

ORDINANCE NO. 792 . AC CMS

AN ORDINANCE PROVIDING FOR THE DESIGNATION OF A C-2 NEIGHBORHOOD COMMERCIAL DISTRICT AND AMENDING CHAPTER 13 OF THE CODIFIED ORDINANCES OF THE CITY OF OBERLIN

Be it ordained by the Council of the City of Oberlin, Lorain County, Ohio, a majority of all members elected thereto concurring:

Section 1. Purpose

In order to encourage the development of shopping areas designed to serve the day-to-day convenience shopping and personal service needs of the immediately surrounding neighborhood area and to insure the compatibility of such areas with surrounding residential development; this Ordinance creates a Neighborhood Commercial (C-2) District.

Section 2. Permitted Uses.

The following uses and customary accessory development shall be permitted in the Neighborhood Commercial District:

- A. Retail Stores: Grocery stores, fruit and vegetable markets, meat markets, florist, pharmacies, stationery, and hardware stores.
- B. Bakeries and confectionery shops, including the manufacture of baked and confectionery goods primarily for on-site retail sale.
- C. Eating establishments where the principal use is the sale and service of food for consumption within the building.
- D. Personal service establishments: tailor, dress-making and millinery shops, shoe repair shops, self-service laundries, cleaning and dyeing outlets and pick-up stations, and barber and beauty shops.
- E. Professional offices, studios and clinics.
- F. Banks
- G. Semi-public and educational uses: branch

H. Appeals. Any applicant with a site plan which is rejected by the City Manager or who wishes an exception for a use not enumerated in Section 2 above, may within ten days of rejection by City Manager file an appeal with Council, said appeal to be in writing, and to be placed on the next agenda of Council for a hearing, with a decision to be rendered by Council within 30 days after said hearing.

Section 6. Any person, firm or corporation desiring to establish a "C-2" Neighborhood Commercial District, shall submit to Council a Written Request for said re-zoning, together with a map showing the location of the proposed "C-2" Neighborhood Commercial Area and a description by metes and bounds concerning said area. Council shall accept the request for a public hearing in compliance with the zoning ordinance of the City of Oberlin and after public hearing, may initiate legislation to establish said "C-2" Neighborhood Commercial District.

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

PASSED:

6/7/71
6/21/71
8/2/71

ATTEST:

Paul D. Greeng
Clerk of Council

Robert S. Roman
Chairman of Council

POSTED: 8/11/71

from shining across adjacent residential property below a height of five feet at the residential lot line, or from shining into any residential windows if there is to be parking on the premises after dark.

- D. Parking and Loading Requirements. Off-Street parking and loading spaces shall be provided in accordance with the regulations set forth in Ordinance No. 620 AC CMS: An Ordinance Amending Certain Sections of Chapter 13 of the Codified Ordinances of the City of Oberlin, Ohio, and any amendments thereto.
- E. Enclosure. All principal and accessory uses, except off-street parking and loading, shall be conducted within completely enclosed buildings, and all waste materials, including garbage and trash, shall be located in an enclosed area.
- F. Plan Review. A site plan, to scale, showing the proposed location for all buildings, parking and loading areas, access drives, pedestrian walks, landscaped areas, signs, lights, etc., elevations and floor plans to scale, of all proposed buildings and a description of facilities for the collection of garbage and refuse material shall be submitted to the City Manager, who may seek the advice and recommendations of any of the departments of the City of Oberlin, and if he finds that this cite plan is in conformity with this Ordinance, shall issue the building or zoning permits asked for.
- G. Non-enumerated Uses. Any site plan submitted that does not have the uses enumerated in Section 2 of this Ordinance shall be referred to the Planning Commission for their recommendation, which recommendation shall be submitted to Council for their approval or rejection. In considering the plan by the Planning Commission, the Planning Commission should consider the proposal as to whether it deems likely to become noxious or offensive or by reason of emission of odor, dust, noise, smoke, gas, fumes, light or radiation or any other factor which presents a hazard to public health or safety, and also consider whether the plan enhances and/or serves the needs of the neighborhood

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