

DATE: February 20, 2024
INTRODUCED BY: Mayor Corcoran
REFERRED BY: _____

1ST READING: February 20, 2024
2ND READING: April 1, 2024
3RD READING: April 15, 2024
ADOPTED: April 15, 2024
EFFECTIVE: May 15, 2024

**Building and Lands on 03-04-2024
Committee Report on 03-18-2024**

ORDINANCE NO. 2024-26

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 1444 BUILDING PERMITS AND FEES OF THE NORTH RIDGEVILLE BUILDING AND HOUSING CODE AND THE ESTABLISHMENT OF A NEW CHAPTER 1010 ENGINEERING PERMITS AND FEES IN THE STREETS, UTILITIES AND PUBLIC SERVICES CODE.

WHEREAS, this Council has established provisions in the North Ridgeville Codified Ordinances for the collection of fees and deposits for plan reviews, permits and inspections associated with various types of construction projects conducted by both the Building Division and Engineering Division; and

WHEREAS, amendments are proposed to streamline and simplify the rate structure, to eliminate inconsistencies, to coordinate with other recent codified ordinance updates and to ensure sufficient funds are collected for engineering review, when necessary; and

WHEREAS, it is the desire of this Council to amend these Codified Ordinances.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. Chapter 1444 *Building Permits and Fees* which presently reads in its entirety as set forth in the document attached to this Ordinance as **Exhibit A** be amended, and, as amended, shall read in its entirety as set forth in the document attached to this Ordinance as **Exhibit B**.

SECTION 2. A new Chapter 1010 *Engineering Permits and Fees* as set forth in the document attached to this Ordinance as **Exhibit C** be added to the Streets, Utilities and Public Services Code.

SECTION 3. All other ordinances or parts of ordinances or resolutions that are inconsistent or in conflict with the newly amended and adopted chapter are likewise repealed to the extent of such inconsistency or conflict only.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted 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 accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: April 15, 2024



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Apr 18, 2024



Kevin Corcoran
MAYOR

EXHIBIT A

CHAPTER 1444 BUILDING PERMITS AND FEES

- 1444.01 OUTDOOR ADVERTISING SIGNS
- 1444.02 FARM BUILDINGS AND GREENHOUSES
- 1444.03 RESIDENTIAL USES
- 1444.04 BUSINESS, INDUSTRIAL AND COMMERCIAL USES
- 1444.05 PLAN APPROVAL FEES
- 1444.06 GROUND AREA USED AS PART OF A BUSINESS
- 1444.07 FENCES
- 1444.08 SWIMMING POOLS
- 1444.09 STORAGE TANK INSTALLATION OR REMOVAL
- 1444.10 APPEALS FROM DECISIONS OF CHIEF BUILDING OFFICIAL (REPEALED)
- 1444.11 DEMOLITION OF BUILDINGS
- 1444.12 MISCELLANEOUS PERMIT FEES
- 1444.13 EXTRA INSPECTIONS
- 1444.14 FEES FOR STARTING WORK PRIOR TO OBTAINING PERMITS
- 1444.15 ADDITIONAL PROPERTY INSPECTIONS BY CITY ENGINEER; ISSUANCE OF CERTIFICATES OF OCCUPANCY UPON PAYMENT OF FEES
- 1444.16 CASH DEPOSIT OR BOND TO GUARANTEE COMPLETION OF GRADE
- 1444.17 GRADING PLAN APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE; SEEDING AND MULCHING; CONFLICTS OF LAWS
- 1444.175 ATTESTATION OF SURVEYOR REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
- 1444.18 WAIVER OF PERMIT FEES
- 1444.19 FIREPLACE, CHIMNEY OR FLUE STOVE CONSTRUCTION
- 1444.20 PARCEL DIVISIONS (REPEALED)
- 1444.21 FOUNDATION AND FINISH GRADE INSPECTIONS; GRADE CHANGES
- 1444.22 SUBDIVISION PLAN REVIEW AND INSPECTIONS; APPEAL OF COST ESTIMATES
- 1444.23 SURFACE DRAINAGE FUND FEES (REMOVED)
- 1444.24 ASSESSMENTS OF THE OHIO BOARD OF BUILDING STANDARDS
- 1444.25 BUILDING DEPARTMENT ADMINISTRATIVE FEES
- 1444.26 PARK AND RECREATION FEES
- 1444.27 PLANNED COMMUNITY DEVELOPMENT FEES

CROSS REFERENCES

Notice to Mayor or prosecuting attorney of refusal to examine buildings - see Ohio R.C. 737.35 Inspections; access to buildings - see Ohio R.C. 737.36
Building permit required for construction - see P. & Z. 1242.03

Building permits for construction in the I-1 District - see P. & Z. 1274.12 Department of Buildings - see B. & H. Ch. 1440
Review of building permits for construction in flood hazard areas - see B. & H. 1464.03(e)

1444.01 OUTDOOR ADVERTISING SIGNS

- (a) The fee for a building permit for outdoor advertising signs shall be as follows:
- (1) For temporary signs, per thirty-day period, the fee shall be twenty-five dollars (\$25.00). For renewal of temporary signs, the fee shall be twenty-five dollars (\$25.00).
 - (2) For all other signs, a permit shall be issued at the rate of two dollars (\$2.00) per square foot, with a minimum fee of fifty dollars (\$50.00), and with an additional fee of fifty dollars (\$50.00) for electrical signs.
- (b) The fees set forth in this section shall be doubled for the issuance of those permits for signs which have been installed prior to the permit application.
- (c) Permit fees for temporary signs which remain on display for more than three days after the display period ends shall be doubled for the next renewal period.
- (d) All temporary business signs shall be prohibited, except as provided in Section 1286.09(d) of the Planning and Zoning Code.
- (e) The following categories of signs shall not require a permit fee:
- (1) Directional signs of six square feet and under.
 - (2) Real estate signs of six square feet and under.
 - (3) Permanent and temporary signs for civic, religious, philanthropic, educational and government institutions, or signs for fund raising drives or special events of the same, so long as such signs comply with other sections of this Building and Housing Code.
 - (4) The repair, maintenance or repainting of signs, or the replacement of broken, defective or unsafe parts of the same.
 - (5) The changing of copy on an existing sign, or the replacement or alteration of an existing sign, provided that such sign is not increased in size, that such sign conforms to the Zoning Code, and that there is not a change in the type of business, in which cases the full permit fee shall be applicable. However, where a second separate sign is added to an existing pole with another sign already installed thereon, only the area of the added sign shall be subject to a permit fee, so long as the configuration of the first sign is not changed radically.
 - (6) All signs under four square feet.
 - (7) All paper window signs and window lettering.

(Ord. 5601-2019. Passed 1-22-19.)

1444.02 FARM BUILDINGS AND GREENHOUSES

The fee for a building permit for farm buildings and greenhouses shall be one-hundred dollars (\$100.00) for any structure, plus three dollars (\$3.00) for each 100 square feet, or part thereof, of floor area. (Ord. 5601-2019. Passed 1-22-19.)

1444.03 RESIDENTIAL USES

The fee for a building permit for residential uses involving the construction of structures, including dwellings, garages and accessory buildings, shall be as follows:

(a)	Residential - New Dwelling.		
	(1)	Dwelling fee	\$750.00, plus \$5.00 per 100 square feet
	(Ord. 5633-2019. Passed 4-15-19.)		
	(2)	Plumbing fee	\$150.00
	(3)	Electric fee	\$150.00
	(4)	Heating fee	\$150.00
	(5)	Air conditioning fee	\$150.00
	(6)	Duct work fee	\$100.00
	(7)	Fireplace fee	\$75.00
	(8)	Plan approval fee	\$150.00
	(9)	Occupancy fee	\$75.00
	(Ord. 5601-2019. Passed 1-22-19.)		
	(10)	#1. Re-inspection fee	\$100.00
		#2. Re-inspection fee	\$200.00
		#3. Re-inspection fee	\$400.00
		#4. Re-inspection fee	\$500.00
	(Ord. 5633-2019. Passed 4-15-19.)		
(b)	Residential - Additions/Alterations.		
	(1)	Addition/alteration fee	\$150.00, plus \$5.00 per 100 sq. ft.
	(2)	Plumbing fee	\$95.00
	(3)	Electric fee	\$95.00
	(4)	Heating fee	\$95.00
	(5)	Air conditioning fee	\$95.00

	(6)	Duct work fee	\$75.00
	(7)	Fireplace fee	\$75.00
	(8)	Plan approval fee	\$60.00
	(9)	Occupancy fee	\$60.00
	(10)	Re-inspection fee	\$100.00
	(11)	Re-roof fee	\$75.00
	(12)	Siding fee	\$75.00
(c)	Accessory Building/ Structures	Building fee	\$75.00, plus \$3.00 per 100 square feet. (Plumbing, electric, HVAC fees, etc. per additions/alteration fees.)
(d)	Basement Foundation (Existing)		\$100.00

(Ord. 5601-2019. Passed 1-22-19.)

1444.04 BUSINESS, INDUSTRIAL AND COMMERCIAL USES

The fee for a building permit for business, industrial and commercial uses shall be as follows:

(a)	Commercial - New Buildings.		
	(1)	Building fee	\$900.00, plus \$7.50 per 100 square feet.
	(2)	Plan approval fee	\$525.00, plus \$7.50 per 100 square feet.
	(3)	Plumbing fee	\$225.00, plus \$7.50 per trap
	(4)	Electric fee	\$225.00, plus \$7.50 per 100 square feet.
	(5)	Heating fee	\$225.00 per unit.
	(6)	Air conditioning fee	\$225.00 per unit.
	(7)	Duct work	\$150.00
	(8)	Parking lot fee	\$75.00, plus \$2.00 per 100 square feet.
	(9)	Fireplace fee	\$100.00
	(10)	Occupancy fee	\$150.00
	(11)	Re-inspection fee	\$225.00
(b)	Commercial - Addition/Alteration.		

	(1)	Addition building fee -	\$525.00, plus \$7.50 per 100 square feet.
	(2)	Alteration building fee -	\$525.00, plus \$7.50 per 100 square feet.
	(3)	Plan approval fee	\$525.00, plus \$7.50 per 100 square feet.
	(4)	Plumbing fee	\$225.00, plus \$7.50 per trap
	(5)	Electric fee	\$225.00, plus \$7.50 per 100 square feet.
	(6)	Heating fee	\$225.00 per unit.
	(7)	Air conditioning fee	\$225.00 per unit.
	(8)	Duct work fee	\$150.00
	(9)	Fireplace	\$100.00
	(10)	Parking lot fee	\$75.00, plus \$2.00 per 100 square feet.
	(11)	Occupancy fee	\$150.00
	(12)	Re-inspection fee	\$225.00
(c)	Commercial Accessory Building.	Building fee	\$150.00, plus \$2.00 per 100 square feet. (Plumbing, electric, HVAC fees per addition/alteration fees.)

(Ord. 5601-2019. Passed 1-22-19; Ord. 5841-2021. Passed 7-6-21.)

1444.05 PLAN APPROVAL FEES

- (a) A plan approval fee of five hundred twenty-five dollars (\$525.00), plus seven dollars and fifty cents (\$7.50) per 100 square feet of floor area (new work or renovation), shall be charged for the examination of plans for all business, commercial or industrial buildings, including, but not limited to, apartment houses, places of assembly and business, industrial, commercial and institutional buildings. This fee shall be paid at the submission of application & plans for plan approval. (Ord. 5633-2019. Passed 4-15-19.)
- (b) A plan approval fee of one hundred and fifty dollars (\$150.00) shall be charged for all one, two and three-family dwellings.
- (c) There is hereby established a fee of one hundred and fifty dollars (\$150.00) for the resubmittal of commercial plans for review.
- (d) A plan approval fee of one-hundred fifty dollars (\$150.00) shall be charged for the Building Department for fire alarm and fire suppression (sprinkler) systems.
- (e) A plan approval fee of one-hundred fifty dollars (\$150.00) shall be charged for the Fire Department for fire alarm and fire suppression (sprinkler) systems.

(Ord. 5601-2019. Passed 1-22-19; Ord. 5842-2021. Passed 7-6-21.)

1444.06 GROUND AREA USED AS PART OF A BUSINESS

Where ground area is used in one's business, such as for material storage, a commercial parking lot, a used car lot or related uses, the fee for a building permit for such area shall be seventy-five dollars (\$75.00), plus two dollars (\$2.00) per 100 square feet.

(Ord. 5601-2019. Passed 1-22-19.)

1444.07 FENCES

The fee for a building permit for fences shall be seventy-five dollars (\$75.00). (Ord. 5601-2019. Passed 1-22-19.)

