



Planning Commission
AGENDA OF SEPTEMBER 13, 2022
CITY HALL COUNCIL CHAMBERS
7:00 PM

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Regular meeting/work session of August 9, 2022

CORRESPONDENCE

1. Proposed Charter Amendments

OLD BUSINESS

1. Review of Proposed Planning Commission Bylaw changes
2. Discussion of other zoning update implementation tasks

NEW BUSINESS

1. **Culver's Restaurant, 32574 Lorain Rd, North Ridgeville, OH 44039, PPN 07-00-003-101-010 & 07-00-004-109-043**
Applicant: Joshua Clark, 216 Dirt Holdings, LLC, P.O. Box 591, Rhinelander, WI 54501. Proposal consists of a lot split to create a 1.7431-acre lot and development plans for a 4,393 sq. ft. single story Culver's Restaurant with 58 parking spaces. Property is zoned B-4.
2. **Proposed Zoning Amendment**
An Ordinance amending Sections 1266.04 and 1268.04 of the North Ridgeville Zoning Code to update lot and yard requirements.

ADJOURNMENT

Meetings are broadcast on the North Ridgeville YouTube channel at:
www.youtube.com/channel/UCThTaGFRof_AOvxSYzMNYg

Visit the Planning Commission webpage to access agenda items:
<http://www.nridgeville.org/PlanningCommission.aspx>

DATE: _____
INTRODUCED BY: _____
REFERRED BY: _____
TEMPORARY NO: T _____

1ST READING: _____
2ND READING: _____
3RD READING: _____
ADOPTED: _____
EMERGENCY: _____

ORDINANCE NO. XXXX-2022

AN ORDINANCE AMENDING SECTIONS 1266.04 AND 1268.04 OF THE NORTH RIDGEVILLE ZONING CODE TO UPDATE LOT AND YARD REQUIREMENTS.

WHEREAS, this Council has established lot and yard requirements which govern lot area and the placement of uses in the B-2 Central Business District and the B-3 Highway Commercial District; and

WHEREAS, zoning regulations are amended from time to time to ensure orderly development, provide consistency and eliminate conflicts with other requirements of the Zoning Code; 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 the ____ day of _____ 2022; and

WHEREAS, it is the desire of this Council and upon the recommendation of the North Ridgeville Planning Commission, to 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 1266.04 Lot and Yard Requirements* of the Zoning Code be amended as follows:

1266.04 LOT AND YARD REQUIREMENTS.

In a B-2 Central Business District, lot and yard requirements shall be as follows:

(a) Lot Area and Width.

~~(1)~~ No minimum lot area shall be required ~~for nonresidential purposes~~; however, no lot may be less than ninety feet in width.

~~(2) Where residential uses are permitted, the lot area and width requirements shall meet the requirements of an R-2 Multiple Residence District.~~

(b) Required Yards. Yards of the following depths or widths shall be provided for all permitted uses in a B-2 District, unless otherwise permitted by this Zoning Code:

(1) Front yards. The depth of the front yard shall not be less than fifty feet.

(2) Rear yards. The depth of the rear yard shall not be less than fifty feet.

(3) Side yards. There shall be no side yard requirements for lots in a B-2 District, except as otherwise provided herein:

- A. ~~When a use in a B-2 District adjoins any residential district, a side yard shall be provided on such adjoining side of not less than one-half the height of the building but not less than twenty feet in any case, with a natural landscaped buffer no less than ten feet wide and a five foot fence when required by the Planning Commission.~~
Where any side lot line adjoins a residential district, the side yard adjacent to that lot line shall be not less than twenty feet.
- B. A side yard shall be provided for a corner lot equal to the depth of the front yard requirements of the side street.
- C. ~~Yard requirements for residential uses in a B-2 District shall be such as the Planning Commission may require, and in no case shall it be less than required in an R-2 Multiple Residence District.~~

SECTION 2. That *Section 1268.04 Lot and Yard Requirements* of the Zoning Code be amended as follows:

1268.04 LOT AND YARD REQUIREMENTS.

- (a) Required Lot Area and Width. Each building, use or structure permitted in a B-3 Highway Commercial District shall be located on a lot having an area of not less than one acre and a width of not less than 150 feet, unless otherwise permitted by this Zoning Code.
- (b) Required Yards. Yards of the following widths or depths shall be provided for all permitted uses, unless otherwise permitted by this Zoning Code:
- (1) Front yards. The depth of the front yard shall be not less than fifty feet. Within this front yard and adjacent to the street right of way line, there shall be an open and unobstructed buffer strip of ten feet in depth. Parking of vehicles in this buffer strip shall be prohibited. Except for accessways permitted below, such buffer strip shall contain a curb or other suitable barrier against unchanneled motor vehicle ingress and egress and shall be continuous for the entire width of the lot adjoining the street or highway right of way line.
- A. Where a kennel is located on the premises, the depth of the front yard shall be not less than 150 feet, measured from the right-of-way line of the road. ~~Conditional management living quarters are permitted.~~
- B. (EDITOR'S NOTE: Former subsection (b)(1)B was repealed by Ordinance 4776-2010, passed September 7, 2010.)
- (2) Rear yards. The depth of the rear yard shall be not less than forty feet.
- (3) Side yards.
- A. There shall be two side yards for each lot in a B-3 District, the sum of which shall be not less than thirty-five feet, and each side yard shall be not less than fifteen feet, except as otherwise provided in this Zoning Code. **Where any side lot line adjoins a residential district, the side yard adjacent to that lot line shall be not less than twenty feet.**
- B. ~~For each lot in a B-3 District which abuts any residential district, the sum of the two side yards shall be not less than fifty feet, and each side yard shall be not less than twenty-five feet.~~
- (4) Buffer strips. ~~Buffer strips shall be provided as required in Section 1266.04(b)(3)A.~~

SECTION 3. That, in all other respects, the North Ridgeville Zoning Code, as amended from time to time, shall remain in full force and effect.

SECTION 4. 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 5. 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