

ORDINANCE NO. 2024-40 AMENDED

**AN ORDINANCE AMENDING SECTION 1313 ENTITLED “GENERAL BUSINESS DISTRICT”
OF THE CODIFIED ORDINANCES OF THE CITY OF WICKLIFFE, OHIO**

WHEREAS, the Planning Commission of the City of Wickliffe, Ohio has made recommendations regarding changes to Section 1313 entitled “General Business District” of the Codified Ordinances of the City of Wickliffe, Ohio; and

WHEREAS, the Council of the City of Wickliffe, Ohio met to review the recommendations of the Planning Commission; and

WHEREAS, the Council of the City of Wickliffe, Ohio deems it in the best interest of its residents and businesses to repeal the current Section 1313 entitled “General Business District” of the Codified Ordinances of the City of Wickliffe, Ohio.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WICKLIFFE,
COUNTY OF LAKE, STATE OF OHIO:**

SECTION 1. That Section 1313 entitled “General Business District” of the Codified Ordinances of the City of Wickliffe, Ohio be hereby repealed and replaced in its entirety by the following:

**CHAPTER 1313
General Business Districts**

1313.10	Intent.
1313.20	Use regulations.
1313.21	Permitted buildings and uses in Office General Business District.
1313.22	Permitted buildings and uses in Town Center District.
1313.23	Permitted buildings and uses in General Business District.
1313.30	Lot, area and width requirements for specific conditional uses.
1313.40	Lot coverage by buildings.
1313.50	Yard regulations.
1313.60	Height Regulations.
1313.70	Site design criteria for Business Districts.
1313.80	Planned Shopping Center.
1313.90	Euclid Avenue Overlay Zoning Regulations.

CROSS REFERENCES

Satellite dish earth stations – see BLDG. Ch. 1167

Required off-street parking spaces – see P. & Z. Ch. 131.21

Nonconforming buildings and uses – see P. & Z. Ch. 1329

Conditional Use Permits – see P. & Z. Ch. 1331

Similar uses – see P. & Z. Ch. 1333

1313.10 INTENT.

~~Office Building, Town Center and The General Business Districts and their regulations~~ are established in order to achieve, among other purposes, the following:

- (a) To provide ~~in appropriate and convenient districts~~, sufficient areas for business activities, the exchange of goods and services; and
- (b) To provide ~~Office Building Districts~~ for buildings in landscaped settings adjacent to residential neighborhoods, of such types as do not create large volumes of traffic; and
- (c) To provide a ~~Town Center District~~ which enables the continuation of a mix of traditional uses in close proximity to new and renovated development with coordinated scale and site design ~~in a portion of the along Euclid Avenue corridor~~; and
- (d) To provide General Business Districts which permit the location of businesses serving retail and service needs of the entire community; and
- (e) To protect adjacent residential developments by restricting the types of uses, particularly at the common boundaries, which would create hazards, noise, glare, odors or other objectionable influences; and

- (f) To protect both residential and business developments from congestion by requiring that access to lots served from State highways follow the general standards for access management stipulated in the Ohio Department of Transportation's "State Highway Access Manual" and by requiring adequate off-street parking and loading facilities; and
- (g) To encourage the tendency of business to group in centers and with sufficient depth from the street to satisfy the needs of modern developments to the mutual advantage of customers and merchants; and
- (h) To promote the most desirable land uses in accordance with a well-considered plan, to stabilize residential and business developments and to enhance values.

1313.20 USE REGULATIONS.

Buildings and land shall be used, and buildings shall be designed, erected, altered, moved or maintained in whole or in part in Business Districts only for the uses provided in the following schedules and regulations.

