ORDINANCE NO. 14-15

AN ORDINANCE AMENDING SECTION 1129.01 OF THE PAINESVILLE CODE OF 1998, RELATING TO HEIGHT, LOT AREA AND MINIMUM FLOOR AREA REQUIREMENTS IN THE DOWNTOWN DEVELOPMENT DISTRICT and DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL of the City of Painesville, Lake County, Ohio:

SECTION I. That Section 1129.01 of the Painesville Code of 1998 is hereby amended to read as follows:

1129.01 HEIGHT, LOT AREA AND MINIMUM FLOOR AREA REQUIREMENTS.

In each of the following districts the following minimum requirements shall apply. Minimum floor areas and setbacks shall apply to the main structure.

Minimum District		**Minimum Lot Area and Width**	**Side Yard**	**Rear Yard**	**Maximum Height**	**Floor Area**
S-1		20,000 sq. ft. 100 ft.	15' each side	40 ft.	35 ft.	1,400 sq. ft.
R-1	Single Family	10,000 sq. ft. 75 ft.	10' each side*	35 ft. *	35 ft.	1,100 sq. ft.
R1-60	Single Family	7,500 sq. ft. 60 ft.	10 ft. each side*	25 ft.	35 ft.	same as R-1
R-2	Single Family	7,500 sq. ft. 60 ft.	10 ft.	25 ft.	35 ft.	same as R-1
	Duplex	5,000 sq. ft./unit 80 ft.				900 sq. ft./unit
	Multi-Family	3,300 sq. ft./unit**	**	**	35 ft.	1 Bdrm 850 sq. ft. 2 Bdrm 1,000 sq. ft. 3 Bdrm 1,100 sq. ft.
B-1	Commercial	None	None***	10 ft. ***	35 ft.	N/A
	Multi-Family	Same as R-2**	Same as R-2			Same as R-2
B-2		None	None	Same as B-1	45 ft.	N/A
B-3		None	None	None	75 ft.	N/A
DD****	Commercial	None	None	None	75 ft.	
	Single Family	4,400 sq. ft. 40 ft.	5' ea. side	25 ft.	35 ft.	Same as R-1
	Multi-Family	Same as R-2**	Same as R-2			Same as R-2
OP***		1 acre 100 ft.	20	20	75 ft.	N/A
M-1		Sufficient for development 100 ft.	10 ft. each side ***	10 ft. ***	75 ft.	N/A
M-2	1 acre 150 ft.		Same as M-1	Same as M-1	Same as M-1	N/A

* See supplemental residential regulations for additional requirements.
** See supplemental multi-family regulations for additional requirements.
*** See supplemental commercial/industrial regulations for additional requirements.
**** See supplemental downtown development district regulations – special provisions

SECTION II. That this Ordinance is passed as an emergency measure for the protection and preservation of the peace, health, safety and general welfare of the inhabitants of the City of Painesville, the proposed change is necessary to provide the highest and best use of land described and therefore, this ordinance shall be effective immediately.

PASSED: July 20, 2015

EFFECTIVE DATE: July 20, 2015

Paul W. Hach, II
President of Council

ATTEST:

Tina B. Pomfrey
Acting Clerk of Council