requirements, but must have "Theme Design" on three prominent sides of the building to respect the architectural theme of the District.
- (e) Similar uses as determined in accordance with Chapter 1210, except for the following uses which are expressly prohibited:
  - (1) Self-storage facilities.

**SECTION 4. Legally established, active nonconforming automobile service stations in the affected districts may be reconstructed on the same lot following demolition, provided that, (1) The station has not been vacant for a period exceeding the loss-of-nonconforming-status threshold established in Chapter 1294; (2) The reconstructed facility does not increase the number of service stations on the lot; and (3) The facility remains in substantially the same location and use category as the original.**

**SECTION 45.** That, in all other respects, the North Ridgeville Zoning Code, as amended from time to time, shall remain in full force and effect.

**SECTION 56.** That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

**SECTION 67.** That this Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

|                |                          |                          |                          |
|----------------|--------------------------|--------------------------|--------------------------|
| DATE:          | <u>November 17, 2025</u> | 1 <sup>ST</sup> READING: | <u>November 17, 2025</u> |
| INTRODUCED BY: | <u>Mayor Corcoran</u>    | 2 <sup>ND</sup> READING: | <u></u>                  |
| REFERRED BY:   | <u></u>                  | 3 <sup>RD</sup> READING: | <u></u>                  |
|                | <u></u>                  | ADOPTED:                 | <u></u>                  |
|                |                          | EMERGENCY:               | <u></u>                  |

**ORDINANCE NO. 2025-154**

**AN ORDINANCE SUSPENDING BY-RIGHT CLUSTER SUBDIVISIONS IN THE R-1 RESIDENCE DISTRICT AND AMENDING CHAPTERS 1250, 1280 AND 1282 OF THE NORTH RIDGEVILLE ZONING CODE.**

**WHEREAS**, the North Ridgeville Ridgeville Ready Master Plan recommended a comprehensive audit and update of residential zoning districts to better manage new development, ensure compatibility with existing neighborhoods and provide clearer guidance for open space, density and community amenities; and

**WHEREAS**, since adoption of the Master Plan, city staff and consultants have conducted a detailed review and diagnosis of the existing zoning code, identifying opportunities to improve clarity, enforceable standards and review processes for residential development, including cluster subdivisions; and

**WHEREAS**, as part of the draft zoning code updates, it has been recommended that the by-right ability to propose cluster subdivisions in the R-1 Residence District be removed, ensuring that any new cluster-style developments are reviewed through a Planned Unit Development (PUD) rezoning process that considers density, amenities, traffic and broader community impacts; and

**WHEREAS**, the city desires to implement this recommended approach to suspend by-right cluster subdivisions in a manner consistent with the Master Plan and ongoing zoning code updates, while preserving the integrity of existing approved subdivisions; and

**WHEREAS**, the North Ridgeville Planning Commission considered the proposed amendments at their meeting of \_\_\_\_\_ and, by formal motion, (recommended/did not recommend) that the ordinance be approved; and

**WHEREAS**, following publication of newspaper notice in conformance with the provisions of Section 9.1 of the Charter and Section 1246.03(d) of the Zoning Code, a public hearing was held on \_\_\_\_\_; and

**WHEREAS**, it is the desire of this Council to amend these Codified Ordinances.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:**

**SECTION 1.** The provisions of the North Ridgeville Zoning Code permitting cluster subdivisions by right in the R-1 Residence District, as set forth in Chapters 1250, 1280 and 1282, are hereby suspended indefinitely. Effective upon the adoption of this ordinance, no application for a new cluster subdivision in the R-1 Residence District shall be accepted, reviewed or approved as a by-right use.

**SECTION 2.** Amendments to Chapters 1250, 1280 and 1282 implementing this suspension are set forth in Exhibit A, Exhibit B and Exhibit C, respectively, which are attached hereto and incorporated by reference.

**SECTION 3.** All previously approved cluster subdivisions shall remain governed by the zoning standards in effect at the time of their approval. Nothing in this ordinance shall render any existing cluster subdivision non-conforming.

**SECTION 4.** In all other respects, the North Ridgeville Zoning Code, as amended from time to time, shall remain in full force and effect.

**SECTION 5.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

**SECTION 6.** This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

Exhibit A:

## ***CHAPTER 1250. RESIDENCE DISTRICT***

### **1250.01 Intent**

It is the intent of the City in the establishment of the R-1 Residence District to provide for areas of low residential density and to stabilize and protect those areas where such low residential densities exist. ~~Cluster subdivisions are permitted in this District for use where it is desired to avoid the expense of large lot development and to preserve natural open spaces and low population density.~~

(Ord. 2748-93, 4-19-93)

