

ORDINANCE NO. 71-2025 (As revised 06/24/2025)

INTRODUCED BY: Mayor Thomas

AN ORDINANCE AMENDING THE TITLE OF CHAPTER 1151 AND AMENDING SECTION 1151.03 “PERMITTED, CONDITIONAL AND SPECIFICALLY PROHIBITED USES”, TABLE 1151.03, OF THE CODIFIED ORDINANCES TO ADD A NEW BUSINESS DISTRICT WITH PERMITTED AND CONDITIONALLY PERMITTED USES TO BE KNOWN AS THE “B-3 GENERAL BUSINESS DISTRICT”.

WHEREAS, for the purposes of economic development and revitalization and improving the City’s tax base, the City administration has recommended the creation of a new general business zoning district be added to the City’s current Zoning Code and to be applied to various parcels of land in the area of the Cuyahoga County Airport which specific parcels have not yet been determined;

WHEREAS, this Ordinance must be reviewed by the City Planning Commission for its recommendation thereon and a public hearing must be held on the Ordinance prior to its passage;

WHEREAS, Council desires to amend the City’s Planning and Zoning Code to adopt this Ordinance to further the public health and general welfare

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RICHMOND HEIGHTS, COUNTY OF CUYAHOGA AND STATE OF OHIO THAT:

**SECTION 1:** The title of Chapter 1151 of the Codified Ordinances is hereby amended to hereinafter read as follows:

“CHAPTER 1151 O-S Office-Service District, B-1 Local Business District, ~~and~~ B-2 Regional Business District, and B-3 General Business District”

**SECTION 2:** Section 1151.03 “Permitted, Conditional and Specifically Prohibited Uses” and its Table 1151.03 of Chapter 1151 of the Codified Ordinances is hereby amended to add a fourth column for a “B-3 General Business District” as follows:

“1151.03 PERMITTED, CONDITIONAL AND SPECIFICALLY PROHIBITED USES.  
Uses in the O-S, B-1, ~~and B-2,~~ and B-3 Districts shall be as set forth in Table 1151.03.

### **B-3 General Business District**

#### **Permitted Uses**

Executive, administrative and professional offices.

Government office buildings

Public utility offices but not including storage yards.

Medical offices, including clinics and medical laboratories.

Libraries

Establishments which perform personal or professional services on the premises, such as beauty parlors & barber shops

Repair shops including watches, radios, televisions, shoes and etc., but

prohibiting major repair shops such as automotive, heavy equipment, large appliances, furniture, etc.

Tailor shops

Banks and savings and loan associations;

Photographic studios and interior decorating studios

Establishments that prepare and serve food and beverages on the premises, including, but not limited to, fresh meals, sandwiches, baked goods, and light snacks, but excluding retail stores primarily offering groceries, meats, dairy products, or other packaged food items for off-site consumption.

Legal pharmaceuticals (other than medical marijuana or cannabis), dry goods, clothing, notions, shoes, hats, periodicals

Retail stores conducted wholly within enclosed buildings offering products for sale to the following extent:

Household hardware, wallpaper, paint

Furniture, appliances, floor covering

Sporting goods

Flowers, gifts, jewelry

Sale, at licensed stores, of packaged alcoholic beverages not to be consumed on the premises

Restaurant with no drive-through facility

Public or private schools or colleges

Photographic reproduction, blueprinting and print shops.

Establishments of electricians, plumbers, heating contractors, bakers, painters or similar trades in conjunction with a retail sales operation.

Accessory buildings or uses customarily incidental to any of the above permitted uses

#### **Conditional Uses**

Bar, tavern, restaurant. Restaurant with outdoor dining or service. Restaurant with drive-through facility.

Studios and classrooms for instruction in dance, yoga, martial arts, painting, sculpture, job skills, and similar

Indoor entertainment facilities that do not exceed 5,000 square feet of floor space for each individual business

Veterinary clinics and veterinary hospitals

Publicly owned buildings, public utility buildings, including electric transformer stations and substations and gas regulator stations excluding storage yards; water and sewage pumping stations.

Laboratories, including research, medical, photographic and similar type laboratories.

Basic research facilities for the research and design of experimental product development when conducted within a completely enclosed building.

Data processing and computer centers, including sales, service and maintenance of electronic and data processing equipment;

and computer data storage/cloud server storage.

Offices for law, engineering, drafting, accounting, insurance, broadcasting, investing and other similar professions and occupations.

**Specifically Prohibited Uses**

Dwelling units of all types are prohibited. Any use which is not listed in this table as a permitted or conditional use for this district is prohibited unless otherwise authorized according to the provisions of this Zoning Code.”

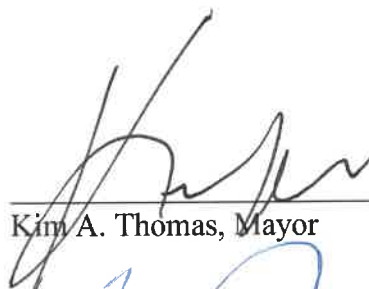
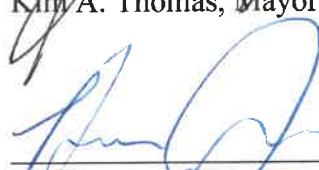
SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4: This Ordinance shall take effect and be in force at the earliest time permitted by law.

PASSED: JUN 24, 2025

APPROVED: JUN 24, 2025

ATTEST: Tracey Blair  
Tracey Blair  
Clerk of Council

  
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Kim A. Thomas, Mayor  
  
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Bobby Jordan  
President of Council