1444.08 SWIMMING POOLS

(a)

- (1) The fee for a building permit for residential above-ground swimming pools shall be one-hundred dollars (\$100).
- (2) The fee for a building permit for residential in-ground swimming pools shall be one hundred dollars (\$100), plus a plumbing fee of seventy-five dollars (\$75.00).

(b) The fee for a building permit for commercial in-ground swimming pools shall be one hundred and fifty dollars (\$150.00), plus two dollars (\$2.00) per 100 square feet, plus a plumbing fee of one hundred and fifty dollars (\$150.00).

(Ord. 5601-2019. Passed 1-22-19.)

1444.09 STORAGE TANK INSTALLATION OR REMOVAL

The fee for a building permit for the installation or removal of storage tanks shall be one-hundred dollars (\$100.00) per tank.

(Ord. 5601-2019. Passed 1-22-19.)

**1444.10 APPEALS FROM DECISIONS OF CHIEF BUILDING OFFICIAL
(REPEALED)**

(EDITOR'S NOTE: Section 1444.10 was repealed by Ordinance 5984-2022, passed August 1, 2022. For provisions regarding planning and zoning fees, see Exhibit B, attached to Ordinance 5984-2022.)

1444.11 DEMOLITION OF BUILDINGS

The fee for a permit for the demolition of a building shall be seventy-five dollars (\$75.00) for an application, two hundred dollars (\$200.00) with a violation notice.

(Ord. 5601-2019. Passed 1-22-19.)

1444.12 MISCELLANEOUS PERMIT FEES

The following permit fees shall be collected by the Chief Building Official prior to the issuance of the applicable permit:

(a)	Plumbing Permits.		
	(1)	Sewer, residential lateral inspection	\$75.00
	(2)	Water meter inspection	\$75.00
	(3)	Lawn sprinkler system	\$75.00
	(4)	Hot water tank inspection	\$75.00 residential \$100.00 commercial
(b)	Electrical Permits.		
	(1)	Residential: Electric service only	\$75.00
	(2)	Commercial and industrial: Electric service only	\$225.00
	(3)	Temporary electric	\$75.00
(c)	Heating Permits.		
	(1)	Residential: Replacements (per heating unit)	\$75.00
	(2)	Commercial and industrial: Replacements (per heating unit)	\$225.00
(d)	Air Conditioning Permits.		
	(1)	Residential: Replacements	\$75.00
	(2)	Commercial and industrial (per unit): Replacements	\$225.00
(e)	Footer Tile Permits.		\$75.00
(f)	Driveway Permits.		\$75.00
(g)	Alarm System (Burglar) Permits.		\$75.00
(h)	Fire Sprinkler System and Fire Protection System (Alarm) Permits (Building Department permit inspection fee)		\$150.00 + 2.00 per 100 sq. ft.
(i)	Fire Inspection Permit for Fire Sprinkler System and Fire Protection System (Alarm) Permit (Fire Department permit inspection fee)		\$150.00, plus \$2.00 per 100 sq. ft. (for sprinkler system), \$150.00, plus \$5.00 per alarm systems)

(j)	Antennas (Dish-Type) Permits	\$75.00
(k)	General Inspection Permits.	
	(1) Residential	\$75.00
	(2) Commercial	\$150.00
(l)	Driveway Pipe Fee	\$150.00
(m)	Waterproofing/Damp proofing (existing foundation).	\$75.00
(n)	Application and Resubmittal Fees (new construction).	
	(1) Residential 1, 2, and 3 family dwellings.	\$150.00
	(2) Commercial (OBC)	\$225.00
(o)	Application & resubmittal fees (additions & alterations over 500 sq. ft.)	
	(1) Residential	\$60.00
	(2) Commercial	\$225.00
(p)	New Business Permit.	\$50.00

(Ord. 5601-2019. Passed 1-22-19; Ord. 5843-2021. Passed 7-6-21; Ord. 5940-2022. Passed 4-4-22.)

1444.13 EXTRA INSPECTIONS

- (a) Inspections Required by Residential Code of Ohio. For the inspections required of the Chief Building Official under the Residential Code of Ohio, as adopted in Section 1423.01, when extra inspections are made necessary by reason of deficient or defective work or otherwise through fault or error on the part of the holder of a permit or his or her employees, and for each and every further inspection for which the holder of the permit or his or her employees is entirely responsible, a one-hundred-dollar (\$100.00) fee shall be charged.
- (b) Inspections Required by Ohio Building Code. For the inspections required of the Chief Building Official under the Ohio Building Code, as adopted in Section 1420.01, when extra inspections are made necessary by reason of deficient or defective work or otherwise through fault or error on the part of the holder of a permit or his or her employees, and for each and every further inspection for which the holder of the permit or his or her employees is entirely responsible, a two-hundred-twenty-five-dollar (\$225.00) fee shall be charged.
- (c) Deposit for Re-Inspection, Paid Upon Permit.

Residential	\$500.00
Commercial	\$900.00

(Ord. 5601-2019. Passed 1-22-19.)

1444.14 FEES FOR STARTING WORK PRIOR TO OBTAINING PERMITS

Where work for which a permit is required is started prior to obtaining such permit, the fees required by such permit shall be doubled, but the payment of such double fee shall not relieve any person from fully complying with the requirements of this Building and Housing Code.

(Ord. 5601-2019. Passed 1-22-19.)

**1444.15 ADDITIONAL PROPERTY INSPECTIONS BY CITY ENGINEER;
ISSUANCE OF CERTIFICATES OF OCCUPANCY UPON PAYMENT OF
FEES**

- (a) All appropriate inspections, including property grade elevation, rear yard drainage and other related items, shall be done by the City Engineer, at no additional fees to the applicant.
- (b) Upon inspection, if any or all of the inspected items are found to be insufficient or denied for any just cause, and additional inspections are required, the fees of such inspections shall be assessed to the applicant. Fees that are assessed shall be assessed at the exact amounts levied to the City by the City Engineer.
- (c) Deposit for re-inspection, paid upon permit:

Residential	\$500.00
Commercial	\$900.00

(d) No occupancy certificate shall be issued until all fees are paid in full. (Ord. 5601-2019. Passed 1-22-19; Ord. 5811-2021. Passed 3-15-21.)

1444.16 CASH DEPOSIT OR BOND TO GUARANTEE COMPLETION OF GRADE

- (a) In lieu of finished grade completion prior to occupancy, a two-thousand-dollar (\$2,000) cash deposit or a two-thousand-dollar (\$2,000) bond shall be required for the first acre and \$1000.00 for each additional acre thereafter of disturbed area (minimum (\$2000.00), guaranteeing the completion of the finished grade no later than six months after issuance of the certificate of occupancy.
- (b) The builder shall have the ability to have a revolving performance bond on file with the Building Department. The revolving bonds may not exceed twenty-five thousand dollars (\$25,000) per builder.
- (c) An owner/occupant may execute a document authorizing the City to place a lien on the

property if the finished grade is not completed as provided in subsection (a) hereof.

- (d) As used in this section, the term "owner/occupant" includes only those persons who have or hold title to the property and will occupy such property.

(Ord. 5601-2019. Passed 1-22-19.)

**1444.17 GRADING PLAN APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE;
SEEDING AND MULCHING; CONFLICTS OF LAWS**

- (a) When a building is proposed to be constructed on a lot for which the City does not have on file an approved grading plan, as a condition for the issuance of a building permit, a grading plan for the entire lot must be submitted to and approved by the City Engineer.
- (b) The grading plan shall show the existing and proposed ground elevations, the elevations of adjacent buildings, the location of the proposed building, the method of handling storm water runoff, and any other information the City Engineer deems necessary to analyze the drainage impacts of the construction.
- (c) Seeding and/or mulching will also be specified to comply with the approved grading plan. Seeding will include a uniform perennial vegetative cover as approved by the City Engineer. Acceptable mulching includes straw, burlap, erosion-control matting or as otherwise approved by the City Engineer. The main purpose of seeding and/or mulching shall be to control soil erosion and reduce storm water runoff associated with bare soil.
- (d) Within twenty-one (21) calendar days, weather permitting, after approval of the final grading, the owner will seed and mulch all bare soil and plant trees. In the meantime, appropriate methods must be utilized by the owner to control soil erosion, such as bales of straw, straw mulch or other approved methods. Upon timely request made to the City Engineer, tree planting may be postponed to a date certain, not to exceed 180 days from the date of the request if the postponement is found to be necessary due to seasonal climate concerns in order to ensure and promote the viability of the tree species.
- (e) As used in subsection (d) hereof, "owner" includes only those persons who have title to the property, be it the developer, builder or homeowner.
- (f) If any provision of this section is in conflict with the Ohio Environmental Protection Agency's (O.E.P.A.) regulations, including, but not limited to, the Storm Water Pollution Prevention Plan (SWP3), the more stringent regulations shall apply.
- (g) Violation of any requirement of this section shall be subject to a fine of fifty dollars (\$50.00) per day for each day the violation continues. A violator shall first be sent a notice of violation by certified mail, and if refused, by regular mail. If compliance is not forthcoming within a reasonable amount of time as determined by the City Engineer, a citation may be issued.

(Ord. 5601-2019. Passed 1-22-19.)

1444.175 ATTESTATION OF SURVEYOR REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

Prior to the issuance of a certificate of occupancy, and at the time of final grade inspection for any newly constructed residential dwelling or commercial building, the owner or contractor shall first submit to the Chief Building Official a statement made under oath and sealed by an Ohio registered surveyor attesting that the final site elevations and building locations are in accordance with previously approved grading plans, permits and authorizations relating to the subject project.

(Ord. 5601-2019. Passed 1-22-19.)

1444.18 WAIVER OF PERMIT FEES

The Building Department is authorized to waive any fee for a building permit under circumstances brought about as a result of property damage or loss caused by fire, severe weather conditions and other unforeseen causes.

(Ord. 5601-2019. Passed 1-22-19.)

1444.19 FIREPLACE, CHIMNEY OR FLUE STOVE CONSTRUCTION

The fee for a building permit for the construction or replacement of a fireplace, chimney and/or flue stove shall be seventy-five dollars (\$75.00).

(Ord. 5601-2019. Passed 1-22-19.)

1444.20 PARCEL DIVISIONS (REPEALED)

(EDITOR'S NOTE: Section 1444.20 was repealed by Ordinance 5984-2022, passed August 1, 2022. For provisions regarding planning and zoning fees, see Exhibit B, attached to Ordinance 5984-2022.)

1444.21 FOUNDATION AND FINISH GRADE INSPECTIONS; GRADE CHANGES

- (a) The fee for foundation and/or finished grade inspection shall be three hundred and twenty-five dollars (\$325.00).
- (b) Any change of grade shall be approved by the City Engineer, and the fee for the same shall be seventy- five dollars (\$75.00).

(Ord. 5601-2019. Passed 1-22-19.)

1444.22 SUBDIVISION PLAN REVIEW AND INSPECTIONS; APPEAL OF COST ESTIMATES

- (a) A subdivider or his or her agent shall be required to deposit with the City Engineer a sum of money in an amount determined by the City Engineer for each application, before a plan will be considered for review. Costs are to be computed according to the following rates:

Residential subdivisions:

Preliminary	\$375.00
Final	\$975.00, plus \$35.00 per lot

Multifamily:

Apartments, etc.	\$950.00, plus \$30.00 per unit
Commercial site plan (one building)	\$1,125.00
Industrial site plan (one building)	\$1,125.00
Plot plans, lot splits and other map reviews	\$225.00

- (b) The charge against any project shall be based on the actual time spent in review of such plans and inspection services provided, as determined from the time records of the City Engineer. Costs are to be computed on the basis of the rates on file with the Clerk of Council.
- (c) In the event the subdivider desires to contest the estimate of costs submitted by the City Engineer, he or she may do so by appealing to Council within ten days from the date of the estimate, and Council shall make a final decision after hearing evidence from both sides. The appeal shall be in writing. (Ord. 5601-2019. Passed 1-22-19.)

1444.23 SURFACE DRAINAGE FUND FEES (REMOVED)

1444.24 ASSESSMENTS OF THE OHIO BOARD OF BUILDING STANDARDS

The City shall collect, on behalf of the Ohio Board of Building Standards, an assessment, which may be amended from time to time, as required by the Board of Building Standards, in conjunction with fees for the acceptance and approval of plans and specifications for any construction governed by the Ohio Building Code, as adopted in Section 1420.01 and the Residential Code of Ohio as adopted in Section 1423.01.

(Ord. 5601-2019. Passed 1-22-19.)