### **1250.02 Permitted and conditional uses**

- (a) In an R-1 Residence District, no building or land shall be used or changed in use, and no building shall be located, erected or structurally altered, unless otherwise provided herein, except for one or more of the following uses:
  - (1) Farms and agricultural uses.
  - (2) Single-family residences.
  - (3) Schools and other public uses.
  - (4) Churches and other semi-public uses.
  - (5) Customary accessory uses.
- (b) The following uses shall be deemed conditional uses in an R-1 District:
  - (1) Two-family residences.
  - (2) Cemeteries, including mausoleums, provided that any new cemetery shall contain an area of not less than ten acres.
  - (3) Golf courses, except miniature courses and practice driving ranges operated for commercial purposes.
  - (4) Customary home occupations.
  - (5) Private clubs and grounds for games and sports, provided that no mechanical amusement is permitted which is normally incidental to a commercial use. Swimming pools and fishing lakes are also conditional uses.
  - (6) Institutions.
  - (7) Senior Citizen Planned Residential Developments.
    - A. Project Development Requirements for Senior Citizen Planned Residential Developments. No application for a Senior Citizen Planned Residential Development as an R-1 Conditional use which includes plans for the development of a project that does not strictly comply with the following requirements shall be approved:
      - i. Intent of Development.
        - 1. The Development will occur in a unified manner and in a way that is compatible with the surrounding land uses and harmonious with abutting single family neighborhoods;
        - 2. Provides for a substantially maintenance free residential environment designed to ensure that aesthetically pleasing environments are created;
        - 3. Is designed for, reserved for, maintained as and marketed as a residential community for persons who are at least 55 years of age in compliance with the Housing for Older Persons Act of 1955;

4. The Developer has presented a plan which adequately ensures that all phases of development are and shall remain consistent with the requirements and conditions of all ordinances pertaining to Senior Citizen Planned Residential Developments.

ii. Development Design Criteria.

1. Required Amenities. Each Senior Citizen Planned Residential Development shall provide a clubhouse or other community building that includes meeting/assembly space for use by residents of the development.
2. Private Streets and Shared Drives. A Senior Citizen Planned Residential Development may include private streets and shared drives, provided that:
  - (a) Construction methods, standards and materials for private streets and shared drives meet accepted engineering practices and are approved by the City Engineer.
  - (b) The location, design and construction of all utilities on private or common land are approved by the City Engineer.
  - (c) The preservation and maintenance of all private streets and shared drives and utilities on private land is assured according to the requirements set forth in Subsection (b)(7)A.ii.3.(b) below.
3. Common Areas. Common areas, including the clubhouse, private streets, and landscaping shall be maintained and controlled according to the following:
  - (a) A homeowners association shall be created so that such association is responsible for the maintenance and control of common areas, including the clubhouse, private streets, shared drives, landscaping and snow removal.
  - (b) The Law Director shall determine that, based on documents which shall be submitted with the development plan, the association's bylaws or code of regulations ensure that the Association be responsible for maintenance, control, and insurance of all common areas, including clubhouse, private streets, shared drives, landscaping.
  - (c) Required Utilities. Each use and all dwelling units in a Senior Citizen Planned Residential Development shall be served by central water, sanitary sewer facilities and underground utilities.

iii. Physical Project Development Requirements.

1. Minimum Project Area. The gross area of a tract of land proposed to be developed as a Senior Citizen Planned Residential Development (SCRD) shall not be less than 15 acres nor greater than 50 acres. The project area of a SCRd shall be in one ownership, or if in several ownerships, the application shall be filed jointly by all owners of the properties included in the proposed SCRd boundaries.
2. Access. A Senior Citizen Planned Residential Development shall have direct access onto a major roadway (which is a major, primary or secondary arterial) and shall avoid access on local residential streets.
3. Maximum Project Area Coverage. Impervious surfaces, including areas devoted to buildings and pavement within a Senior Citizen Planned Residential Development shall not occupy more than 50% of the project area.

4. Maximum Density. For independent dwelling units, the density shall not exceed four units per acre, subject to the approval of Planning Commission pursuant to subsection (b)(7)C. below.
5. Building Arrangements and Setbacks. In order to ensure that a Senior Citizen Planned Residential Development is compatible with the existing residential environment of North Ridgeville, such development shall comply with the following:
  - (a) Dwelling units may be arranged in various groups, courts, sequences or clusters with open spaces organized and related to the dwelling units so as to provide privacy and to form a unified composition of buildings and space, provided all buildings are located on the development site in compliance with the building setbacks set forth below.
  - (b) Schedule of Minimum Setbacks:

| Schedule of Min. Setbacks                                  | Building | Parking                            |
|------------------------------------------------------------|----------|------------------------------------|
| Setback from existing public street right-of-way           | 35 ft.   | Not permitted in front of building |
| Setback from proposed internal street                      | 25 ft.*  | Parking permitted                  |
| Setback from project boundary, other than a public street: |          |                                    |
| - Abutting a lot in Nonresidential District                | 20 ft.   | 10 ft.                             |
| - Abutting a lot in a Residential District                 | 20 ft.   | 20 ft.                             |

\*Measured from the right of way of a public street and from the edge of the pavement for a private street.