1313.21 PERMITTED BUILDINGS AND USES IN ~~GENERAL OFFICE BUSINESS BUILDING~~ DISTRICT.

- (a) Main Uses.
 - (1) Office (all office uses). ~~Professional office, including medical clinics, governmental, public utility, executive and administrative, but excluding sales offices with samples and merchandising services.~~
 - (2) Personal services such as beauty and barber shops, photographic developing, blue printing, interior decorating.
 - (3) Mortuaries, and funeral homes and crematories.
 - (4) ~~Hotels, motels.~~
 - (45) Radio or television broadcasting stations, telephone exchange, sound/podcast studios, studios for dance, art, music, or photography.
 - (5) Research, development, labs, technological facilities (but not heavy industrial/manufacturing).
 - (6) Retail – includes the following:
 - A. ~~Specialty shops including, but not limited to, the sale of gifts, antiques, flowers, books, jewelry, tobacco and related supplies, craft shops making articles. exclusively for sale at retail on the premises~~
 - B. ~~Confectionery, bakery, coffee shop, donut shop, delicatessen, or similar use where articles are produced. and sold on the premises at retail only and excluding drive-up service windows.~~
 - i. ~~Bakeries, personal services and shops for custom work, provided that the articles produced or the services performed on the premises are not sold at retail outlets elsewhere, and that no more than fifty percent of the floor area of the establishment shall be devoted to such work or services. and in the case of dry-cleaning and laundering establishments, that non-explosive and nonflammable solvents are used.~~
 - C. ~~The sale of all food, frozen food lockers, State liquor stores;~~
 - D. ~~The sale of all general merchandise, department stores;~~
 - E. ~~The sale of all hardware, appliances, china, furniture, floor and wall coverings, office equipment, radio and television, provided no loudspeakers broadcast onto the street;~~
 - F. ~~The sale of sporting and athletic equipment, bicycles, motorcycles,~~
 - G. ~~Amusement and recreational services such as assembly and meeting halls, billiard halls, bowling alleys, dance halls, indoor theaters, skating rinks, game rooms; provided they are conducted within a building sufficiently sound insulated to confine the noise to the premises;~~
 - H. ~~Wholesale offices and show rooms, but excluding warehouses;~~
 - I. ~~Restaurants, bars and lounges;~~

- J. New car sales agency defined as the selling at retail, displaying, offering for lease, new motor vehicles pursuant to a contract or agreement entered into with the manufacturer of the motor vehicle;
- K. Auto repair and maintenance service garages, excluding body shops (for auto repair, include requirements prohibiting keeping damaged or not-working vehicles in visible areas or for 60 days extend periods – this should be a retroactive to existing uses);
- L. The sale of used motor vehicles permitted in open yards provided:
 - i. The operation is in connection with a new car sales and within 150 feet thereof (new car sales is defined as the sale of a factory assembled new car that excludes kit cars);
 - ii. That all vehicles and advertising are located not less than fifteen feet from the front lot line;
 - iii. That a curb or other attractive barrier is erected on the aforesaid line, and that the front yard is landscaped and maintained attractively.
- M. Shops selling used or secondhand clothing and pawn shops provided such use is not within 2,000 linear feet of another second-hand clothing store or pawn shop.

(7) Personal services including but not limited to tailor, barber, beauty salon, shoe repair, dressmaking, dry cleaning, laundry, laundromat, nursery, day care center, pet grooming, or similar services.

(8) Historic Residential – single-family and multi-family uses existing as of the date of enactment of this ordinance are a permitted use and such properties can continue to be used for residential purposes;

- A. The structures existing as of the date of this ordinance that are being used for residential purposes as of the date of this ordinance may be repaired, modified, replaced, rebuilt, rehabilitated, expanded, or otherwise modified so long as any such activities do not increase the number of residential units on such property.
- B. Conversion of any existing structure, regardless of current use to residential, or the increase in the number of units of an existing residential use, in the General Business District can only be accomplished through the application of the Mixed Use Overlay District.

(9) Dry cleaning and laundering establishments, where non-explosive and nonflammable solvents are used.

(b) Similar Uses. Any other office use not listed above or in any subsequent use classification which is similar as to type of goods sold or services rendered, hours of operation, amount of traffic generated and determined as similar by the Commission. The concept of Similar Uses should be completely eliminated from all areas of the zoning code (all districts).

(c) Conditional Uses.

- (1) New hotels/motels.
- (2) Existing hotels, motels are permitted to make major renovations or rebuilds.
- (3) Bank, savings and loan, mortgage lending and similar financial institution including such institutions with drive-up facilities.
- (4) Check cashing and cash advance services is permitted only if such use is not within 2,000 linear feet of another check cashing and/or cash advance service use.
- (5) Gasoline Service Station (subject to current standards in zoning code for minimum lot size and access).
- (6) Auto wash; provided the waiting line for automobiles, trucks or other motor vehicles is entirely within the premises.