1444.25 BUILDING DEPARTMENT ADMINISTRATIVE FEES

Building Department administrative fees, which shall be in addition to general building permit fees for the issuance of certain classes of building permits as provided in this chapter, are hereby established as follows:

(a)	New residential dwelling permits:		\$15.00
(b)	Additions/alterations permit fees:		\$10.00
(c)	Detached garages, sheds, pole barns, accessory buildings and decks		\$5.00
(d)	Farm buildings and greenhouses:		\$10.00
(e)	Commercial:		
	(1)	New	\$25.00
	(2)	Additions/alterations	\$20.00
	(3)	Accessory buildings	\$5.00
(f)	Miscellaneous fees (residential and commercial):		\$5.00

(Ord. 5601-2019. Passed 1-22-19; Ord. 5984-2022. Passed 8-1-22.)

1444.26 PARK AND RECREATION FEES

- (a) Purpose. Council hereby declares that the fees required to be paid by this section are assessed for the planning, acquisition, improvement, expansion and operation of public parks, playgrounds and recreation facilities to serve the increasing population of the City, and to provide the means for additional revenues with which to finance such public facilities.
- (b) Definitions. As used in this section:
- (1) "Dwelling unit" means each single-family dwelling and each habitation unit of an apartment, duplex or multiple-dwelling structure designated as a separate place for habitation of a family. The term "dwelling unit" also includes each guest room or condominium designed as a separate habitation for one or more persons.
 - (2) "Person" means every person, firm or corporation engaging in construction activities himself, herself or itself or through the services of any employee, agent or independent contractor.
 - (3) "Trailer space" means each space, area or building in a trailer park, mobile home park or other place designed or intended as a place to accommodate any mobile home, trailer, van, bus or other vehicle or mobile structure, when the

same is being used as a living quarters for human beings.

- (c) Fee for New Dwelling Units or Trailer Spaces. In addition to any other fees prescribed in these Codified Ordinances, every person constructing any new dwelling unit in the City shall pay to the City the sum of two hundred fifty dollars (\$250.00) for each dwelling unit or trailer space.
- (d) Payment of Fee; Refunds. The fee provided in subsection (c) hereof shall be due and payable upon application to the City for a building permit for the construction of any such dwelling unit or addition or trailer space, provided, however, that there shall be a refund of such fees in the event the building permit is not approved or is not used for such construction.
- (e) Allocation of Funds. All of the funds collected pursuant to this section shall be used, as allocated by Council, solely for public parks, playgrounds and recreational purposes, such as, but not limited to, the following:
 - (1) The purchase of land and interest in land;
 - (2) The development of parks and buildings for use thereon;
 - (3) The acquisition and development of other varieties of open space;
 - (4) The acquisition and development of parkways and median islands;
 - (5) The acquisition and development of bicycle trails, riding trails and other types of trails for recreational use;
 - (6) The acquisition and development of recreational facilities and equipment;
 - (7) Operating costs of public parks, playgrounds and recreational facilities.

(Ord. 5601-2019. Passed 1-22-19.)

1444.27 PLANNED COMMUNITY DEVELOPMENT FEES

- (a) All applicants for proposed PCD Planned Community Development areas shall reimburse the City in full for all expenses incurred in connection with the proposed plans and/or modifications to such plans, including, without limitation, the cost of professional, legal and consulting services, fees and expenses engaged in reviewing the plan, the preparation of departmental reports and plan reviews, inspections, the publication and mailing of public notices, and any other reasonable expenses directly attributable thereto.
- (b) At the time of submitting a proposed development plan to the Clerk of Council's office for consideration, the applicant shall deposit the amount of five thousand dollars (\$5,000).
- (c) Failure to pay the above costs within thirty days of invoice shall stop all processing and review of the site development plans, or shall cause suspension of all development activities on the site.

(Ord. 5157-2014. Passed 7-21-14.)

EXHIBIT B**CHAPTER 1444 BUILDING PERMITS AND FEES**

1444.01 RESIDENTIAL PERMIT FEES

1444.02 COMMERCIAL AND INDUSTRIAL PERMIT FEES

1444.03 MECHANICAL, ELECTRICAL, PLUMBING AND MISCELLANEOUS PERMIT FEES

1444.04 PLAN APPROVAL FEES

1444.05 ADDITIONAL FEES

1444.06 EXTRA INSPECTIONS

1444.07 PARK AND RECREATION FEES

1444.01 RESIDENTIAL PERMIT FEES

Applicable fees shall be collected by the Chief Building Official prior to issuance of a permit. The fee for a building permit for residential uses shall be as follows:

(a)	Residential New Construction	
(1)	New dwelling	\$765, plus \$5 per 100 sq. ft.
(2)	Plumbing	\$150
(3)	Electrical	\$150
(4)	Heating	\$150
(5)	Air conditioning	\$150
(6)	Duct work	\$100
(7)	Fireplace	\$75
(8)	Occupancy	\$75
(b)	Residential Additions and Alterations	
(1)	Addition or alteration	\$160, plus \$5 per 100 sq. ft.
(2)	Plumbing	\$95
(3)	Electrical	\$95
(4)	Heating	\$95
(5)	Air conditioning	\$95
(6)	Duct work	\$75
(7)	Fireplace	\$75
(8)	Re-roof	\$75
(9)	Siding	\$75
(10)	Occupancy	\$60
(c)	Accessory Structure: detached garage, outbuilding, shed, deck, gazebo, pavilion, handicap ramp, etc.	\$80, plus \$3 per 100 sq. ft., plus plumbing, electric, HVAC fees, etc. per 1444.01(b)

1444.02 COMMERCIAL AND INDUSTRIAL PERMIT FEES

Applicable fees shall be collected by the Chief Building Official prior to issuance of a permit. The fee for a building permit for commercial and industrial uses shall be as follows:

(a)	Commercial New Construction	
(1)	New building	\$925, plus \$7.50 per 100 sq. ft.
(2)	Plumbing	\$225, plus \$7.50 per trap
(3)	Electrical	\$225, plus \$7.50 per 100 sq. ft.
(4)	Heating	\$225 per unit
(5)	Air conditioning	\$225 per unit
(6)	Duct work	\$150
(7)	Fireplace	\$100
(8)	Parking lot	\$75, plus \$2 per 100 sq. ft.
(9)	Occupancy	\$150
(b)	Commercial Additions and Alterations	
(1)	Addition or alteration	\$545, plus \$7.50 per 100 sq. ft.
(2)	Plumbing	\$225, plus \$7.50 per trap
(3)	Electrical	\$225, plus \$7.50 per 100 sq. ft.
(4)	Heating	\$225 per unit
(5)	Air conditioning	\$225 per unit
(6)	Duct work	\$150
(7)	Fireplace	\$100
(8)	Parking lot	\$75, plus \$2 per 100 sq. ft.
(9)	Occupancy	\$150
(c)	Commercial Accessory Building	\$155, plus \$2 per 100 sq. ft., plus plumbing, electric, HVAC fees per 1444.02(b)

1444.03 MECHANICAL, ELECTRICAL, PLUMBING AND MISCELLANEOUS PERMIT FEES

Applicable fees shall be collected by the Chief Building Official prior to issuance of a permit. The fee for those mechanical, electrical, plumbing and miscellaneous building permits specified in this section shall be as follows:

(a)	Heating and Air Conditioning Permits	
(1)	Residential (per heating or AC unit)	\$80
(2)	Commercial and industrial (per heating or AC unit)	\$230
(b)	Electrical Permits	
(1)	Residential electric service only	\$80
(2)	Commercial and industrial electric service only	\$230

	(3)	Temporary electric	\$80
(c)	Plumbing Permits		
	(1)	Residential hot water tank	\$80
	(2)	Commercial and industrial hot water tank	\$105
(d)	Alarm system (security)		\$80
(e)	Antenna (dish-type)		\$80
(f)	Demolition		\$150
(g)	Driveway		\$80
(h)	Farm building, greenhouse		\$110 plus \$3 for each 100 sq. ft. or portion of floor area
(i)	Fence, retaining wall		\$80
(j)	Fire alarm system		\$155 plus \$5 per device
(k)	Fire suppression (sprinkler) system		\$155 plus \$2 per 100 sq. ft.
(l)	Fireplace, chimney, flue stove		\$80
(m)	Footer tiles		\$80
(n)	General Inspection Permit (roof, siding, windows)		
	(1)	Residential	\$80
	(2)	Commercial	\$155
(o)	Hood		\$155
(p)	Parking lot		\$80 plus \$2 per 100 sq. ft.
(q)	Patio with stairs		\$80
(r)	Sign		
	(1)	Permanent sign requiring a permit under Chapter 1286	\$2 per sq. ft. with a minimum fee of \$55 plus \$50 for illuminated signs
	(2)	Temporary sign requiring a permit under Chapter 1286.12(e)(2) or 1286.12(e)(3)	\$25 per sign
(s)	Storage tank installation or removal		\$105 per tank
(t)	Swimming pool		
	(1)	Residential above-ground swimming pool	\$105
	(2)	Residential in-ground swimming pool	\$105 plus \$80 plumbing permit fee
	(3)	Commercial in-ground swimming pool	\$155 plus \$2 per 100 sq. ft. plus \$155 plumbing permit fee
(u)	Waterproofing/dampproofing (existing foundation)		\$80

1444.04 PLAN APPROVAL FEES

In addition to applicable fees associated with any permit, the following fees shall be collected by the Chief Building Official prior to permit issuance for plan review:

(a)	One, two and three-family dwellings	\$150
(b)	Residential additions and alterations	\$60
(c)	New construction or renovation of business, commercial or industrial buildings, including, but not limited to, apartment houses, places of assembly and business, industrial, commercial and institutional buildings	\$525 plus \$7.50 per 100 sq. ft. of floor area
(d)	Fire alarm systems	\$300 plus \$5 per device
(e)	Fire suppression (sprinkler) systems	\$300 plus \$2 per 100 sq. ft.
(f)	Resubmittal of residential plans	Same as original fee
(g)	Resubmittal of commercial plans	Same as original fee

1444.05 ADDITIONAL FEES

- (a) State Surcharge. Surcharges as required by the State of Ohio will be assessed on all building, HVAC, plumbing and electrical permits. All commercial permits governed by the Ohio Building Code shall be assessed a 3% fee. All residential permits governed by the Residential Code of Ohio shall be assessed a 1% fee.
- (b) Credit Card Fee. A convenience fee may be applied to any credit card transaction in an amount sufficient to cover the City’s administrative cost of processing payment.
- (c) Work Without Permit. Where work for which a permit is required is started prior to obtaining such permit, the fees required by such permit shall be doubled, but the payment of such double fee shall not relieve any person from fully complying with the requirements of this chapter or other applicable codes.
- (d) Other Permits and Inspections. Depending on the scope of work proposed, additional permits, reviews, inspections and fees may apply.

1444.06 EXTRA INSPECTIONS

- (a) Reinspection Deposit. When extra inspections are made necessary by reason of deficient or defective work or otherwise through fault or error on the part of a permit holder or their employees, each and every further inspection shall be deemed a reinspection, the cost of which shall be assessed to the applicant. Any unused funds deposited shall be refunded to the applicant once a project has received all final approvals. At the time of permit issuance, the permit holder shall deposit the following amounts with the City for reinspection:

(1) Residential Projects	\$500
(2) Commercial & Industrial Projects	\$900

- (b) Fees for Reinspections.

- (c) Extra inspections for residential projects shall be charged against the deposit at the rate of \$100 per inspection. Extra inspections for commercial and industrial projects shall be charged against the deposit at the rate of \$225 per inspection.
- (d) Additional Funds. Should the funds deposited for reinspection be exhausted, the City may require additional reinspection deposits to be made by the applicant. No certificate of occupancy shall be issued until all reinspection fees are paid in full.

1444.07 PARK AND RECREATION FEES

- (a) Purpose. The fees required to be paid by this section are assessed for the planning, acquisition, improvement, expansion and operation of public parks, playgrounds and recreation facilities to serve the increasing population of the City, and to provide the means for additional revenues with which to finance such public facilities.
- (b) Definitions. As used in this section:
 - (1) "Dwelling unit" means each single-family dwelling and each unit of an apartment, duplex or multiple-dwelling structure designated as a separate place for habitation of a family. The term "dwelling unit" also includes each condominium designed as a separate habitation for one or more persons.
 - (2) "Person" means every person, firm or corporation engaging in construction activities himself, herself or itself or through the services of any employee, agent or independent contractor.
 - (3) "Trailer space" means each space, area or building in a trailer park, mobile home park or other place designed or intended as a place to accommodate any mobile home, trailer, van, bus or other vehicle or mobile structure, when the same is being used as living quarters for human beings.
- (c) Fee for New Dwelling Units or Trailer Spaces. In addition to any other fees prescribed in these Codified Ordinances, every person constructing any new dwelling unit in the City shall pay to the City the sum of \$250 for each dwelling unit or trailer space.
- (d) Payment of Fee. The fee provided in subsection (c) hereof shall be due and payable at the time of permit issuance for the construction of any such dwelling unit or trailer space.
- (e) Allocation of Funds. All of the funds collected pursuant to this section shall be used, as allocated by Council, solely for public parks, playgrounds and recreational purposes, such as, but not limited to, the following:
 - (1) The purchase of land and interest in land;
 - (2) The development of parks and buildings for use thereon;
 - (3) The acquisition and development of other varieties of open space;
 - (4) The acquisition and development of parkways and median islands;
 - (5) The acquisition and development of bicycle trails, riding trails and other types of trails for recreational use;
 - (6) The acquisition and development of recreational facilities and equipment; and
 - (7) Operating costs of public parks, playgrounds and recreational facilities.