6. Required Perimeter Buffer. Whenever an SCRD abuts another lot in a Residential District, a buffer area with a minimum width of 20 feet shall be located adjacent to the project boundary line, within the required setback from the project boundary specified in the Schedule of Minimum Setbacks above.
  - (a) Such buffer may be located in a common area or on individual lots.
  - (b) The buffer area shall include landscaping and/or screening to a minimum height of six feet by use of hedges, planting, fence or other screening as may be determined by the Planning Commission.
7. Minimum Unit Sizes. The minimum floor area for independent dwelling units shall be as follows:
  - (a) Each one-bedroom unit shall include a minimum of 1,000 square feet.
  - (b) Each two-bedroom unit shall include a minimum of 1,000 square feet.
  - (c) Each three-bedroom unit shall include a minimum of 1,200 square feet.
8. Parking. The following off-street parking regulations shall be required:
  - (a) Independent dwelling units shall provide off-street parking spaces at the rate of two spaces per dwelling unit. All required spaces shall be enclosed. In addition, one guest parking space shall be provided for every five dwelling units.
  - (b) The community recreation facilities shall provide one off-street parking space per each 200 square feet of floor area.

- B. Permitted Buildings and Uses. No application for a Senior Citizen Planned Residential Development as an R-1 Conditional use which includes plans for the erection, existence or maintenance of buildings, or for uses other than the following, shall be approved:
- i. Main Buildings and Uses.
    - 1. Independent dwelling units, which may include single-family units and attached two-family units.
    - 2. Common open space.
    - 3. Club House.
      - (a) The construction of the clubhouse facility must be commenced prior to the point at which the total Senior Citizen Planned Residential Development is 50% complete.
      - (b) Accessory Uses.
        - (a) Private garages and parking areas;
        - (b) Signs;
        - (c) Supporting recreational uses/facilities such as but not limited to: Tennis courts, picnic areas, gazebos, garden plots, and parking for recreational vehicles.
- C. Density in Senior Citizen Planned Residential Developments. Where Senior Citizen Planned Residential Development is approved as a conditional use in an R-1 residential district, the density requirement may be modified by the Planning Commission to a density no greater than 4.0 families per acre for that conditional use only after a regular public meeting of the Planning Commission and upon consideration of the following factors:
- i. The degree of benefit/detriment the development could bring to the community and/or the City; and
  - ii. How well the project fits or does not fit into the existing site and community, and
  - iii. The size of the proposed density change; and
  - iv. Any other traffic or safety issues presented by the proposed development; and
  - v. All project development requirements and permitted building uses contained in ordinances regulating Senior Citizen Planned Residential Developments.
- D. Planning Commission Review. No application for approval of a Senior Citizen Planned Residential Development which includes plans for the development of a project that do not strictly comply with the provisions of this section shall be approved by the Planning Commission.

(Ord. 2748-93, 4-19-93; Ord. 2855-94, 4-4-94; Ord. 4090-2004, 12-20-04; Ord. 5983-2022, 8-1-22)

### **1250.03 Building height**

No building or structure in an R-1 Residence District shall exceed thirty-five feet in height, except as otherwise provided in this Zoning Code.

(Ord. 2748-93, 4-19-93)

### **1250.04 Lot and yard requirements**

- (a) Required Lot Area, Depth and Width. In an R-1 Residence District, lot area, depth and width shall be as follows:

- (1) Each single-family dwelling or other building permitted as provided in this chapter shall be located on a lot having an area of not less than 21,150 square feet, a width of not less than ninety feet and a depth of not less than 200 feet, unless otherwise permitted by this Zoning Code. Notwithstanding the foregoing lot width requirement for each single-family dwelling or other permitted building, all corner lots in residential areas for single-family or other permitted buildings shall have a minimum width of not less than 110 feet.
- (2) Each single-family dwelling or other building permitted as provided in this chapter that is furnished with Municipal water and sewer services or a comparable improved system of water and sewer utilities, shall be located on a lot having an area of not less than 16,200 square feet, a width of not less than ninety feet and a depth of not less than 150 feet, unless otherwise permitted in this Zoning Code. Notwithstanding the foregoing lot width requirement for each single-family dwelling or other permitted building, all corner lots in residential areas for single-family or other permitted buildings shall have a minimum width of not less than 110 feet.

Notwithstanding anything set forth in paragraph (a)(1) or (2) hereof to the contrary, the provisions relating to the minimum width of corner lots shall not apply to any single-family dwelling or other permitted structure in residential areas which has been constructed or approved for construction prior to the effective date of Ordinance 3414-99, passed March 1, 1999.