- (7) Any restaurant or other permitted use but with a drive-up window or drive through service or "car-hop" service (need to accommodate waiting lines, parking, etc.).
- (d) **Standards and Criteria for Conditional Uses.** The Planning Commission may approve a listed conditional use in the District if the applicant demonstrates with a reasonable degree of certainty that the use will conform to the following standards:
 - (1) The proposed use is of similar architectural scale to existing development in the district or will use an existing building for its purpose.
 - (2) The proposed use will share an access driveway and/or parking with an abutting use or is designed to permit such sharing when it becomes available.
 - (3) The use shall provide adequate off-street loading areas for regular servicing or deliveries of materials, stocks, or supplies.
 - (4) Minimum visual and functional conflict will be created between the proposed use and nearby uses.
 - (5) The proposed use shall comply with site design criteria specified at Section 1313.70 of these regulations.
 - (6) The proposed use shall comply with other Standards for Approving a Conditional Use as specified at Chapter 1331 of these regulations.

~~Accessory Uses.~~ Accessory uses, customarily incident to the main uses listed above, provided they are planned and developed integrally with the main building, and that they have no injurious effect on the adjoining Residential Districts, such as:

- (1) The sale of drugs, the sale, serving and consumption of food, soft drinks, juices and ice cream at such places as lunch rooms;
- (2) Storage garages, off street parking areas for employees and customers as provided in Chapter 1321 of this Zoning Ordinance;
- (3) Maintenance and storage facilities;
- (4) Signs as permitted and as regulated in Chapter 1323 of this Zoning Ordinance.

~~1313.22 PERMITTED BUILDINGS AND USES IN THE TOWN CENTER DISTRICT.~~

- (a) ~~Main Uses.~~
 - (1) Retail specialty shops including, but not limited to, the sale of gifts, antiques, flowers, books, jewelry, tobacco and related supplies, craft shops making articles exclusively for sale at retail on the premises.
 - (2) Personal services conducted wholly within enclosed buildings and devoted to supplying neighborhood service needs including but not limited to tailor, barber, beauty salon, shoe repair, dressmaking, dry cleaning, laundry, laundromat, nursery, day care center, pet grooming, or similar services.
 - (3) Business offices including, but not limited to, security and commodity brokerage, real estate sales, travel agency, employment counseling, insurance sales, advertising, mailing and stenographic services, and similar uses.
 - (4) Confectionery, bakery, coffee shop, donut shop, delicatessen, or similar use where articles are produced and sold on the premises at retail only and excluding drive up service windows.
 - (5) Studios for dance, art, music, or photography.
 - (6) Professional offices for lawyers, engineers, architects, designers or similar professions; medical offices for doctors, dentists, or other practitioners of the healing arts.
 - (7) Single family detached and single family townhouse residences at a density not to exceed 12 units per acre.
 - (8) Public utility office.
- (b) ~~Similar Main Uses.~~ Any other retail neighborhood store, shop, service or office not listed above or in any subsequent use classification, which is similar as to type of goods sold, services rendered, hours of operation, amount of traffic generated and determined as similar by the Commission.

- (e) Accessory Buildings or Uses.
 - (1) Accessory off street parking and loading facilities as required and as provided in Chapter 1321 of this Zoning Ordinance.
 - (2) Signs as permitted and as regulated in Chapter 1161 of this Zoning Ordinance.
- (d) Uses Permitted Conditionally in a Town Center District.
 - (1) Funeral home or mortuary.
 - (2) Bank, savings and loan, mortgage lending and similar financial institution including such institutions with drive up facilities.
 - (3) Check cashing and cash advance services provided such use is not within 2,000 linear feet of another check cashing and/or cash advance service use.
 - (4) Motel or hotel.
 - (5) Gasoline Service Station.
- (e) Standards and Criteria for Conditional Uses. The Planning Commission may approve a listed conditional use in the Town Center District if the applicant demonstrates with a reasonable degree of certainty that the use will conform to the following standards:
 - (1) The proposed use is of similar architectural scale to existing development in the district or will use an existing building for its purpose.
 - (2) The proposed use will share an access driveway and/or parking with an abutting use, or is designed to permit such sharing when it becomes available.
 - (3) The use shall provide adequate off street loading areas for regular servicing or deliveries of materials, stocks, or supplies.
 - (4) Minimum visual and functional conflict will be created between the proposed use and nearby uses.
 - (5) The proposed use shall comply with site design criteria specified at Section 1313.70 of these regulations.
 - (6) The proposed use shall comply with other Standards for Approving a Conditional Use as specified at Chapter 1331 of these regulations.