EXHIBIT C**CHAPTER 1010 ENGINEERING PERMITS AND FEES**

1010.01 PERMIT FEES

1010.02 ADDITIONAL FEES

1010.03 PLAN REVIEWS AND INSPECTIONS

1010.04 COMPLETION OF FINAL GRADING

1010.05 CASH DEPOSIT OR BOND TO GUARANTEE COMPLETION OF GRADE

1010.06 FIRE HYDRANT USE PERMITS

1010.01 PERMIT FEES

Applicable fees shall be collected by the City Engineer prior to issuance of a permit. The fee for those miscellaneous engineering permits specified in this section shall be as follows:

(a)	Apron, curb cut	\$80
(b)	Backflow preventer	\$80
(c)	Culvert pipe/ditch enclosure	\$80
(d)	Downspouts	\$80
(e)	Grading	\$80
(f)	Lawn sprinkler/irrigation system	\$80
(g)	Oversized trucks	\$30
(h)	Sanitary lateral and/or clean out	\$80
(i)	Sanitary sewer tap-in at main	See Chapter 1044
(j)	Sidewalk	\$80
(k)	Small cell wireless facility	\$250
(l)	Storm sewer	\$80
(m)	Street opening	See Chapter 1020
(n)	Tree clearing (1+acre)	\$150
(o)	Water meter	\$80
(p)	Water	
	(1) Water tap at main	See Chapter 1046
	(2) Service connection	See Chapter 1046

1010.02 ADDITIONAL FEES

- (a) Credit Card Fee. A convenience fee may be applied to any credit card transaction in an amount sufficient to cover the City's administrative cost of processing payment.
- (b) Work Without Permit. Where work for which a permit is required is started prior to obtaining such permit, the fees required by such permit shall be doubled, but the payment of such double fee shall not relieve any person from fully complying with the requirements of this chapter or other applicable codes.

1010.03 PLAN REVIEWS AND INSPECTIONS

- (a) Residential Subdivision. Developers proposing to construct a new residential subdivision shall be responsible for engineering plan review and inspection costs as follows:
- (1) Plan Review Deposit. Each applicant shall be required to deposit funds with the City Engineer for purposes of plan review at the time of permit application. Such deposit shall be \$2,000 plus \$90 per lot.
 - (2) Fees for Plan Review. Charges against the plan review deposit shall be based on the actual time spent in review of improvement plans and revisions to plans by city personnel or the actual cost of such services provided by an outside plan reviewer. Costs of city personnel will be computed on the basis of the rates on file with the Clerk of Council.
 - (3) Inspection Deposit. At the time of permit issuance, the permit holder shall deposit a sum of money with the City for engineering inspection services as required in the developer's agreement.
 - (4) Fees for Inspections. Charges against the inspection deposit shall be based on the actual time spent inspecting construction work by city personnel. Costs of city personnel will be computed on the basis of the rates on file with the Clerk of Council.
- (b) Individual Dwelling. Builders proposing to construct a new residential dwelling shall be responsible for engineering plan review and inspection costs as follows:
- (1) Plan Review and Inspection Fees. Each applicant shall pay a fee of \$425 at the time of permit application for required plan reviews and inspections including SWP3, grading, topographical survey and as-built plans.
 - (2) Reinspection Deposit. At the time of permit issuance, the permit holder shall deposit \$500 with the City for engineering reinspections. When extra engineering inspections are made necessary by reason of deficient or defective work or otherwise through fault or error on the part of a permit holder or their employees, each and every further engineering inspection shall be deemed a reinspection, the cost of which shall be assessed to the applicant. Any unused funds deposited shall be refunded to the applicant once a project has received all final approvals.
 - (3) Fees for Reinspection. Extra inspections shall be charged against the deposit at the rate of \$100 per inspection.
- (c) Commercial, Multi-Family, Industrial or Other Site Plan. Developers proposing to construct a new commercial, multi-family or industrial project shall be responsible for engineering plan review and inspection costs as follows:
- (1) Plan Review Deposit. Each applicant shall be required to deposit funds with the City Engineer for purposes of plan review at the time of permit application. For new construction, such deposit shall be \$2,500 for the first acre plus \$500 for each additional acre or fraction thereof of the total project site. For additions and alterations, such deposit shall be calculated at the same rate based upon disturbed area.
 - (2) Fees for Plan Review. Charges against the plan review deposit shall be based on the actual time spent in review of improvement plans and revisions to plans by city personnel or the actual cost of such services provided by an outside plan reviewer. Costs of city personnel will be computed on the basis of the rates on file with the Clerk of Council
 - (3) Inspection Deposit. At the time of permit issuance, the permit holder shall deposit \$500

per acre or fraction thereof of the total project site with the City for engineering inspections.

- (4) Fees for Inspections. Charges against the inspection deposit shall be based on the actual time spent inspecting construction work by city personnel. Costs of city personnel will be computed on the basis of the rates on file with the Clerk of Council.
- (d) Additional Funds. Should any deposits required in (a) through (c) above be exhausted, the City may require additional deposits to be made by the applicant. No certificate of occupancy shall be issued until all fees are paid in full.

1010.04 COMPLETION OF FINAL GRADING

- (a) Prior to the issuance of a certificate of occupancy, and at the time of final grade inspection for any newly constructed residential dwelling or commercial building, the owner or contractor shall first submit to the City Engineer an attestation sealed by an Ohio registered surveyor affirming that the final site elevations and building locations are in accordance with previously approved grading plans, permits and authorizations relating to the subject project.
- (b) Seeding and/or mulching shall comply with the approved grading plan. Seeding shall include a uniform perennial vegetative cover as approved by the City Engineer. Acceptable mulching includes straw, burlap, erosion-control matting or as otherwise approved by the City Engineer. The main purpose of seeding and/or mulching shall be to control soil erosion and reduce storm water runoff associated with bare soil.
- (c) Within 21 calendar days, weather permitting, after approval of the final grading, the owner will seed and mulch all bare soil and plant trees. In the meantime, appropriate methods must be utilized by the owner to control soil erosion, such as bales of straw, straw mulch or other approved methods. Upon timely request made to the City Engineer, tree planting may be postponed to a date certain, not to exceed six months after approval of the final grading, if the postponement is found to be necessary due to seasonal climate concerns in order to ensure and promote the viability of the tree species.
- (d) If any provision of this section is in conflict with the Ohio Environmental Protection Agency's regulations, including, but not limited to, the Storm Water Pollution Prevention Plan (SWP3), the more stringent regulations shall apply.

1010.05 CASH DEPOSIT OR BOND TO GUARANTEE COMPLETION OF GRADE

- (a) In lieu of finished grade completion prior to occupancy of any newly constructed residential dwelling or commercial building, the builder or owner shall furnish a \$5,000 cash deposit or a \$5,000 bond for up to the first acre plus \$1,000 for each additional acre thereafter of disturbed area (minimum \$5,000 not to exceed \$25,000), guaranteeing the completion of the finished grade and installation of all required landscaping no later than six months after issuance of the conditional certificate of occupancy. Once the final grade is completed, the certificate of occupancy shall be updated and reissued.
- (b) The builder shall have the ability to have a revolving performance bond on file with the City per phase. The revolving bonds may not exceed \$25,000 per builder per phase.
- (c) If an owner chooses to submit the deposit or bond required in subsection (a), they are acknowledging responsibility for the completion of work, even though it may contradict a

separate agreement with their builder.

- (d) If work is not completed within the required timeframe, the bond or deposit required in this section shall be forfeited to the City which may cause the work to be completed and the cost of such work in excess of the deposit or bond, if any, shall be assessed to the property taxes in the form of a lien.

1010.06 FIRE HYDRANT USE PERMITS

- (a) Permit Required. No person shall use water from street hydrants without a permit issued by the City Engineer. The applicant shall submit a completed rental agreement with required fees and deposits prior to obtaining the permit and the hydrant meter and backflow preventer assembly.
- (b) Fees. Each applicant will be charged an administrative fee of \$150 and a maintenance fee of \$100.
- (c) Deposit. Each applicant shall be required to deposit \$2,250 for use of the City's equipment. Charges against the deposit shall include actual water usage costs and the costs associated with making any necessary repairs for damage to the equipment. A \$50 charge against the deposit shall be made for each month, or fraction thereof, the equipment is not returned after the rental agreement term expires. Should the deposit required in this Section be insufficient to cover these charges, the applicant will be responsible for paying the balance within 30 days of returning the equipment.

SECTION 4. This Ordinance is hereby declared to be an emergency measure, the emergency being in order to start the project for the safety of the public. Wherefore, this Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: April 15, 2024



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Apr 18, 2024



Kevin Corcoran
MAYOR

SECTION 4. This Ordinance shall take effect and be in full force from an after the earliest period allowed by law.

PASSED: April 15, 2024



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Apr 18, 2024



Kevin Corcoran
MAYOR

SECTION 4. This Ordinance is hereby declared to be an emergency measure, the emergency being in order to start the project for the safety of the public. Wherefore, this Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: April 15, 2024



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Apr 18, 2024



Kevin Corcoran
MAYOR

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted 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 accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance shall take effect and be in full force from an after the earliest period allowed by law.

PASSED: April 15, 2024



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Apr 18, 2024



Kevin Corcoran
MAYOR

SECTION 3. This Resolution shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: April 15, 2024



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Apr 18, 2024



Kevin Corcoran
MAYOR



NORTH
RIDGEVILLE
READY!

Planning together for a better tomorrow

Master Plan
2024

Placeholder for adoption resolution

ACKNOWLEDGMENTS

The Ridgeville Ready effort involved hundreds of engaged North Ridgeville community members, community volunteers, focus groups and leaders.

Steering Committee

Renee Allison	Douglas Hayes	DeAndre Nixon
Luke Andrus	Matthew Hedberg	Roxann Ramsey-Caserio
Greg Bartley	Jason Jacobs	Cassandra Robertson
Jennifer Black	Serina Lopez	Rudi Simko
Jennifer Brailer	Aaron Loyd	James Smolik
Jason Frindt	Donna Moats	Neil Thibodeaux
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Janet Graff	Janice Murphy	Brad Weaver

City Staff

Mayor Kevin Corcoran
Kim Lieber, Director of Planning & Development

Consultants

Planning NEXT
Ninigret Partners

A Special Thanks To

Residents of North Ridgeville

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APPENDIX

A. Community Input

- » Ready to Listen Input Summary Memo and Raw Data
- » Focus Groups Summary Memo
- » Ready to Imagine Input Summary Presentation
- » Ready to Imagine Raw Data
- » Ready to Reveal Input Summary and Raw Data

B. Technical Analysis

- » Technical Analysis Presentation Report
- » Steering Committee April 26 Presentation
- » Steering Committee June 27 Presentation
- » Steps to Achieve the Town Center
- » Implementation Matrix

INTRODUCTION!



Ridgeville Ready is a community-driven process to develop a Master Plan for the city of North Ridgeville, Ohio. Through this process, the community came together to create a plan that reflects their ideas, addresses the city's current challenges and can be put into action. This document is intended to guide decisions that will shape North Ridgeville for years to come.



THE IMPORTANCE OF A NEW PLAN

The last master plan was adopted in 2009. Since then, the city of North Ridgeville has grown and changed considerably. From 2010 to 2020, the population grew 20%, an increase that meant more diversity, a growing older adult cohort and thousands of new housing units. Growth is expected to continue, making it important for North Ridgeville to adopt a plan to help guide its future.

This new Master Plan is the city's long-term guide. It expresses the values and aspirations of the community and establishes goals for the next 10 to 15 years. The plan is a tool to prepare for change and acts as a resource for decision-makers. This is a plan for how to address growth, not a plan to require it. Although this is not a legally binding document, the plan will serve as a foundation for many city functions, such as budgeting decisions, code updates and development approvals.