- (3) Each two-family dwelling permitted as provided in this chapter shall be located on a lot having an area of not less than 29,375 square feet, a width of not less than 125 feet and a depth of not less than 200 feet, unless otherwise permitted by this Zoning Code.
  - (4) Each two-family dwelling permitted as provided in this chapter that is furnished with Municipal water and sewer services or a comparable improved system of water and sewer utilities, shall be located on a lot having an area of not less than 22,500 square feet, a width of not less than 125 feet and a depth of not less than 150 feet, unless otherwise permitted in this Zoning Code.
- (b) Required Yards. Yards of the following minimum depths or widths shall be provided for all lots in an R-1 District, unless otherwise permitted by this Zoning Code:
- (1) Front Yards. The depth of the front yard shall be not less than fifty feet.
  - (2) Rear Yards. The depth of the rear yard shall be not less than fifty feet.
  - (3) Side Yards. Each lot or parcel of land shall be provided with two side yards as follows:
    - A. The sum of the side yards for a single-family residence shall be not less than twenty feet, and neither side yard shall be less than ten feet.
    - B. The sum of the side yards for a two-family dwelling shall be not less than forty feet, and neither side yard shall be less than twenty feet.
  - (4) Frontage. No dwelling shall be erected on a lot having frontage of less than sixty feet at the right-of-way line, unless such lot was designated on a recorded plat or separately owned on the effective date of this Zoning Code (Ordinance 335-66, passed July 5, 1966) and cannot be practically enlarged to comply with this requirement. Further, said lot shall not diminish to less than sixty feet from the right-of-way line to the building.

((Ord. 2748-93, 4-19-93; Ord. 2854-94, 4-4-94; Ord. 3414-99, 3-1-99))

## **1250.05 Signs**

Provisions relating to signs in an R-1 Residence District shall be as provided in Chapter 1286.

(Ord. 2748-93, 4-19-93)

**1250.06 Off-street parking and loading**

Provisions relating to off-street parking and loading in an R-1 Residence District shall be as provided in Chapter 1285.

(Ord. 2748-93, 4-19-93)

**1250.07 Density**

The gross residential density in an R-1 Residence District shall be 2.3 families per acre.

(Ord. 2748-93, 4-19-93)

## ***CHAPTER 1280. CLUSTER SUBDIVISIONS***

### **1280.01 ~~Intent~~ Applicability**

~~In permitting cluster subdivisions, it is the intent of the City to make reasonable provisions through which, during the subdivision of land, natural elements of the landscape and population density within districts may be maintained, development costs may be lessened and physical living conditions within the City improved. The provisions of this chapter are set forth to provide extra amenities for the City and not as an automatic reduction of lot size requirements.~~

~~(Ord. 335-66, 7-5-66)~~

As of the effective date of Ordinance 2025-XX, no new cluster subdivision may be submitted or approved under this chapter. Requirements remain for historical reference only.

### **1280.02 Requirements**

A cluster subdivision may be permitted in R-1 and R-2 Districts if the following conditions are met:

- (a) The development contains a minimum of twenty dwelling units.
- (b) The gross residential density (families per acre) is no greater than if the tract were developed with minimum lot sizes as specified in this Zoning Code for the appropriate type of residential use within the district. To compute the gross residential density of a given subdivision, the total number of buildable acres is divided into the total number of dwelling units proposed, the answer being in dwelling units or families per acre. Unbuildable area, such as lakes, ponds, streams, swamps, hazardous topography or soils and land that are not available to the owner for development because of easements, shall not be considered as part of the gross acreage in computing the maximum number of dwelling units that may be created under this procedure, unless otherwise determined by the Planning Commission and Council.
- (c) The location, shape, size, intended use and legal responsibility for the tenure and maintenance of common land is approved by the Planning Commission and Council and meets the following requirement: The common land is publicly dedicated to the City or a property ownership corporation, or is reserved by deed for use in common by the residents of the subdivision, each property owner receiving an undivided proportionate share in such common land.
- (d) Reductions in lot width, area and yard requirements are approved by the Planning Commission and Council and do not exceed fifteen percent of the district requirements. For purposes of this subsection, the reduction is not a variance as defined in Section 1294.01(g)(1).
- (e) The proposed development is designed to produce an environment of stable and desirable character and is approved by the Planning Commission and Council.

(Ord. 335-66, 7-5-66; Ord. 2216-87, 11-2-87)

### **1280.03 Approval procedure**

- (a) A person, firm or corporation desiring to create a cluster subdivision shall apply to the Administrative Officer for a building permit and a certificate of occupancy for such subdivision. The application shall be accompanied by a map or plat of the proposed cluster subdivision showing:
  - (1) The dimensions and location of all existing and proposed buildings, driveways, off-street parking areas, topography, abutting streets, highways and other features within 200 feet of the property lines of the parcel.
  - (2) Architectural plans for all proposed buildings, walls and fences.

- (3) Plans or reports showing the proposed collection, treatment and disposal of sewage produced on the area of the cluster subdivision.
- (4) Additional data which may be required by the Planning Commission and Council to judge the subdivision and its effect upon the surrounding area and the City.
- (b) The Administrative Officer shall convey such plans and reports presented by the applicant to the Planning Commission, which shall make a study thereof and present its findings thereon to Council.
- (c) Upon the receipt of the findings of the Planning Commission, Council shall study the same and, if concurring therewith, shall direct the Administrative Officer to issue the building permit and the certificate of occupancy to the applicant. Such certificate of occupancy may contain conditions attached thereto by Council as it deems necessary in the best interest of the City and such certificate shall be revoked if such conditions are not followed.
- (d) Dedication of Land for Public Use; Easements; Acceptance of Streets and Utilities. If the final plat indicates land for public use, the Planning Commission's approval of the plat and Council's formal approval of Planning Commission's action shall constitute the acceptance of any land dedicated for public use and acceptance of any easement. Following approval, the City shall sign the plat for recording with the County. The acceptance of any street, improvement or utility for public use and maintenance by the municipality shall be by separate action of Council.