1313.23 PERMITTED BUILDINGS AND USES IN GENERAL BUSINESS DISTRICT.

- (a) Main Uses.
 - (1) Retail business stores and services conducted wholly within enclosed devoted to supplying products for all the community needs to the following extent:
 - A. The sale of all food, frozen food lockers, State liquor stores;
 - B. The sale of all general merchandise, department stores;
 - C. The sale of all hardware, appliances, china, furniture, floor and wall coverings, office equipment, radio and television, provided no loud speakers broadcast onto the street;
 - D. The sale of sporting and athletic equipment, bicycles, motorcycles,
 - E. Bakeries, personal services and shops for custom work, provided that the articles produced or the services performed on the premises are not sold at retail outlets elsewhere, and that not more than fifty percent of the floor area of the establishment shall be devoted to such work or services and, in the case of dry cleaning and laundering establishments, that non-explosive and nonflammable solvents are used;
 - F. Amusement and recreational services such as assembly and meeting halls, billiard halls, bowling alleys, dance halls, indoor theaters, skating rinks, game rooms; provided they are conducted within a building sufficiently sound insulated to confine the noise to the premises;
 - G. Wholesale offices and show rooms, but excluding warehouses;
 - H. Full-service restaurants.
 - I. New car sales agency defined as the selling at retail, displaying, offering for lease, new motor vehicles pursuant to a contract or agreement entered into with the manufacturer of the motor vehicle.
 - J. Auto repair and maintenance service garages, excluding body shops.

- K. The sale of used motor vehicles permitted in open yards provided:
 - 1. The operation is in connection with a new car sales agency and within 150 feet thereof;
 - 2. That all vehicles and advertising are located not less than fifteen feet from the front lot line;
 - 3. That a curb or other attractive barrier is erected on the aforesaid line, and that the front yard is landscaped and maintained attractively.
- L. Hotels and motels.
- M. Auto wash; provided the waiting line for automobiles, trucks or other motor vehicles is entirely within the premises.
- (b) Similar Main Uses. Any other general business store, shop or service not listed above or in any subsequent use classification and determined as similar by the Commission.
- (c) Accessory Buildings and Uses.
 - (1) The sale of used motor vehicles when conducted as an accessory use to a new car sales agency as defined at subsection (a)(1)I., where the accessory use is situated within 150 linear feet of the permitted use and where all vehicles are located not less than fifty feet from the front lot line and landscaped in a manner approved by the Planning Commission.
 - (2) Accessory off street parking and loading facilities as required and provided in Chapter 1321 of this Zoning Ordinance.
 - (3) Any accessory use such as storage of goods or processing operations incident to the conduct of a retail business service establishment or office permitted as main uses; provided such a use has no injurious effect on adjoining Residential Districts.
 - (4) Signs as permitted and as regulated in Chapter 1323 of this Zoning Code.
- (d) Conditional Uses.
 - (1) Drive up service windows supporting permitted use.
 - (2) Check cashing and cash advance service provided such use is not within 2,000 linear feet of another check cashing and/or cash advance service use.
 - (3) Shops selling used or second hand clothing and pawn shops provided such use is not within 2,000 linear feet of another second hand clothing store or pawn shop.
 - (4) Instant ticket gambling, bingo halls provided such use is not within 2,000 linear feet of a school or another instant ticket gambling or bingo hall use.
 - (5) Automated and manual car or truck wash only when waiting lines can be accommodated entirely within the confines of the premises.
 - (6) Fast food restaurants.
 - (7) Restaurants with carhop services, provided the following conditions are complied with:
 - A. Two parking spaces are provided for every three persons to be served within an enclosed building.
 - B. No carhop service shall be allowed within seventy feet of the front property line.
 - C. Parking areas shall be well illuminated, and the City Engineer shall determine the amount of illumination.

1313.30 LOT AREA AND WIDTH REQUIREMENTS FOR SPECIFIC CONDITIONAL USES.
 Minimum lot area and width requirements in Business Districts are established for the following specific permitted uses.

- (a) The lot area requirements established for one family, two family and multi family dwellings in Residential Districts shall apply in an Office Building District.
- (b) Each motel and hotel shall have a lot area of not less than 25,000 square feet and a minimum lot width of 150 feet. Not more than one motel unit shall be permitted for each 1,200 square feet of lot area. Each unit shall have a floor area of not less than 320 feet.
- (c) The method for determining the size of a motel or hotel room shall be as follows: Rooms that have an exterior wall shall be measured from the exterior face of the exterior wall to

the centerline of the interior partition. All other rooms shall be measured from the centerline of interior partition to centerline of interior partition.