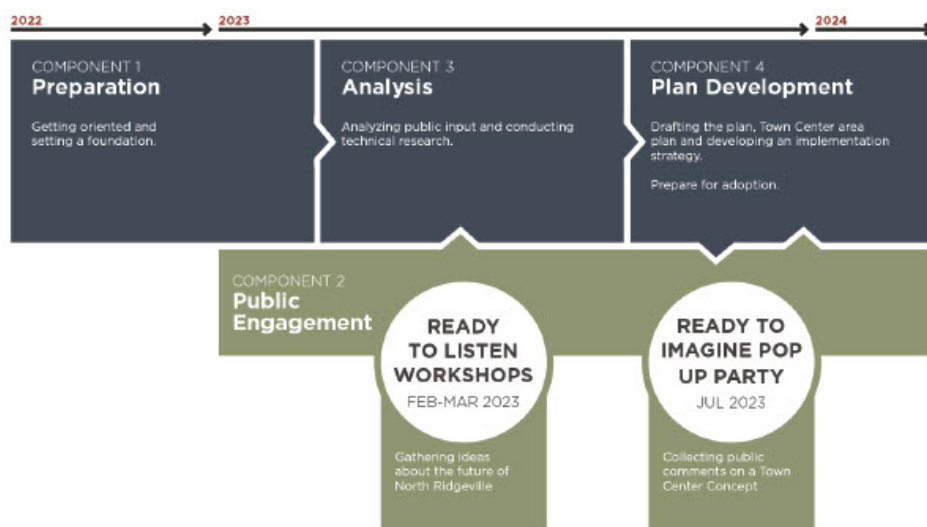


Introduction

PLANNING PROCESS

Community engagement was an essential part of Ridgeville Ready. The goal throughout the 15-month process was to be open, inclusive and transparent. The process was intended to facilitate an environment where people could participate in deep and meaningful conversations. Through meetings and other public engagement opportunities, thousands of ideas helped inform the new Master Plan.

People from across the city were invited to participate in various in-person and online engagement opportunities so that the Master Plan would reflect the authentic voice of the community. In addition to public input, technical analysis was conducted to understand the current trends and challenges facing the city. Both these components helped to shape the Plan's recommendations.



This section includes an overview of the key milestones of the Ridgeville Ready process and the input that informed the development of the final Master Plan.



Steering Committee Meetings

A diverse steering committee was carefully selected to serve as community advocates for Ridgeville Ready. This group guided plan substance and served as stewards of the Plan in the community. This group was representative of the demographics and geography of North Ridgeville. The committee met ten times during the process and helped plan for and volunteer at public engagement events. The committee provided valuable direction and feedback to the team throughout the process.



Ridgeville Ready Steering Committee Meeting

Focus Group Meetings

Nine focus group interviews were held, engaging about 40 participants in conversations around major topics of interest to gain a better understanding of the city's issues and opportunities from local experts. Subjects included infrastructure and utilities, parks and open space, housing, public safety, community services, employment and economic development. The groups brought together business leaders, elected officials, major employers, city departments, developers, community service providers and older adults who were offered a chance to speak candidly with the planning team about their experiences, desires and concerns. Focus group participants provided important feedback important that set the stage for the next steps in the process.

Introduction

Technical Analysis

Data collection and technical analysis were conducted to better understand the current conditions and trends related to:

- » Community demographics
- » Public facilities and infrastructure
- » Transportation and traffic
- » Parkland and recreational facilities
- » Health and safety
- » Economic development
- » Housing
- » Land use

This task included quantitative and qualitative analysis based on research, data collected from focus groups and a review of recent past planning efforts. The full set of findings was presented to the Steering Committee. The presentation reports are available in the appendices.

Public Engagement

Three rounds of public engagement were conducted during the planning process. These rounds served as opportunities for the public to give input and were promoted through public outreach campaigns that included:

- » Email blasts
- » City newsletters
- » Rack cards
- » Promotional coasters
- » Facebook posts
- » News posts on the project website RidgevilleReady.com
- » Information on the city website and Mayor's weekly videos



Round 1: Ready to Listen

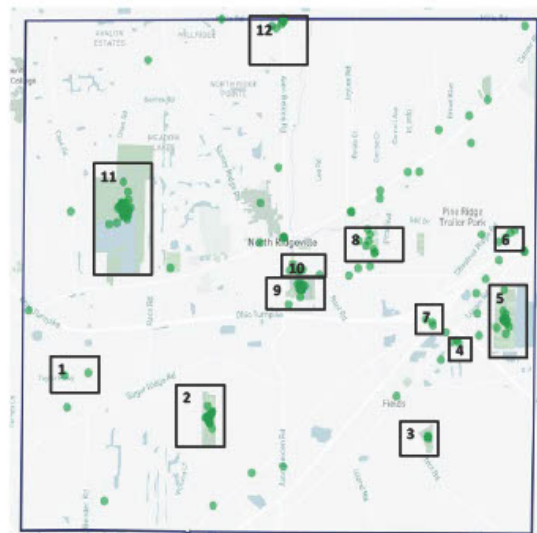
Ready to Listen ran from mid-February to mid-March 2023. Participants were asked to share their big ideas about the future of the city. Three in-person workshops were held at different locations in North Ridgeville along with two virtual workshops. Additionally, an online survey was made available from February 20 to March 13, and meetings-in-a-box were facilitated by staff and Steering Committee volunteers.

The first activity involved two "big picture" questions to encourage meaningful discussions among participants and draw out big ideas about the city's future.

The second activity was a mapping exercise that asked participants to identify assets, or places people feel proud of, and opportunities, or places that could be better utilized, and explain why they identified these areas.



Mapping Opportunities



Mapping Assets

The Ready to Listen events involved almost 200 participants and gathered 845 ideas and comments.

Introduction



Big Ideas Round 1

What are the greatest opportunities for North Ridgeville?

"North Ridgeville still has a lot of potential for growth. I feel the city has the means to plan accordingly - provide connectivity, minimize congestion, providing all the amenities the city needs, create destinations - give purpose and direction for its growth."

Big Ideas:

- » Expand and attract different types of businesses and industries.
- » Improve specific and underutilized buildings and properties.
- » Expand or add public amenities, facilities and programs.
- » Provide more things to do.
- » Improve school facilities.
- » Improve road infrastructure.
- » Improve the city's visual aesthetics.
- » Increase pedestrian connectivity between neighborhoods and areas.
- » Plan for additional parklands or green spaces.



Round 2: Ready to Imagine

Ready to Imagine was held on July 20, 2023, in the form of a pop-up party. The planning team created a fun and festive atmosphere involving food, games, prizes and other entertainment, designed to bring out people who may not typically attend public meetings. In addition to the Master Plan station, other city departments and community partners were there to share information and gather feedback on their current projects and initiatives. Partners included North Ridgeville Parks and Recreation, North Ridgeville Senior Center, North Ridgeville City Schools, North Ridgeville Branch Library, North Ridgeville Veterans Memorial and North Ridgeville Heart and Sole.

The Master Plan station focused on sharing and testing land use principles and the draft concept for a new Town Center.

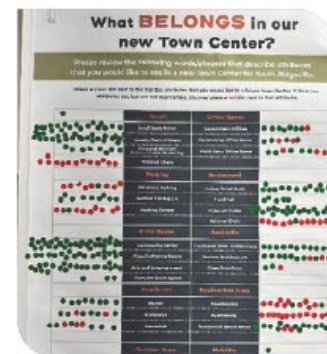
Activities involved:

- » Rating and reacting to the draft land use principles
- » Sharing ideas on the future Town Center
- » Voting on attributes and uses that belong or don't belong in the Town Center (e.g., retail, parking, civic space, office space, restaurants, public art, etc.)

Despite inclement weather, the pop-up party was attended by hundreds of community members. Over 100 people engaged with the Master Plan station, providing 60 rankings of land use principles, 400 attribute votes and over 200 comments.

Round 3: Ready to Reveal

Ready to Reveal was the final round of engagement held from mid-December 2023 to mid-January 2024. During this round, draft recommendations and the Future Land Use Character Map were available for review, and the community was invited to provide feedback through an online form on the project website. Respondents were asked to select and rank up to three recommendations by priority before the plan was finalized and submitted for adoption. The online survey was completed by 103 people who shared over 1,150 comments on the draft recommendations and future land use map.



What belongs in the Town Center?



Ready to Imagine Workshop

"I LOVE this concept. Big in scope, future-focused, exciting, a destination project, possible!"

-Engagement Participant

PLAN STRUCTURE!



The Master Plan is guided by an overall vision that reflects the community's input about their future aspirations and values. The plan is organized into chapters around six broad topics. Each chapter is supported by a goal and several subsequent recommendations for action to achieve that vision.



VISION

North Ridgeville is a community with a strategic focus on the future !

abundant
amenities

economic
vitality

sustainable
infrastructure

access to
opportunities for all



Plan Structure

GOALS

1. Ensuring Efficient and Intentional Use of Land

With the growth potential of North Ridgeville over the next decade, this is an important moment in time for the community. This will be the last chance to articulate the best use of remaining undeveloped land. This is also a fresh opportunity to consider redevelopment in key locations. An intentional approach to land management and development will support the community's character and positively position the city for years to come.

2. Fostering a Diverse and Resilient Economy

Transitioning from a bedroom community to a complete community requires the creation of new economic opportunities for residents and businesses. Now is the time for North Ridgeville to grow the types, quality and diversity of jobs which will contribute to a healthy fiscal position for the city. This is essential not only to the livelihood of residents but also to the city's ability to continue to provide and expand high quality services.

3. Offering Choice in Housing

Providing a variety of housing types that are attractive and affordable is critical to meeting the needs of current residents and in attracting future residents. Currently North Ridgeville contains primarily one type of housing, single family homes, but there is room to include other types that serve people as they move through different phases of their lives.

4. Developing Attractive Amenities

Priority should be given to designing places in the community for people to gather including multi-use spaces, parks and recreational facilities that are accessible to all. Fostering the sense of community in North Ridgeville is key to elevating civic pride and creating an enduring attachment to place.



5. Creating a Connected Community

Ensuring accessible, safe and multi-modal transportation options is important to maintaining livability for residents as the community continues to grow. Additionally, planning must consider not only the traditional physical infrastructure needed to support development (water, sewer, etc.), but also the essential services of the future related to technology and sustainability.

6. Providing Responsible and Accountable Leadership

City leaders must continue to dedicate the resources required to realize the community's vision and future potential. This means working closely with residents, businesses, government partners and community organizations in a transparent and collaborative way. Implementation of this plan takes the entire community playing their roles, working together and finding creative solutions to the challenges ahead.

LAND USE!



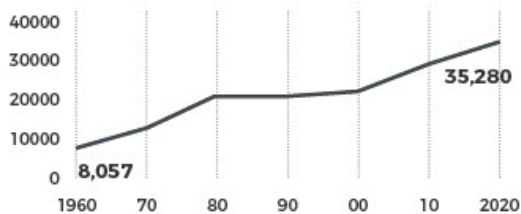
As North Ridgeville continues to grow, managing the built and natural environments will be critical. This chapter provides guidance to help the city make informed decisions about land use, physical development, infrastructure and environmental protection. The future land use component in this chapter serves as the foundation for the city's zoning regulations. It also influences other chapter topics such as housing, amenities and mobility.



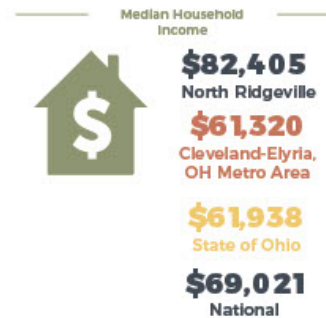
Community Context

The City of North Ridgeville is a primarily residential community that has experienced significant growth over the last two decades. From 2000 to 2020, the city's population grew by 58%, adding 12,942 new residents. Much of this growth came in the form of new subdivisions; two of the largest housing developments during this time added almost 4,000 single-family homes. As a result, the number of family households has grown, and children under 18 now make up almost a quarter of the city's population. The city has also become more diverse, and the cohort of people 65 and over is the fastest growing age group, indicating a need for housing options beyond the single-family development that has dominated the last 20+ years.

Population (1960-2020)



With this rapid growth, open space continues to be an important community asset. Private park and recreational facilities have been frequently built with new subdivision development, and North Ridgeville has recreational amenities that serve the broader community, including the Sandy Ridge Reservation operated by Lorain County Metro Parks. Community input through the Ready Ridgeville process has highlighted the desire to preserve and create open space, including rural and agricultural areas, and broad community gathering places in the face of growth and development.



Land Use

There are various ways in which local jurisdictions can manage growth and development pressure, including the development of a Master Plan and the regulations that implement it. While local governments like North Ridgeville can influence the use of private property through development regulations like zoning and building codes, owners have the right to decide when they buy or sell and how they use their land. Given that balance, this plan creates a vision for the policies that will shape changes over time within the realm of local government authority.