(Ord. 335-66, 7-5-66; Ord. 5495-2017, 11-20-17)

## ***CHAPTER 1282. SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT***

### **1282.01 Intent Applicability**

~~In order to encourage greater attractiveness, flexibility and utilization of space to obtain a more desirable environment than may be possible through the strict application of minimum requirements of the conventional single-family district, contiguous one-family dwellings may be clustered in accordance with the regulations of this Zoning Code to permit the flexible spacing of lots and buildings in order to encourage:~~

- ~~(a)—The creation of functional and interesting residential areas;~~
- ~~(b)—The provision of readily accessible recreation areas and open spaces;~~
- ~~(c)—The conservation of the natural amenities of the landscape; and~~
- ~~(d)—The separation of pedestrian and vehicular circulation.~~

~~(Ord. 2886-94, 7-18-94)~~

As of the effective date of Ordinance 2025-XX, no new single-family detached and cluster development may be submitted or approved under this chapter. Requirements remain for historical reference only.

### **1282.02 Definitions**

As used in this chapter:

- (a) "Cluster area", "cluster use", "cluster dwelling" and "cluster portion of the development area" mean that part of the development area designed and intended for the construction of single-family dwelling units in a unified and harmonious arrangement as reflected on a plan indicating all dwelling units within a specific portion of the development area.
- (b) "Detached single-family unit", "detached single-family dwelling" and "detached single-family portion of the development area" mean that part of the development area designed and intended for the construction of single-family dwelling units to be located upon separate individual lots.

(Ord. 2873-94, 6-6-94)

### **1282.03 Application; scope**

The provisions of this chapter shall apply whenever an owner or developer elects to submit plans in accordance with the provisions of this chapter and whenever the Planning Commission finds and determines that the application of the planning standards and regulations of this chapter are required in order to:

- (a) Preserve or protect natural features or environmental conditions of a land area proposed to be developed;
- (b) Meet the open space or recreational needs of future residents of a land area proposed to be developed;
- (c) Provide for the safety of those utilizing pedestrian and vehicular circulation routes in and near a land area proposed to be developed through the separation of pedestrian circulation from vehicular circulation routes which, for any reason, present an above-average risk to pedestrian traffic; or
- (d) Assure an arrangement or placement of improvements and/or dwelling units on the land area proposed to be developed which will be functional and serviceable in all respects.

Further, this chapter shall apply when the Planning Commission finds and determines that the application of the planning standards and regulations of this chapter will not significantly affect the use of the land area proposed to be developed when considered as a whole for the purposes and to the extent permitted under this Zoning Code.

(Ord. 2873-94, 6-6-94)

### **1282.04 Preliminary development plan required; contents**

An owner or developer shall submit to the Planning Commission a preliminary plan of a single-family detached and cluster development thereof as specified in Section 1224.02(a) with written application to the Commission.

The preliminary plan shall include:

- (a) Topography, at two-foot contour intervals, of the proposed development area, including property lines, easements, street rights of way and structures, trees and landscape features existing thereon, together with a certificate, by a registered engineer or surveyor, of the gross area of the development in acres and square feet;
- (b) The proposed vehicular and pedestrian traffic patterns, including the proposed location of public and private streets and the location of off-street parking and service areas;
- (c) The proposed assignment of use, including detached single-family lots and single-family cluster areas, and subdivisions of all land, including private land and common land, with a certificate by a registered engineer or surveyor of the gross area of each use of the development area in acres and square feet;
- (d) The proposed forms of covenants running with the land, deed restrictions (including those with respect to the use of the common land), restrictions or easements proposed to be recorded; covenants proposed for maintenance; and homeowners' association bylaws; and
- (e) Such other relevant information as the Commission may require.

(Ord. 2873-94, 6-6-94; Ord. 5389-2016, 7-18-16)

### **1282.05 Referral of preliminary development plan for review and report**

The Planning Commission shall transmit a copy of the preliminary plan to the City Engineer for review, report and recommendation.

A copy of all covenants, restrictions and easements to be recorded, covenants for maintenance of common areas, and homeowners' bylaws, shall be submitted to the Law Director for his or her review and recommendation.

(Ord. 2873-94, 6-6-94)

### **1282.06 Action by planning commission on preliminary development plan**

The Planning Commission shall evaluate the preliminary plan and reports provided for in this chapter and shall make a finding that the preliminary plan complies with the regulations, standards and criteria prescribed by this Zoning Code for a single-family detached and cluster development, or a finding of any failure of such compliance, and shall act to approve, disapprove or modify such preliminary plan.