- (ad) Each gasoline service station shall have a lot area of not less than 15,000 square feet and a minimum frontage on each of two (2) streets not less than 100 feet.
- (be) Each auto wash established shall have a lot area of not less than 25,000 square feet and a minimum frontage on a dedicated street of not less than one hundred (100) feet, and such lot area and auto wash building shall provide sufficient area to contain spaces for **sixty twenty five to thirty (25-30)** cars entirely within the premises. Each car space as provided herein shall be ten feet by 20 feet.
- (c) Each motel and hotel shall have a lot area of not less than 25,000 square feet and a minimum lot width of 150 feet. Not more than one motel unit shall be permitted for each 1,200 square feet of lot area. Each unit shall have a floor area of not less than 320 feet.
- (d) The method for determining the size of a motel or hotel room shall be as follows: Rooms that have an exterior wall shall be measured from the exterior face of the exterior wall to the centerline of the interior partition. All other rooms shall be measured from the centerline of interior partition to centerline of interior partition.

1313.40 LOT COVERAGE BY BUILDINGS.

The percent of the lot covered by main and accessory buildings is the area of the buildings divided by the area of the lot and shall not exceed the following:

District	Building	Max. Coverage (Percent)
Office Building	Offices, services and other permitted uses	20
Town Center	Stores, Services;	40
	Offices	30
General Business	Stores, Services and Offices	40
	Auto wash	20

1313.50 YARD REGULATIONS.

Yards for every main and accessory building in a **General Business** District shall be provided according to the following schedule and regulations:

District	Main Use	Front Yard (Feet)	Minimum Required Yards	
			Adjoining Residential District	
Office Building	Motels, hotels	30	50	50
	Monuments	Zoning Map	15	50
	Offices	Zoning Map	20	20
	Off-street	5	8	8
Town Center	Offices	10	15	20
	Stores, services	10	15	20
	Residential	10	20*	20
	Parking	5	8	8
General Business	Stores, services	Zoning Map	15	20
	Offices	15	8	8
	Off-street parking			

District	Main Use	Front Yard (Feet)	Minimum Required Yards	
			Adjoining Residential District	
General Business	Offices	10	15	20
	Stores, services	10	15	20
	Residential	10	20*	20
	Parking	5	8	8
	Hotels, Motels	30	50	50

* Side yards may be "0" between adjacent residences and townhouses within this district.

- (a) Front Yards on Euclid Avenue. Front yards on Euclid Avenue shall be a minimum of seventy feet except that:
 - (1) Where a perimeter buffer is provided in compliance with Chapter 1321 Planning Commission may permit a lesser setback; and
 - (2) The front yard shall be a minimum of fifty feet on the north side of Euclid Avenue from a point one hundred feet east of the extension of the centerline of Bishop Road to Silver Street and on the south side of Euclid Avenue between East 290th Street and Silver Street; and
 - (3) The front yard shall be a minimum of ten feet on the north side of Euclid Avenue between Silver Street and a point 849.64 feet west of centerline of Warden Road and on the south side between Silver Street and Mt. Carmel Drive.
- (b) Use of Front Yards. The front yards as shown on the preceding schedule or Zone Map shall not be used for the location of a building, displaying or selling goods, or rendering services, except:
 - (1) Front yards may be used for automobile parking, provided they comply with perimeter buffer requirements specified at Chapter 1321; and
 - (2) Gasoline pumps, where a part of a gasoline service station may be erected in front of the building line, but shall be not less than fifteen feet from the street right of way line, provided all driveways, platforms and curbs of such supply station are designed to service vehicles standing only on the premises.
- (ae) Side Yards. Business buildings where adjoining another business building may have no side yard, however, motels and hotels shall have a minimum side yard of thirty feet when located on a lot adjoining a Business District. Side yards may be used for parking, however, the location of parking facilities in rear yards is encouraged. Where located on a lot adjoining a Residential District, the business building shall have a side yard of not less than shown on the preceding schedule. A wall, solid fence or hedge, approximately five and one-half feet, or other perimeter buffer element may be required by the Commission along the side yard line of the business lot.
- (bd) Rear yards. Main and accessory business buildings shall have a rear yard of not less than shown on the last preceding schedule where adjoining a Residential District, except that a masonry wall of an accessory building (not over seven feet high, without openings or projections) may be located on the rear lot line if approved by the Commission. When a yard is provided, a landscaped mound, wall, solid fence or hedge, approximately five and one-half minimum of six (6) feet high, may be required by the Commission along such rear yard or lot line of a business establishment adjoining a Residential District.