The Role of Local Government

Under Ohio law, local governments have many functions and authorities in managing growth and development. Home Rule Authority applies under the Ohio Constitution for cities and villages. This includes the authority to:

- adopt and implement subdivision regulations for the creation of parcels to support development;
- establish engineering standards for public improvements relative to development;
- plan capital improvements;
- enforce building codes to regulate residential and commercial development;
- set stormwater regulations to manage on- and off-site drainage related to development;
- provide water, sanitary sewer and stormwater services;
- create incentives to support economic development; and
- adopt property and income taxes and fees to raise revenues for public services and facilities.

New development is also constrained by several physical factors, such as floodplains, wetlands and soil quality. While these features may add complexity or cost to development in some areas, they do not preclude the area from suitability for future development. Site-specific evaluations will be required for any development project to determine the existence of environmental features.



Additional growth also necessitates expansion of public services, utilities and infrastructure. The city will need to find strategies that balance ongoing maintenance with the cost of new infrastructure to meet capacity demands. Land use strategies, such as developing vacant and underutilized sites more efficiently, can support this balance by maximizing the use of existing infrastructure and limiting the expansion of new development on rural land.

Alternative forms of future development, such as small areas of mixed-use, may also help to conserve land, maximize revenues, minimize public infrastructure costs and preserve open space. A balanced approach to the continued growth of North Ridgeville, one that directs new development to intentional locations and preserves existing neighborhood character and natural places, can help to maintain the quality of place that makes North Ridgeville unique.

GOAL

Ensuring Efficient and Intentional Use of Land

With the growth potential of North Ridgeville over the next decade, this is an important moment in time for the community. This will be the last chance to articulate the best use of remaining undeveloped land. This is also a fresh opportunity to consider redevelopment in key locations. An intentional approach to land management and development will support the community's character and positively position the city for years to come.



Land Use

LAND USE PRINCIPLES

The following land use principles describe the intent for how growth and development in the city should occur. These principles are based upon the major themes of community input and are supported by the Future Land Use Character Map and land use recommendations.

The city aims to achieve...

1. **Strong neighborhoods** that are well-connected to one another, served by amenities and activities accessible to the community and where appropriate to provide in an area of the city, allow the flexibility of different housing options attainable to different populations and life stages.
2. **Parks, open spaces and recreation facilities accessible to all**, with special focus ensuring opportunities for those areas of the community not served with private amenities.
3. **Responsible expansion and management of infrastructure** that serves development and neighborhoods efficiently and minimizes impact on the natural environment.
4. **Expansion of employment areas**, including responsible development of new sites and better use of underutilized and vacant properties to accommodate a diverse range of industries.
5. **Attractive gateways and well-designed commercial corridors** that enhance the city's identity.
6. **A strong Town Center** that is a community destination with higher intensities of development, a mix of uses and a vibrant and active public realm.



EXISTING LAND USE

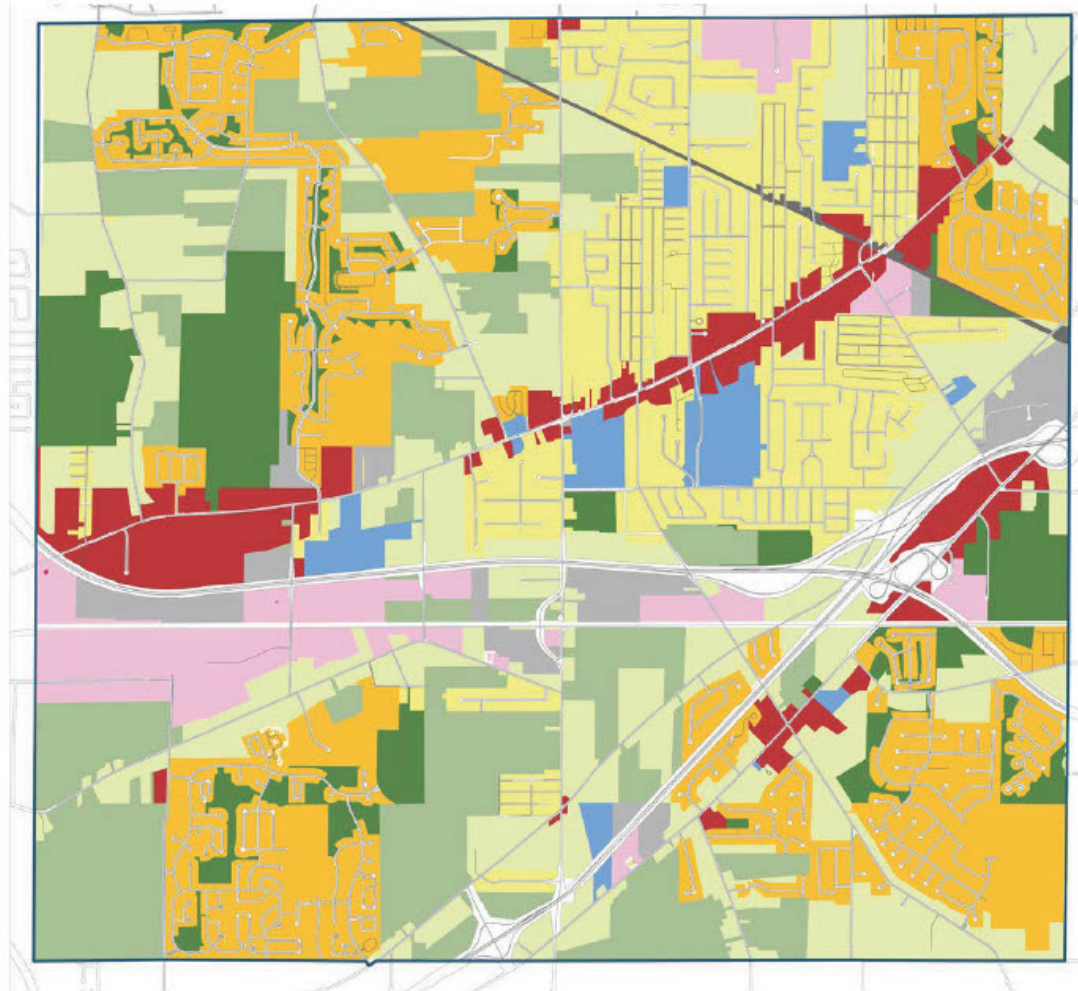
To develop direction for the future use of land, it is critical to first understand what exists today. The Existing Land Use map displays the location and extent of various land uses, such as residential, commercial, parks, and agriculture under current conditions. This map helps take inventory of the community, learn from it, and use it to make decisions on future land uses. The assessment of existing land use conducted as part of this planning process highlighted several factors that need to be considered in the development of the future land map and accompanying policies.

Generally, North Ridgeville is growing. Consequently...

- » Growth will tax existing infrastructure, thus services and infrastructure will need to address growing needs.
- » Aging in place strategies will need to be implemented as adults 65 years and over are the fastest growing age cohort.
- » The population has become more diverse and city services will need to shift to accommodate changing needs.
- » Current land use will need to be re-evaluated to accommodate further housing demand as family and non-family households continue to grow.
- » The City is not reaping tax benefits from increasing median income due to a lower tax rate compared to other communities.

Land Use

Existing Land Use



Neighborhoods and residential areas

- Rural Residential / Agriculture
- Edge Residential
- Traditional Neighborhood Residential
- Planned Neighborhood Residential

Non-residential Uses

- Commercial Corridor
- Employment Center
- Civic Campus
- Parks and Open Space

Other

- Utilities



FUTURE LAND USE AND CHARACTER

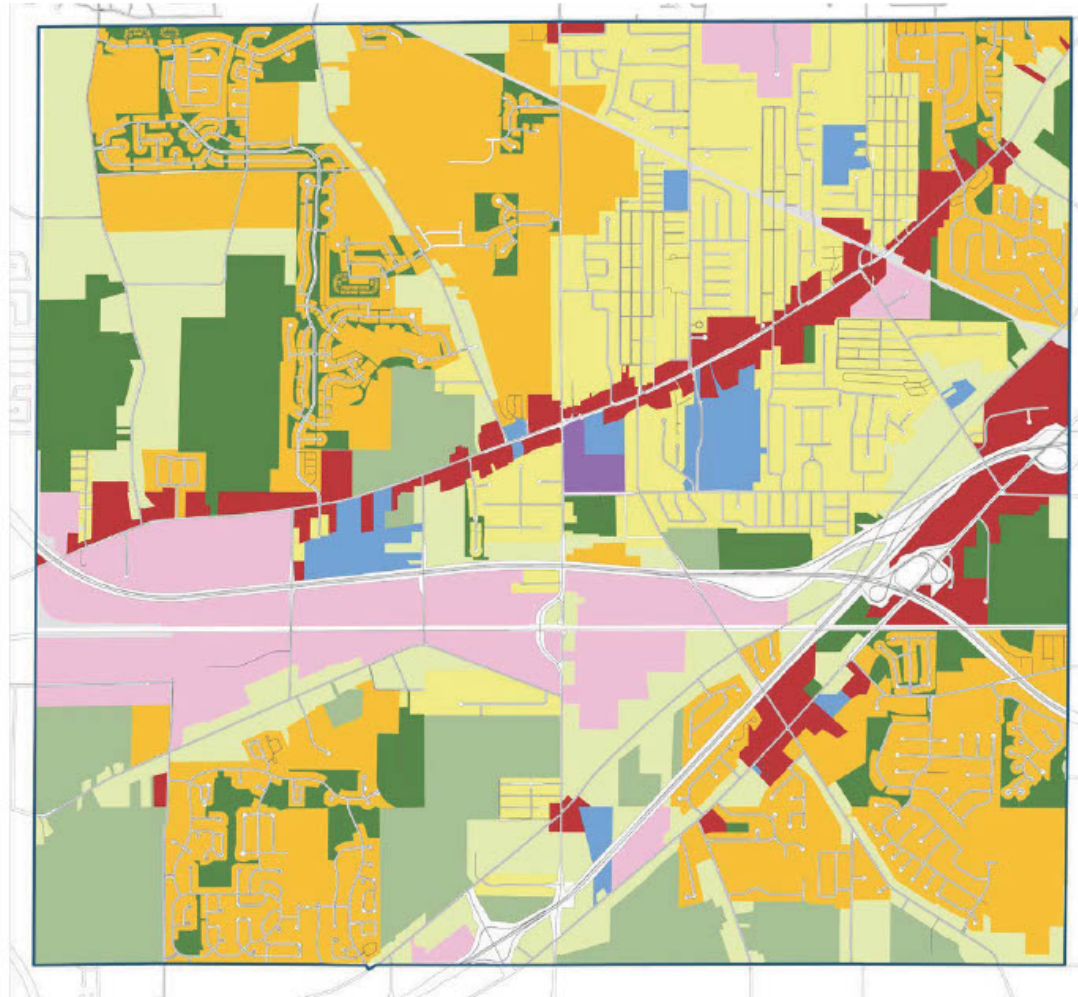
The Future Land Use Character Types and Future Land Use Character Map express the city's intent for where and how land should be used in the future. The character types are defined by various attributes of urban form, mobility and land use. They encompass a range of conditions that can apply to places citywide. The future character map is a tool to guide decisions about future land use and development over time. It is not a mandate for development or redevelopment but describes the city's expectations regarding the use and character of future development and serves as the basis for potential future zoning updates. It is implemented over time through the administration of the city's zoning regulations and various public and private development decisions. For example, property owners seeking to redevelop or change the use of their property may need to apply for rezoning. Rezoning decisions should be evaluated on how they conform to the Master Plan's Future Land Use Character Map.

The character types are defined on the following pages.



Land Use

Future Land Use



Neighborhoods and residential areas

- Rural Residential / Agriculture
- Edge Residential
- Traditional Neighborhood Residential
- Planned Neighborhood Residential

Non-residential Uses

- Commercial Corridor
- Employment Center
- Civic Campus
- Parks and Open Space

Mixed-use area

- Town Center (New)

Other

- Utilities



RURAL RESIDENTIAL / AGRICULTURAL

Areas of rural development made up of mostly agriculture and single family residential on a wide range of lot sizes. These areas may include limited supporting commercial, industrial and other uses.

PRIMARY USES

- » Agricultural
- » Large lot single-family residential

SECONDARY USES

- » Civic and Institutional
- » Parks and open space



BUILDING BLOCKS

Height Range	1 to 2 stories
Building Form	Detached residential dwellings with accessory buildings and structures
Building Setback	Varies
Streets	Varies, but typically along major collector or minor arterial roads

Land Use

EDGE RESIDENTIAL

Areas of mostly large lot (greater than one acre), single family residential development situated along rural corridors. These areas tend to be developed in a piecemeal fashion and have varying building setbacks and lot sizes and may be served by private septic systems. These areas are appropriate for limited non-residential development that is developed at a similar rural character. Edge residential areas are not expected to change significantly from current conditions but may have the potential to be subdivided into smaller residential lots.