(Ord. 2873-94, 6-6-94)

### **1282.07 Final subdivision plan; contents**

The developer of any parcel of land for which a preliminary plan has been approved by the Planning Commission may prepare and submit a final subdivision plan of the single-family detached and cluster development. The final subdivision plan shall contain and be accompanied by the following:

- (a) A written application for approval upon compliance with the formal provisions of this chapter, the application form to be provided by the Commission.
- (b) A plat of the development area showing the street right of way, subdivided and common land, areas reserved for single-family cluster use, and easements, in accordance with the requirements of the Subdivision Regulations, which shall be in form for recording;
- (c) Detailed plans and specifications for all streets, sidewalks, storm and sanitary sewers, water mains, street illumination, grading and other site features of the development area, or that portion of the development area to be developed and designed in accordance with the Subdivision Regulations and other applicable laws and regulations;
- (d) A detailed landscape plan showing all existing site features to remain, recreation facilities and the landscape treatment of all common open space areas within the development area; and
- (e) The final form of covenants running with the land, deed restrictions (including the use of common land), covenants, restrictions or easements to be recorded, declaration of covenants, restrictions and bylaws of a homeowners' association and its incorporation, declaration of condominium ownership and other covenants, if any, for maintenance.

(Ord. 2873-94, 6-6-94)

### **1282.08 Action by planning commission on final subdivision plan**

- (a) If the Planning Commission finds that the final subdivision plan of the single-family detached and cluster development is in substantial compliance with and represents a detailed expansion of the approved preliminary plan, that it complies with all of the conditions which may have been imposed in the approval of such preliminary plan, that all agreements, contracts, deed restrictions, dedications, declarations of ownership and other required documents are in acceptable form and have been executed, that all fees have been provided and all payments made, and that the applicable provisions of the Subdivision Regulations have been complied with and certified by the City Engineer, the Commission shall then approve such final subdivision plan of single-family detached and cluster development.
- (b) Following approval of the final subdivision plan by the Commission, if the final plat indicates land for public use, the plat shall be submitted to Council for acceptance of any public land and of any easement before it is recorded. The acceptance of any street or utility for public use and maintenance shall be by separate action of Council.
- (c) Dedication of Land for Public Use; Easements; Acceptance of Streets and Utilities. If the final plat indicates land for public use, the Planning Commission's approval of the plat and Council's formal approval of Planning Commission's action shall constitute the acceptance of any land dedicated for public use and acceptance of any

easement. Following approval, the City shall sign the plat for recording with the County. The acceptance of any street, improvement or utility for public use and maintenance by the municipality shall be by separate action of Council.

(Ord. 2873-94, 6-6-94; Ord. 5495-2017, 11-20-17)

### **1282.09 Cluster area design and approval**

The developer of any parcel of land previously approved for cluster single-family use in a single-family detached and cluster development shall prepare a detailed site plan of the cluster area proposed for development.

The site plan of each cluster single-family area shall include the following:

- (a) The number, location, arrangement and architectural design of all dwelling units;
- (b) The proposed use of all private and common land;
- (c) The location and arrangement of all dedicated and private vehicular and pedestrian accessways;
- (d) The number and arrangement of all open parking and service areas;
- (e) The location of all utilities; and
- (f) The landscape treatment of the cluster area.

The cluster site plan shall be transmitted to the City Engineer for review, report and recommendation.

A copy of all covenants, restrictions and easements to be recorded, covenants for the maintenance of common areas, and homeowners' association bylaws, shall be submitted to the Law Director for his or her approval.

The Commission shall evaluate the reports of the City Engineer and the Law Director and shall act to approve, disapprove or modify the cluster area site plan.

(Ord. 2873-94, 6-6-94)

### **1282.10 Permitted buildings and uses**

Buildings and land shall be used, and buildings shall be erected, altered, moved and maintained, in a single-family detached and cluster development only in accordance with the following:

- (a) Main Buildings and Uses.
  - (1) One-family dwellings; and
  - (2) Common open spaces, recreation areas and public facilities.
- (b) Accessory Buildings and Uses. Gardens, fences, walls, pools and other recreation facilities on private and common land.

(Ord. 2873-94, 6-6-94)

### **1282.11 Land planning criteria**

The following planning criteria are established to guide and control the planning, development and use of land in a single-family detached and cluster development:

- (a) Area and Density Regulations.
  - (1) Minimum Development Area. The minimum area to qualify for single-family detached and cluster development shall be twenty-five contiguous acres. The Planning Commission may, however, allow areas of less than twenty-five acres if it finds and determines that the single-family detached and cluster development as proposed can adequately meet the intent of this chapter.