1313.60 HEIGHT REGULATIONS.

The height of any main or accessory building in a Town Center District shall not exceed two stories or thirty feet, and shall not exceed four stories or fifty sixty (60) feet in Office Building and General Business Districts, except that motels in any to the roof line in a General Business District shall not exceed two stories or thirty feet, whichever is the lesser. Chimneys, church spires, flagpoles, radio towers, water tanks and other permitted mechanical appurtenances located upon or constituted as an integral part of a main building may be erected above the height limit, but are limited to a height not exceeding one hundred feet above the finished grade in Office Building or a General Business Districts.

1313.70 SITE DESIGN CRITERIA.

The following site design criteria shall be complied with for improvements on lots fronting on Euclid Avenue within the Town Center and General Business Districts:

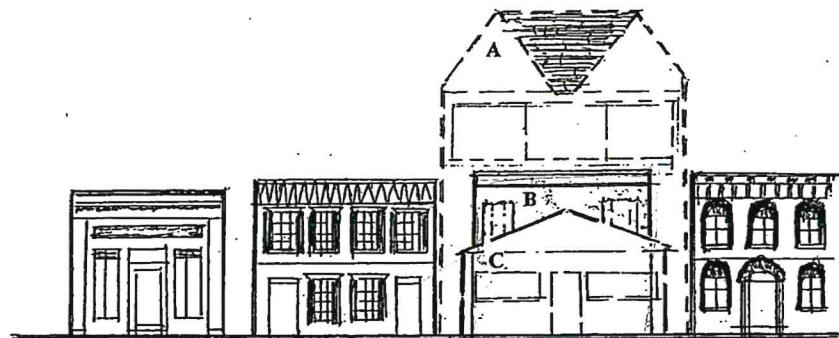
- (a) Guidelines for Town Center General Business District.
 - (1) Where existing buildings are to be renovated, unique or distinguishing elements contributing to the character of the property or character of the area should be preserved as much as practical and incorporated into the renovation.

- (2) To present an intimate ~~town center~~ atmosphere, new buildings should be compatible in size, scale, and mass with existing buildings in the ~~district~~ District.
- (3) Orientation of new structures should reflect the predominantly vertical orientation of existing structures in the District (lines and structural elements emphasizing height as opposed to width of the structure).
- (4) Off-street parking facilities should be placed in a rear or side yard and be provided with appropriate perimeter buffer screening and landscaping as required by Chapter 1321.
- (5) ~~Access to sites and parking is encouraged from side streets, alleys, or through common easements to Euclid Avenue. Access shall be evaluated relative to the State of Ohio Department of Transportation's "Access Management Manual." More than one access point per lot from Euclid Avenue is discouraged.~~
- (6) ~~Rhythm and size of openings and fenestration should be sympathetic to the rhythm and size of openings and fenestration of adjacent buildings.~~
- (7) ~~Roof forms such as gables, hips, etc. should be oriented similarly as those of adjacent buildings.~~
- (8) Roof mounted mechanical units should be screened from the street and painted to match the color of the building.
- (9) Setbacks may be varied with approval from Planning Commission to respect the setbacks of existing adjacent buildings. Zero side yard setback minimum.
- (10) Minimum ten feet (10') front yard setback from right-of-way.
- (11) ~~Signs shall be designed to reflect the scale of the building and be placed on the building in a complimentary manner.~~
- (12) ~~Building design should incorporate some, but not necessarily all of the following details to achieve compatibility with characteristics of the City:~~
 - A. Use of pitched roofs, with gables facing the street.
 - B. Prominent main entries framed by porches, recesses, roof forms, etc.
 - C. Multi paneled windows with shutters.
 - D. Decorative lintels and cornices.
 - E. Proportion of wall surface openings consistent with adjacent structures.
 - F. Building height and width in general proportion to adjacent properties.