PRIMARY USES

- » Large lot single-family residential
- » Agriculture

SECONDARY USES

- » Civic and Institutional
- » Parks and open space

BUILDING BLOCKS

Height Range	1 to 2 stories
Building Form	Detached residential dwellings with accessory buildings and structures
Building Setback	Varies
Streets	Varies, but typically along major collector or minor arterial roads



TRADITIONAL NEIGHBORHOOD RESIDENTIAL

Residential areas represent some of the city's earliest subdivisions. They are mostly single family residential but may include other housing types of similar scale. Housing is typically consistent in style within a neighborhood based on when it was developed. These areas may have narrow streets, sidewalks and some public open space within the neighborhood. Traditional neighborhoods are not expected to change significantly in the future. This type is not expected to apply to currently undeveloped areas of the city.



Future development in these areas should:

- » Allow for new infill housing that is compatible to the adjacent character in terms of building size, height, and setbacks.
- » Support other housing types such as duplexes or small-scale multi-unit buildings that have the scale of single-family homes.
- » Support opportunities for completing the sidewalk network through these neighborhoods.



PRIMARY USES

- » Single-family residential

SECONDARY USES

- » Attached residential
- » Multi-family units
- » Accessory buildings
- » Civic and Institutional
- » Parks and open space

BUILDING BLOCKS

Height Range	1 to 2 stories
Building Form	Traditional single-family homes.
Building Setback	20-50 generally consistent within a block. In most of the older neighborhoods typically contain sidewalks on one or both sides of the street.
Streets	Local residential streets in a grid like pattern but should follow surrounding context.

Land Use

PLANNED RESIDENTIAL

Residential areas developed as subdivisions that are mostly single family residential but may include other housing types. These areas tend to be developed at one time (or in major phases) and may include different housing types grouped in the neighborhood - with more compact and attached housing often located at the edges near commercial areas.

Future development in these areas should:

- » Have a well-connected street network of walkable blocks with sidewalks and street trees. New neighborhoods should be connected to existing developed neighborhoods.
- » Support neighborhood-scale commercial or mixed-use development at the edges or along arterial roads.
- » Support more dense housing types near commercial or mixed-use areas.
- » Provide walkable access to parks, recreational amenities and commercial uses.



PRIMARY USES

- » Single-family residential
- » Attached and detached cluster single family dwellings

SECONDARY USES

- » Senior housing
- » Neighborhood scale commercial
- » Civic and Institutional
- » Accessory buildings
- » Parks and open space

BUILDING BLOCKS

Height Range	2 stories
Building Form	Mostly detached single family homes, uniform sizes within the same block. Lots are more compact and denser.
Building Setback	20 to 35 feet, consistent within the same block. Front yard generally contains a driveway that leads to an attached garage.
Streets	Local streets in a curvilinear pattern.



CORRIDOR COMMERCIAL

Areas with a mix of commercial development ranging from larger-scale retail serving a regional market to small commercial uses primarily serving nearby neighborhoods that exist along arterial roads or highways. These areas have an auto-oriented design and are characterized by mostly one-story, single-use buildings of varying sizes. Multi-story hotels, offices, mixed-use buildings and apartment developments could also be appropriate in these areas. In some cases, commercial development may serve as a transition between commercial and residential areas, with commercial development that is walkable and compatible in scale to nearby neighborhoods.

Future development in these areas should:

- » Accommodate a wide range of commercial uses.
- » Concentrate larger commercial buildings at intersections, freeways entrances/exits or at the city entrances.
- » Limit new curb cuts and promote shared vehicular access points to minimize potential conflicts with pedestrians.
- » Orient buildings near the primary street or an internal street on at least one side to consolidate parking areas between buildings in a configuration that could be shared by multiple tenants or uses.
- » Be well-connected with sidewalks and feature high-quality landscaping and streetscape elements.
- » Have consistent setbacks from the street.
- » Allow for walkability, if there are opportunities for smaller commercial development, compatible in scale within nearby neighborhoods.
- » Incorporate some pocket parks and plazas as public amenities and be easily accessible to surrounding communities.
- » Apply high-quality building and site design standards.



PRIMARY USES

- » Commercial and retail
- » Office

SECONDARY USES

- » Institutional and civic
- » Attached single-family homes
- » Multi-family units

BUILDING BLOCKS

Height Range	1 to 2 stories
Building Form	Predominantly single story. Buildings typically have large footprint buildings (including those along major arterial streets). Two story buildings may be appropriate in areas where they front major arterial or minor collector streets. Smaller neighborhood scale commercial buildings may be used as a transition between larger commercial buildings and surrounding residential areas.
Building Setback	Varies, should be consistent with the surrounding context
Streets	Long blocks along major arterial or major collector streets. Sites typically have multiple private access points and some shared access points.

Land Use

EMPLOYMENT CENTER

Areas that accommodate a diverse range of employment uses, including office, light industrial, research and technology, small local businesses and start-ups. These areas tend to have large footprint buildings, surface parking and are adjacent or connected to major transportation corridors. Larger buildings with heavier operations have a larger setback from adjacent residential neighborhoods to minimize negative impacts. Smaller buildings may be located closer to the street.

Future development in these areas should:

- » Provide flexible space to support a variety of low impact but high value industrial and office users.
- » Accommodate shared parking and clustering of buildings in a campus setting
- » Conserve natural features through careful site design and building placement to minimize negative impacts on natural or environmental features.
- » Provide buffering through building placement or landscaping between these areas and adjacent residential areas.
- » Encourage the use of higher quality building materials and landscaping for highly visible sites.



PRIMARY USES

- » Office
- » Neighborhood office
- » Light Industrial
- » Warehousing
- » Manufacturing

SECONDARY USES

- » Commercial
- » Civic / Institutional
- » Parks and open space

BUILDING BLOCKS

Height Range	1 to 2 stories
Building Form	Predominantly 1 story buildings with varying building sizes and types (i.e., from manufacturing and industrial buildings to office space). Building spaces are flexible to accommodate various users.
Building Setback	Varies, should be consistent with the surrounding context.
Streets	Mostly located along minor arterial streets. Should be consistent with the surrounding context.



TOWN CENTER

The Town Center is an area that is intended to become a focal point for the city. It should include a mix of uses such as retail, office, civic, residential and community gathering spaces arranged in a walkable pattern. Buildings should be oriented to frame attractive streets and public spaces, while vehicle access and parking should be located behind buildings and shared.

Future development in these areas should:

- » Exhibit high quality architectural and site design.
- » Include public realm amenities such as pedestrian-scale lighting, signs, and landscaping. Seating in the pedestrian realm and outdoor dining should be accommodated.
- » Encourage buildings with multiple uses - ground floor uses should be retail or restaurants while upper floors may be office or residential.
- » At the edges of the Town Center, mixed residential development may occur as transitions to lower density residential areas.



PRIMARY USES

- » Vertical mixed use - commercial, retail and/or residential units
- » Community commercial
- » Attached single-family homes
- » Multi-family units
Community center
- » Civic / Institutional uses

SECONDARY USES

- » Parks and open space
- » Public plaza

BUILDING BLOCKS

Height Range	2 to 4 stories
Building Form	Mix of large footprint buildings and smaller buildings that may be occupied by multiple tenants. Buildings in the Town Center are more compact and denser.
Building Setback	0-20'
Streets	Streets should promote a walkable setting with short blocks, sidewalks and street trees. Residences should be designed to front onto a public street or open space.

Land Use

CIVIC CAMPUS

Large public or semipublic sites such as city facilities, schools and other significant institutions. These sites have unique development patterns that may vary from the surrounding character, such as multiple buildings in a campus setting.



PARKS AND OPEN SPACE

Areas that are preserved as open space by either public or private entities or agreements. This includes public parks and recreational areas, preserved natural areas or significant open space set aside for stormwater management.





RECOMMENDATIONS

In addition to the Future Land Use Character Map, the following recommendations support the land use principles. These actions are strategic projects, policies and programs that supplement existing city activities. They are generally organized from broader to more specific actions; the order of recommendations does not indicate the level of priority.

1. **Update the zoning code to guide growth and improve development standards.** To ensure future development projects meet the city's desired outcomes, the city should update the zoning code to ensure ordinances reflect the recommendations of the Master Plan. The following actions help organize the necessary updates for non-residential development. See the housing chapter for zoning recommendations specifically related to residential development.
 - a. **Establish site design standards.** For each zoning district, the city should establish design standards to create strong and attractive neighborhoods and ensure new development respects and provides appropriate transitions to adjacent properties. Standards should be created to address negative environmental impacts of development, encouraging the use of these mitigation techniques as potential features and amenities (i.e., landscape and tree plantings, permeable pavers, bioretention, recreation and green spaces, etc.).
 - b. **Consolidate business districts.** The city has five designated business districts, each with its own set of use regulations and development criteria. The city should consider combining business districts that are similar in nature and intent and consolidating and improving the standards.
 - c. **Create mixed-use districts and/or allow for mixed use within designated business districts.** There is an opportunity to create greater vibrancy in the city's commercial corridors by allowing flexibility to include a residential element along with commercial use. The city should consider two approaches to mixed use:
 - i. **Town Center:** purpose-built; a defined geographic area intended as the future city center
 - ii. **Infill development:** opportunity-driven; targeting key locations that can accommodate increased density, such as underutilized commercial properties

Land Use

Zoning to Encourage Mixed-Use Redevelopment




This map illustrates potential opportunities to create new community and economic assets. There may be additional locations where mixed-use redevelopment would be appropriate or desired. The redevelopment of these sites would require interest and action by the property owner.

In 2015, the Mid-Ohio Regional Planning Commission (MORPC) and the Columbus District of the Urban Land Institute (ULI) funded a study to evaluate various development patterns at the regional level. Among the impacts documented, the study found that at higher densities, there were less negative fiscal impacts on the region. Specifically, ongoing operations and maintenance costs on infrastructure were reduced as density increased. The study also reaffirmed the idea that as development patterns increase in density, cost savings that benefit homeowners also increase.

Many jurisdictions have adopted zoning regulations that make it easier to create pockets of mixed-use, walkable places. Notable Ohio examples include Upper Arlington's Unified Development Ordinance (UDO), Dublin's Bridge Street District, and Franklin County's Smart Growth Overlay. These codes also address common design standards such as building orientation, size and placement to ensure the new development fits with the look and feel of the surrounding area.

North Ridgeville has several areas along the commercial corridor that could be sites of small-scale mixed-use development. These include areas where the existing building area is less than 30% of the site's total acreage, signaling that they are underutilized and could be redeveloped to a more productive use. Underutilized sites also include properties or buildings that are not used to their fullest economic potential. In some cases the sites are vacant; others are partially vacant.



- d. **Review other non-residential zoning districts for needed improvements.** In addition to the five business districts, the zoning code contains three industrial districts and three special development districts. These districts should be similarly reviewed and considered for consolidation and improvement. As a result of these changes, properties currently in these non-residential districts should be rezoned to the new or consolidated districts.
- 2. **Support preservation of rural and agricultural areas.**
 As development pressures continue, and market forces raise the value of vacant land in North Ridgeville, the ability to preserve farmland will grow increasingly challenging. The city should prioritize efficient use of land and infrastructure by promoting redevelopment and infill on underutilized sites in alignment with the Future Land Use Character Map. The city can also serve as an important link to programs and resources that work to assist interested property owners in preserving farmland.
- 3. **Support proactive rezoning of property consistent with the adopted master plan.** The Future Land Use Character Map should be used as a guide for decision makers in reviewing requests for rezonings. To improve long-term land use outcomes, the city should proactively engage with key property owners to discuss rezoning and redevelopment opportunities. Requests to zone/rezone a single parcel, commonly known as spot zoning, should not be supported unless consistent with the Master Plan.
- 4. **Promote redevelopment in strategic locations.** Certain sites in North Ridgeville present challenges to development due to size or condition. For example, the Center Ridge Road widening project created some instances of building demolition and reduced lot sizes and revealed, in certain locations, the existence of brownfield sites. Without intervention, these conditions can lead to long-term vacancies or property neglect.

Conservation Easements in Ohio

Conservation easements have gained widespread popularity as a tool for land conservation in the United States. They are voluntary agreements between landowners and conservation entities, where the landowner commits to safeguard a portion of their land from future development, often indefinitely. Landowners still retain various rights, including ownership, use, sale and ability to pass land through inheritance to family members.

Between 2002 and 2022, the Ohio Department of Agriculture successfully preserved 91,507 acres of agricultural land across 589 family farms in 61 counties. The total acreage under permanent conservation easements, through various programs of the Ohio Department of Agriculture, exceeds 102,000 acres.

Source: agri.ohio.gov/programs/farmland-preservation-office/resources/all-about-farmland-preservation

Land Use

Additionally, road realignments have also created pockets of property owned by the city within the commercial corridor. The city should identify strategic locations where these conditions exist and explore zoning and development tools that could make these sites attractive for future redevelopment projects.

