

CHAPTER 1276

“C-2” (RESTRICTED COMMERCIAL)

1276.01 PURPOSE:

The “C-2” (Restricted Commercial) Zoning District has been established to provide for the rational development and redevelopment of specific areas within the City of Solon. The “C-2” district is intended to permit moderate intensity commercial uses subject to the requirements specified within this code.

1276.02 PERMITTED USES:

A. PRINCIPAL USES:

1. Shopping Centers;
2. Sit Down Restaurants;
3. Professional and business offices;
4. Banks, savings and loan associations, and similar financial institutions;
5. General retail uses (except as prohibited below);

B. ACCESSORY USES: Any use that is customarily incident to any of the permitted uses shall be allowed on the same premises as the principal use. Any accessory use, except parking and approved signage, shall be wholly enclosed within the main building or other approved building.

C. PROHIBITED USES:

1. Automobile sales or service;

2. Laundry and dry cleaning plants, except that pickup and drop off facilities shall be permitted;
3. Commercial or personal warehousing or storage, except storage incidental to a permitted use;
4. Contractor's shops;
5. Indoor or outdoor sports recreation, except where clearly incidental to a permitted use;
6. Religious or other places of assembly;
7. Pet stores;
8. Gasoline Service Stations;
9. Drive in service businesses (except banking);
10. Any other use incompatible with the Permitted Uses specified above, or otherwise prohibited under Chapter 1289.03 of this code.

1276.03 DEVELOPMENT STANDARDS:

A. LOT REQUIREMENTS:

1. MINIMUM LOT AREA: 43,560 (1 Acre).
2. MINIMUM LOT WIDTH AT THE BUILDING LINE: One hundred (100) feet.
3. MINIMUM FRONT YARD GRADE – The finished grade line of the front yard shall have a minimum two percent (2%) grade falling from the front of the building to the street grade.
4. MINIMUM GREEN SPACE - At least twenty five percent (25%) of any lot shall be reserved as green space.

B. BUILDING SET-BACKS AND DIMENSION REQUIREMENTS:

1. MINIMUM FRONT YARD SET-BACK – No building may be located closer than eighty (80) feet to any front street.
2. MINIMUM SIDE YARD SET-BACKS - No building may be located closer than twenty five (25) feet to any interior side property line, nor closer than forty (40) feet to any side street, nor closer than sixty (60) feet to any side property line abutting residentially zoned land.
3. MINIMUM REAR YARD SET-BACKS - No building may be located closer than twenty five (25) feet to any interior rear property line nor closer than eighty (80) feet to any rear street, nor closer than sixty (60) feet to any rear property line abutting residentially zoned land.

4. MINIMUM SET-BACK BETWEEN STRUCTURES - A minimum setback of twenty five (25) feet shall be provided between buildings on the same, or adjacent lots.
5. MINIMUM AND MAXIMUM BUILDING SIZE - No structure may exceed forty thousand 40,000 square feet in floor area, nor may any principal structure contain less than twelve hundred (1,200) square feet of floor area.
6. MAXIMUM LOT COVERAGE - No more than thirty three percent (33%) of any lot may be covered with buildings, and total impervious surface area (including all buildings and paved surfaces) shall not exceed seventy five percent (75%) lot coverage.
7. MAXIMUM HEIGHT: No structure may exceed thirty-five (35) feet in height above finished grade. However, elevator housings or other rooftop mounted mechanical equipment may extend to a height of fifteen (15) feet above the roofline of the structure on which they are located, provided that they are set-back from all main building walls, and provided that they are designed as an integral part of the building or are otherwise enclosed with similar architectural treatment as are the main building walls.

B. PARKING AREA SET-BACKS AND DIMENSION REQUIREMENTS:

1. MINIMUM FRONT YARD SET-BACK - Parking areas shall be located no closer than twenty-five (25) feet to any front property line.
2. MINIMUM SIDE YARD SET-BACKS - Parking areas shall be located no closer than fifteen (15) feet to any interior side property line abutting non-residentially zoned land , nor closer than thirty (30) feet to any interior side property line abutting residentially zoned land, nor shall such parking areas be located closer than twenty five (25) feet to any side street. Street access drives shall maintain the same set-backs prescribed herein for parking areas, except when providing direct access from a parking area to a street the street set-back requirements will not apply.
3. MINIMUM REAR YARD SET-BACKS – Parking areas and street access drives shall be located no closer than twenty five (25) feet to any rear property line. However, this requirement shall not apply to any street access drives providing direct access to a rear street.
4. MINIMUM SETBACK FROM BUILDINGS - Parking areas and street access drives shall be located no closer than ten (10) feet to any building.
5. MINIMUM PARKING AREA GREEN SPACE: Large unbroken parking areas shall be avoided. Therefore, no parking area shall contain more than twenty (20) spaces without interruption by green space, and at least five percent (5%) of the interior area of any parking area containing twenty-one (21) or more parking spaces shall be reserved

as green space. Parking area green space shall be included in the calculation of total site green space.

1276.04 OUTSIDE STORAGE PROHIBITED:
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The outside storage or display of goods, merchandise, materials, or equipment is prohibited within the “C-2” (Restricted Commercial) zoning district except in association with City approved sidewalk sales events.

**SUMMARY TABLE OF
 “C-2” (RESTRICTED COMMERCIAL)
 REQUIREMENTS***

BUILDING

MIN. FRONT SETBACK.....	80 ft
MIN. SIDE YARD SET-BACK (interior).....	25 ft
MIN. SIDE YARD SET-BACK (street).....	40 ft
MIN. SET-BACK BETWEEN STRUCTURES ON SAME LOT.....	25 ft
MIN REAR YARD SET-BACK.....	25 ft
MAX. BUILDING HEIGHT	35 ft
MAX. BUILDING SIZE.....	40,000 sq ft

PARKING

MIN. FRONT SET-BACK.....	25 ft
MIN. SIDE YARD SET-BACK (interior).....	15 ft
MIN. SIDE YARD SET-BACK (street).....	25 ft
MIN. REAR YARD SETBACK.....	25 ft

LOT

MIN. LOT WIDTH.....	100 ft
MIN. LOT AREA.....	1 ac.
MIN. GREEN SPACE.....	25%
MAX. IMPERVIOUS COVERAGE.....	75%

** SEE TEXT FOR COMPLETE REQUIREMENTS*