(b) ~~Guidelines for General Business District.~~

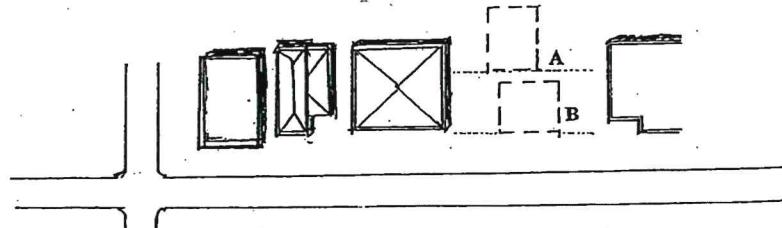
- (1) ~~Signs should be designed to reflect the scale of the building.~~
- (2) ~~Off street parking shall be screened from the street and from adjacent residential uses by employing mounds, low masonry walls, fences or vegetation in compliance with perimeter buffer requirements of Chapter 1321.~~
- (3) ~~Access from arterial roadways shall be designed to be in general compliance with the standards reflected in the Ohio Department of Transportation's "Access Management Manual."~~
- (4) ~~New structures shall provide a minimum front yard setback from right of way of eighty feet (80') except where Planning Commission approves a less restrictive front yard setback after considering site limitations and setbacks of adjacent structures.~~
- (5) ~~Unique and contemporary designs may be appropriate where they do not clearly detract from any architectural unity or group of architecturally significant buildings.~~
- (6) ~~New buildings and renovations shall be designed and oriented with consideration to:~~
 - A. Maintaining and enhancing the character of the surrounding area by incorporating design features that are appropriate and compatible with existing structures.
 - B. Providing prominent main entries framed by porches, recesses, roof forms, etc.
 - C. Proportioning wall surface openings consistent with adjacent structures.
 - D. Maintaining building height and width in general proportion to adjacent properties.

E. Encouraging safe and comfortable pedestrian ways and accommodating convenient pedestrian movement among adjacent and nearby buildings and parking areas.



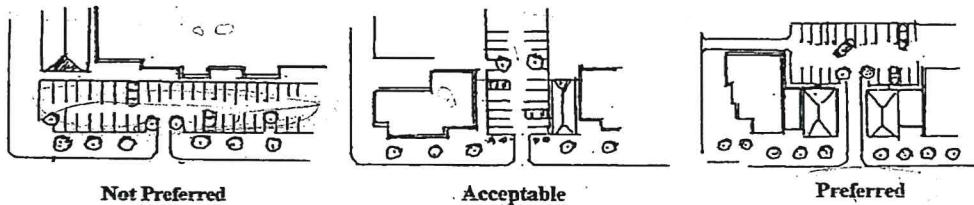
- A. Incompatible building mass / horizontal fenestration orientation
- B. Compatible building mass and orientation
- C. Incompatible building mass / horizontal fenestration orientation

SETBACKS RESPECTING ADJACENT PROPERTIES



- A. Incompatible building setback
- B. Compatible building setback

GENERAL BUSINESS ACCEPTABLE PARKING AREA DESIGN



1313.80 PLANNED SHOPPING CENTER.

If a shopping center is planned with **at least three (3) acres in area** and developed as a unit, greater flexibility in the types of uses, yard requirements, off-street parking and other regulations may be permitted, provided:

- (a) The area to be developed shall be **at least three acres in area**, in one ownership or under unified control; and
- (b) A preliminary development plan showing a unified and well-organized arrangement of buildings, service facilities, parking areas and landscaping, and showing of driveways and streets planned so as to direct the least possible traffic onto local streets and to cause the least possible congestion on major secondary streets, shall be submitted to the Commission who may hold a public hearing thereon; and
- (c) If approved, a final development plan shall be prepared and submitted for approval of the Commission before a building permit may be issued.

1313.90 EUCLID AVENUE OVERLAY ZONING REGULATIONS

The following regulations shall apply to the properties zoned General Business District located along properties fronting onto Euclid Avenue in the City of Wickliffe having the following limits:

(a) **North Side of Euclid Avenue.**

- (1) Between the centerline of East 289th Street and the property line located 869.25 feet west of the centerline of Worden Road;
- (2) Between the property line located 374.06 feet east of the centerline of Worden Road and the City of Wickliffe eastern corporation limit.

(b) **South Side of Euclid Avenue.**

- (1) Between the centerline of Ashmere Street and the centerline of Mt. Carmel Drive;
- (2) Between the property line located 551.13 feet east of the centerline of Mt. Carmel Drive and the property line located 215.82 feet east of the centerline of Empire Road.