- (2) Development Area Density. The residential density of the entire development area shall not exceed 2.3 dwelling units per acre.
- (3) Required Open Space. In any single-family detached and cluster development, the total public or common open space area shall be not less than twenty percent of the gross acreage of the entire development area.
- (b) Building Arrangement and Dwelling Unit Size. The design criteria set forth in this section are intended to provide considerable latitude and freedom to encourage variety in the arrangement of the bulk and shape of buildings, open space and landscape features. The dwellings may be arranged in various groups, courts, sequences or clusters with open spaces organized and related to the dwelling so as to provide privacy and to form a unified composition of buildings and space. Although latitude in design is provided and encouraged, the following design conditions shall be met:
  - (1) Distribution of Cluster Single-Family Dwellings. Not more than thirty-five percent of the total allowable dwelling units within any single-family detached and cluster development may be allocated to cluster areas.
  - (2) Cluster Area Building Spacing. Dwelling units in an approved cluster area shall be set back not less than fifteen feet from any common open space area and thirty-five feet from a detached single-family side and rear property line. The Commission may, however, allow lesser distances if it determines that the intent of this chapter will be adequately met.
- (c) Yard and Height Regulations.
  - (1) Lot Area. The minimum lot area for each dwelling unit in the detached single-family portion of the development area shall be 12,800 square feet.
  - (2) Lot Width. Dwelling units in the detached single-family portion of the development area shall vary between eighty and 100 feet, provided that an average width of eighty-five feet is achieved and maintained throughout the development area. In the detached single-family portion of the development area, corner lots shall have a minimum lot width of not less than ninety-five, feet measured at the front building setback line.
  - (3) Front Yard Depth. The front yard depth for each dwelling unit in the detached single-family portion of the development area shall be varied from thirty feet to forty feet, with an average minimum setback of thirty-five feet maintained throughout the detached single-family portion of the development area. The front yard depth for each dwelling unit within any cluster single-family portion of the development area shall be no less than twenty-two feet, measured from the nearest edge of the street or the sidewalk pavement.
  - (4) Side Yard and Building Spacing. In the detached single-family portion of the development area, side-yard width and the separation between adjacent dwellings shall be as follows:
    - A. Each dwelling shall have a minimum side-yard depth of not less than five feet: and
    - B. The minimum separation between adjacent dwellings shall be no less than fifteen feet.
  - (5) Rear Yard. The rear yard depth for dwellings in the detached single-family portion of the development area shall not be less than thirty feet.
  - (6) Building Height. The height of any single-family dwelling shall not exceed thirty-five feet.
- (d) Access and Vehicular Circulation. Each cluster area of single-family dwelling units shall be served by a dedicated street. However, individual dwelling units within such cluster area need not abut the same, provided that:
  - (1) Each dwelling unit is accessible, by means of a private drive, to service and emergency vehicles in a manner acceptable to the City Engineer.
  - (2) Construction methods, standards and materials for private drives meet accepted engineering practice and are approved by the City Engineer.

- (3) The location, design and construction of all utilities on private or common land is approved by the City Engineer.
- (4) The preservation and maintenance of all private drives and utilities on private land is assured by firm commitment of the abutting owners through documents recorded in the office of the County Recorder or in such other form as is approved by the Director of Law. Each dwelling unit in the detached single-family portion of the development area shall abut upon a dedicated street.
- (e) Parking. Two enclosed parking spaces shall be provided for each dwelling unit in a single-family detached and cluster development outside the street right of way or private drive. Additional off-street parking areas may be required by the Commission if it determines that such additional parking is necessary to adequately serve the needs of the cluster area.

(Ord. 2873-94, 6-6-94; Ord. 3664-01, 3-19-01; Ord. 3672-01, 4-2-01; Ord. 3898-03, 5-5-03)

### **1282.12 Cluster area improvements**

- (a) The developer of a cluster area shall submit to the City Engineer for his or her approval, the detailed design of all improvements of a cluster area, including the pavement, storm sewers, sanitary sewers, water mains, sidewalks, gas lines, electric lines and telephone lines. This submission shall conform to the requirements of the City Engineer and Council for plans and specifications with respect to the construction and material standards for all pavement and utility installations within the City.
- (b) Utility improvements in a cluster area, if approved by the Planning Commission and the City Engineer, need not be installed in a dedicated right of way. In all instances where such improvements are not installed in a dedicated right of way, and the operation and maintenance of such utilities are to be performed by the City or other public utility, the owner shall grant permanent easements to the City and/or other public utility, in a form satisfactory to the Law Director and the City Engineer, providing for access to the utilities by the City and/or other utility companies.
- (c) All streets in the single-family detached portion of the development must be offered for dedication to the City. The Planning Commission may, however, permit rights of way and pavement dimensions of less than the minimum requirements set forth in the City's Subdivision Regulations, if approved by the City Engineer and Council. The procedures and requirements for the dedication of streets in a single-family detached and cluster development shall meet all other standards set forth in the Subdivision Regulations.

(Ord. 2873-94, 6-6-94)

### **1282.13 Permitted signs**

Provisions relating to signs in a single-family detached cluster development shall be as provided in Chapter 1286.

(Ord. 2873-94, 6-6-94.)

### **1282.14 Temporary structures as conditional uses**

Temporary structures shall be deemed a conditional use in a single-family detached and cluster development and shall be permitted if such structures are deemed necessary for construction operations of the dwellings of the area, provided that:

- (a) Such structures shall be limited to offices, yards and buildings for the storage of lumber, equipment and other building material, and to workshops for prefabricating building components.
- (b) The operations and activities carried on within such structures shall not adversely affect the use of nearby dwellings by reason of noise, smoke, dust, odor, fumes, vibration, electrical disturbance or glare to a greater extent than normal in the district that is being developed.