(c) The distance from the front right-of-way line to the rear of the Euclid Avenue overlay zoning district shall have a maximum depth of 250 feet.

Within the Euclid Avenue overlay zoning area defined herein, buildings and improvements shall follow the regulations and standards of this Section 1313.90 including the design guidelines established for the area unless otherwise approved by The Planning Commission and City Council.

(a) **Definition of Overlay.**

The Euclid Avenue Mixed Use Overlay District (EAOD) is designed as a special zone of community and commercial importance. The EAOD qualifies for flexible mixed use including certain residential uses when combined with business uses as defined in this section (1313.90) and main uses as defined in section 1313.21 (General Business Uses). The purpose of the EAOD is to encourage both new development and redevelopment within the defined area in a harmonious, attractive, and commercially viable manner.

(b) **Permitted and Prohibited Uses.**

Properties on both sides of Euclid Avenue (Ohio State Route 20) within the defined range up to 250 feet back from the Euclid Avenue right of way. EAOD will not permit construction of new single-family homes, town houses, or stand-alone multi-family buildings (multi-family buildings will only be permitted as part of a mixed-use building - see below). All ground floor uses in EAOD are for business uses only and residential use is prohibited except for lobbies and mailboxes. Any new mixed-use building must include a ground floor business use. Maximum building height shall be 60 feet to the roof line, with a 4th floor option requiring approval during the preliminary development plan approval process. Such approval must be based upon consideration of the following factors:

- (1) Adverse impact light, views and value of properties in the vicinity of the proposed project;
- (2) Creation of any risks to the health, safety, or welfare of the community especially access for fire department apparatus and EMS;
- (3) Whether the height is appropriate based on the size and architecture of the other properties in the vicinity.

Residential uses are permitted on Floors 2-4 only. Any residential units will have their access hallways and facilities separated from any commercial use. Residential uses will have a mix of units as follows:

- (1) No more than 10% studio apartments;
- (2) Studio apartments will be less than 600 square feet;
- (3) One-bedroom units will be not less than 800 square feet;
- (4) Maximum 80% one-bedroom units;
- (5) A minimum of 20% will be 2-bedroom units;
- (6) No apartment units with more than 2 bedrooms.

Outdoor restaurant dining areas on Euclid Avenue will be permitted, however, outdoor dining areas are not permitted where it would be located adjacent to existing residential districts.

(c) **Parking Standards.**

Parking standards in EAOD shall comply with the parking ordinances in effect for General Business districts unless alternate parking is expressly shown on the preliminary development plan approved by Planning Commission and City Council. Mixed uses that include residential use shall comply with Section 1321.41. Residential parking spaces shall be clearly marked as such. Further requirements are as follows:

(1) Parking is to be located in the rear of the building. Garages will have entrances in the side or rear of the building. Parking garages cannot occupy the portion of the building fronting on Euclid Avenue;

(2) Parking lots shall comply with Section 1321.43.

(d) **EAOD Application Process.**

All developments that are submitted for EAOD approval will be subject to the following application procedures:

(1) A conceptual plan can be submitted to the Planning Commission for information and guidance.

(2) The development plan shall be submitted to the Planning Commission for approval.

(3) As part of the submission of the development plan, the owner shall submit detailed architectural concepts of the project that are consistent with the general Architectural Review Board Standards established by the City Ordinances.

(4) The Planning Commission recommended development plan is submitted to Wickliffe City Council for approval.

(5) Once approved by Wickliffe City Council, the final development plan requires approval by the City Engineer, Building Commissioner, and Fire Department.

(e) All other regulations that apply to General Business District shall apply to building and overlay uses in the Euclid Avenue area. The Planning Commission shall have the authority to modify the requirements of Sections 1313.40 and 1313.50 should the presentation of a multi-parcel/unified development plan be in the best interest of the City.

SECTION 2. That this ordinance repeals any and all other ordinances or parts thereof that may be inconsistent with this ordinance.

SECTION 3. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted 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 compliance with all legal requirements including Chapter 121.22 of the Ohio Revised Code.

Passed: July 8th, 2024

Attest: _____
Clerk of Council

Submitted to the Mayor for approval on
July 8th, 2024

First Reading June 10th, 2024

Second Reading June 24th, 2024

Third Reading July 8th, 2024

Edward A. Furr
Council President – Presiding Officer

Approved: July 8th, 2024

Mayor

Passed July 8th, 2024

Yes 6 No 0