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- (c) The hours of operation shall be 7:00 a.m. to 6:00 p.m., and the concentration of vehicles attracted to the premises in connection with such use shall not be more hazardous than normal traffic in the district being developed.
  - (d) All temporary structures, when constructed, shall be located at least 100 feet from the nearest occupied residential dwelling.
  - (e) All structures and yard storage areas are to be enclosed by a fence.
  - (f) A conditional use permit for such temporary structures has been applied for and approved.
- (Ord. 2873-94, 6-6-94; Ord. 3903-03, 5-5-03; Ord. 5983-2022, 8-1-22)

|                |                   |                          |                   |
|----------------|-------------------|--------------------------|-------------------|
| DATE:          | November 17, 2025 | 1 <sup>ST</sup> READING: | November 17, 2025 |
| INTRODUCED BY: | Mayor Corcoran    | 2 <sup>ND</sup> READING: |                   |
| REFERRED BY:   |                   | 3 <sup>RD</sup> READING: |                   |
|                |                   | ADOPTED:                 |                   |
|                |                   | EMERGENCY:               |                   |

**ORDINANCE NO. 2025-157**

**AN ORDINANCE AMENDING CHAPTER 1226 DESIGN STANDARDS OF THE  
NORTH RIDGEVILLE SUBDIVISION REGULATIONS.**

**WHEREAS**, Chapter 1226 of the Codified Ordinances of the City of North Ridgeville establishes design standards for subdivisions; and

**WHEREAS**, the City Engineer has recommended amendments to Section 1226.02 to add provisions for identifying and preserving natural drainage features and for placing stormwater and sanitary improvements within common areas to ensure proper maintenance; and

**WHEREAS**, additional language is proposed for Section 1226.08 to clarify easement requirements; and

**WHEREAS**, these amendments will improve clarity, consistency and long-term maintenance standards within the subdivision regulations; and

**WHEREAS**, the North Ridgeville Planning Commission considered the proposed amendments at their meeting of \_\_\_\_\_ and, by formal motion, *(recommended/did not recommend)* that the ordinance be approved; and

**WHEREAS**, following publication of newspaper notice in conformance with the provisions of Section 9.1 of the Charter and Section 1246.03(d) of the Zoning Code, a public hearing was held on \_\_\_\_\_; and

**WHEREAS**, it is the desire of this Council to amend these Codified Ordinances.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:**

**SECTION 1.** Section 1226.02 of the North Ridgeville Subdivision Regulations, be and is hereby amended to read as follows:

1226.02 Storm and sanitary sewers; protection of natural drainage courses.

(a) The Commission shall not approve any subdivision having inadequate storm and/or sanitary drainage, as determined by the City Engineer.

(b) No natural drainage course shall be altered, and no fill, building or structure shall be placed in any such natural drainage course, unless recommended by the City Engineer and approved by Council.

**(c) Natural drainage courses, wetlands and preservation areas shall be shown on new subdivision plats and improvement plans. Riparian setbacks, named watercourses, common drainage areas and wetlands to be preserved shall not encroach into residential sublots within new developments as reviewed and approved by the City Engineer. The City Engineer reserves the right to waive these restrictions for hardship cases.**

**(d) New platted subdivision storm sewers, sanitary sewers and common stormwater drainage improvements shall be placed within blocks of common ownership, to be maintained by the designated homeowners' association (HOA). No other improvements other than grass shall be placed within these blocks. Long-term maintenance of these areas shall be addressed in the Covenants and Restrictions for Long Term Maintenance for each installed stormwater Best Management Practice (BMP) and shall require approval by the City Engineer.**

**SECTION 2.** Section 1226.08 of the North Ridgeville Subdivision Regulations, be and is hereby amended to read as follows:

1226.08 Easements.

Private and public utility easements shall have a minimum width of twelve feet, or such additional width as may be required for necessary access to the utility involved. Such easements shall be located along rear or side lot lines, with six feet thereof being located on each side of such lot lines, except under special circumstances where the Planning Commission may require them in other locations. For lots facing curvilinear streets, the rear easement shall consist of straight lines with a minimum number of points of deflection. All easements shall conform to Section 1226.03.

**Permitted easements shall include language that clearly identifies (1) the location of the easement, (2) the utility and purpose, and (3) the parties involved and their respective responsibilities. Easements shall not be utilized for storm drainage, sanitary sewers, waterlines or other public utilities. See Sections 1226.02(c) and (d) for further restrictions.**

**SECTION 3.** That all other ordinances or parts of ordinances or resolutions that are inconsistent or in conflict with the newly amended and adopted sections are likewise repealed to the extent of such inconsistency or conflict only.

**SECTION 4.** In all other respects, the North Ridgeville Planning and Zoning Code, as amended from time to time, shall remain in full force and effect.

**SECTION 5.** That, if any section, paragraph, sentence, clause, phrase, term, provision or part of this Ordinance, together with all of its Exhibits attached thereto, shall be adjudged by any

court of competent jurisdiction to be invalid or inoperative, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, provision or part thereof directly involved in the controversy in which such judgment shall have been rendered.

**SECTION 6.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

**SECTION 7.** This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
MAYOR