5. **Undertake a study to determine citywide impacts on services and facilities from future development.** New development will generate incremental impacts on citywide services and facilities. Ohio municipalities can establish fees to offset these costs as a pro-rated fee. The impacted services and facilities include fire, police, EMS, municipal facilities and general operational and maintenance costs. Fee structures are based upon a thorough analysis of all development uses and the state of city services and facilities, particularly relative to capacity needs. The city should consider undertaking such a study as the first step in exploring potential fees.
6. **Ensure new development funds the directly attributable costs of impacted infrastructure.** New developments directly impact adjacent infrastructure, often creating the need for capacity expansion or other physical improvements. Those resulting costs should be funded by the developer through a mechanism like system development charges. For example, new traffic generated by a development may require additional right-of-way for road widening or turn lanes, intersection improvements, sidewalk dedication and bike lanes. Utility upgrades may also be needed. Parkland dedication requirements are another common example. These system development charges should be negotiated during the development review and approval process and can be documented via a developer's agreement with the city prior to final approvals.
7. **Continue to improve the development review process.** Along with updates to codes and ordinances, the city should explore ways to streamline the development review process, introducing new technology and

System Development Charges


System development charges are one-time fees that help pay for Infrastructure Improvements that must be built to support the new development. New development often brings new residents and visitors, which can put strain on a city's infrastructure and services. These charges are assessed when a building permit is issued and are designed to offset a proportionate share of the public costs of accommodating new development. The basics:

- Local governments can require property developers to make a one-time payment.
- This fee is designed to help offset the impact that a new development may have on public infrastructure, such as roads, schools, parks, recreational facilities and water and sewer systems.
- The calculation of such fees considers factors like the size of the new development and the magnitude of its impact on the surrounding area.



improving efficiency for both staff and applicants. Internally, better coordination between building, engineering, planning and public utilities will improve workflow. Externally, information should be made available online in a format that is clear, concise and user friendly. The city should also consider creating an online permit portal that would allow electronic submission and payment collection and direct review and comments from city departments.

8. **Update and proactively enforce property maintenance codes.** Property maintenance codes exist to maintain public health and safety and preserve property values in the community. Properties that do not meet the minimum standards create negative visual impacts and, in some cases, unsafe conditions. The city should strengthen the building code related to property maintenance to more clearly define requirements and procedures for enforcement and abatement. Also, historically the city has enforced property maintenance on a complaint basis, which unfairly places the burden on the community to police their neighborhoods for code violations. The city should commit the staff and resources needed to provide proactive enforcement, ensuring code enforcement officials are properly trained and making resident education a top priority.
9. **Develop a rental registration program.** A rental registration program can help preserve and protect the quality of housing stock, ensure safe conditions for tenants and maintain the integrity of residential neighborhoods. The program would require property owners of one- two- and three-family rental units to obtain a local license for every rental dwelling. These dwellings may then be subject to interior and exterior inspection by the city to ensure these properties comply with North Ridgeville and State of Ohio codes and ordinances.

 Indicates recommendation was identified by the public and Steering Committee as a priority.

ECONOMY!



Economic opportunity is at the core of a community's prosperity. North Ridgeville has opportunities to improve its financial health and enhance the services provided to residents through increased economic productivity. Given that over 70% of North Ridgeville is zoned for residential use, the city will need to plan strategically for the land, infrastructure and amenities that attract and retain businesses.



Community Context

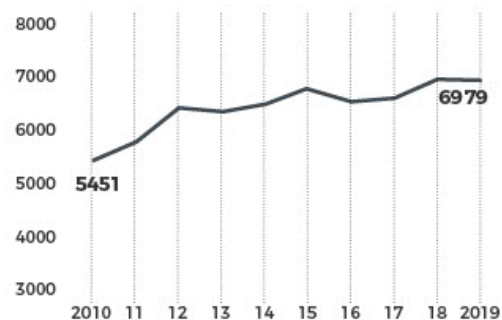
With the continued growth of North Ridgeville, managing land use from the perspective of revenue generation is an important consideration. Bedroom communities, like North Ridgeville, typically experience less economic activity due to residents leaving the area for employment elsewhere. According to the US Census Bureau, relatively few North Ridgeville residents work in the city. In 2021, of the 5,500 people employed within North Ridgeville, only 13% of those people both lived and worked in the city.

The tax revenues generated by specific land uses, and the corresponding expenses to provide public services and infrastructure, including operating and maintenance costs, are aspects to consider when establishing growth and development priorities. Typically, the land uses that generate the most revenue for a city with the current tax structure of North Ridgeville have high value property and buildings and/or high wage jobs.

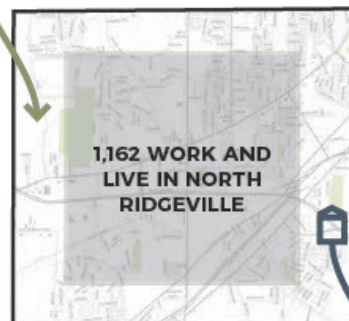
North Ridgeville is limited by a lack of sites that can compete regionally for large, new employers. Therefore, the city will need to be strategic about economic development opportunities. A focus on job quality and job density may be the most effective approach to economic development. Job density measures the number of employees per acre or square foot. A medical center would have higher job density than a warehouse facility, for example.

Job density is only one measure to consider. The availability of high-quality jobs also has an impact on the city's revenue. North Ridgeville largely relies on income tax

Employment Trends



5,817 WORK IN NORTH RIDGEVILLE; LIVE OUTSIDE



15,684 LIVE IN NORTH RIDGEVILLE; WORK OUTSIDE

Data Source: NInIqret Partners analysis of OnTheMap.gov

Economy

revenue to provide city services and facilities. The current 1% income tax applies to people who work in the city and residents of North Ridgeville that work elsewhere. This is a very low rate in comparison to surrounding communities, a revenue challenge exacerbated by the primarily residential nature of North Ridgeville. Residential developments typically do not cover the cost of public services expected by residents unless home values are exceedingly high and generate above average property taxes. The ability to provide services to residents is therefore strained without a balance of development types. As a result, attracting and retaining high tax generating employers is a critical piece of North Ridgeville's economic development strategy.

A considered approach to new opportunities may serve the city well given the limited land for large scale employment-generating development. Where new construction is proposed, the city should enact incentive policies that emphasize the importance of job density and compensation levels. Changes in permitted uses within the zoning code can be made to manage the types of activities and ultimately increase job density levels. Additionally, compatibility in form and impact on the surrounding areas need to be considered. New development should be designed to blend into the character of the community and minimize any environmental, transportation system or utility impacts. Regulations should also allow for both traditional office users and mixed-business models in existing buildings.

Given the current balance of uses in North Ridgeville, the city's financial well-being is still largely dependent on being a desirable place to live. As a primarily residential community, the economic health and viability of North Ridgeville's neighbors, where many residents are currently employed, is as important to the city as its own economic policies. Attracting a larger workforce is dependent on the availability of a variety of housing options, as well as local services, and the overall appeal of the place. The recommendations in this chapter therefore acknowledge North Ridgeville as a city within a region, build upon the assets and character already in place and indicate priorities for growth.



GOAL

Fostering a Diverse and Resilient Economy

Transitioning from a bedroom community to a complete community requires the creation of new economic opportunities for residents and businesses. Now is the time for North Ridgeville to grow the types, quality and diversity of jobs which will contribute to a healthy fiscal position for the city. This is essential not only to the livelihood of residents but also to the city's ability to continue to provide and expand high quality services.

RECOMMENDATIONS

1. **Preserve or acquire land for employment uses.**
To encourage business and industry to expand and increase the tax base, the city should prioritize preservation of land for economic development by identifying and actively marketing areas appropriate for employment. The city should also consider pursuing land acquisition and rezoning, as needed, to create development-ready sites. Property ownership would allow the city to pursue a wide range of employment uses and provide amenities, public services and utilities to attract diverse and high-quality end users.
2. **Create new economic development programs and tools to support small businesses interested in locating or starting up in North Ridgeville.** The city should ensure its zoning code makes allowances for the increasing number of hybrid business models combining a mix of uses under a single roof. A review of home-based business regulations would help to ensure that they reflect emerging work from home models and are competitive with surrounding communities. To further support small businesses beyond zoning updates, potential resources such as grants, loans, assistance programs, etc., should be identified, whether city-established or working with partners in a concerted effort.

Development Ready Sites

"Development ready" typically refers to commercial or industrial sites where zoning is in place and due diligence has been performed so that they are ready to be developed. This may include environmental studies, surveying, title research, soil analysis, public utility infrastructure engineering and other logistics to allow for quick and efficient development.

These sites create opportunities for businesses to efficiently begin construction, reduce start-up costs, risk, time for approvals and ultimately time to operationality. As a result, they can help attract new industries and allow the city to remain competitive in the region.


Economy

3. **Collaborate with community partners to communicate resources available to small businesses.** The North Ridgeville Chamber of Commerce and Small Business Development Center at Lorain County Community College provide resources and tools to help small businesses grow. Both entities have resources available within the city and region; however, many in the community may be unaware these opportunities exist. The city should help direct small businesses to these resources to provide counseling and related assistance that will help potential businesses start-up, succeed and grow in the city.
4. **Develop a methodology to assess the impact on revenue when an applicant proposes to rezone from non-residential (commercial/ industrial) to residential use.** As the city continues to grow, it will be important for North Ridgeville to expand employment opportunities that provide revenue to support public services and infrastructure, and to attract new businesses that serve residents. The city should carefully evaluate anticipated revenue, long-term costs and other economic implications of a project if a developer applies to rezone a non-residential area to residential use. This methodology will help the city better understand fiscal impacts and assist with the decision-making process.
5. **Improve underutilized commercial areas along Center Ridge Road and in other areas of the city through zoning updates.** The city's zoning map and zoning regulations create obstacles to efficient development. For example, the frequent split zoning of properties creates lots with commercial frontage and residential land to the rear, which significantly limits the development potential of commercial corridors. Eliminating split zoning will create new opportunities for economic development. Additionally, business districts should be updated to allow for greater development flexibility and to accommodate a mix of uses where appropriate (i.e., combination of commercial and residential in multi-story structures). Creating basic design and landscape standards would help to improve aesthetics and uniformity along key corridors.
6. **Identify growing businesses and provide support for their retention, expansion and/or relocation within North Ridgeville.** Building and maintaining relationships and support for the business community will help the city's employers continue to succeed in North Ridgeville. Existing businesses may be looking for opportunities to improve the quality of life of their employees or may be facing new challenges in their business environments. The city should develop a process to assist companies that are outgrowing current locations or dealing with changing needs to remain and thrive in North Ridgeville.



7. **Identify improvements and amenities that would increase business and industry attraction.** Researching best practices and/or surveying existing businesses to understand site selection decisions will help North Ridgeville remain competitive with surrounding communities. The city should use this information to develop a business outreach program and prepare marketing materials toward this effort.
8. **Work with property owners to make the city's industrial districts more attractive.** Improving the visual appeal and amenities within industrial districts can help to attract new businesses and talent to North Ridgeville. Some of the industrial areas within the city could benefit from sidewalks and/or walking paths, streetscape enhancements, well-designed signage, landscaping features and other infrastructure upgrades to create a positive impression of North Ridgeville as a place to invest and do business. The city should identify areas of opportunity for these design treatments and work with property owners in the district to collaborate on improvements.
9. **Utilize local incentives to facilitate mixed-use developments.** North Ridgeville offers local incentives in the form of Community Reinvestment Area (CRA) and Tax Increment Financing (TIF) to help with business and industrial growth. As mixed-use districts are enacted in the zoning code, the city should continue to use these local incentives and identify other tools to promote and facilitate development in strategic areas.



 Indicates recommendation was identified by the public and Steering Committee as a priority.

HOUSING!



North Ridgeville continues to experience significant growth pressure. This chapter provides direction for managing the housing development that is expected to occur in the coming years. While most of the existing housing stock in North Ridgeville is single-family homes, a growing population in various stages of life will necessitate additional housing options to serve these future needs.



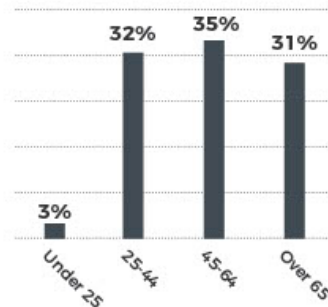
Community Context

North Ridgeville has almost 14,000 housing units, of which a sizable portion (88%) is owner-occupied. One of the key issues facing North Ridgeville is how the growth of the 65 and older cohort will impact the housing market over the next decade if the community does not respond to those changes. Approximately one-third of the population may need senior housing options or support while another one-third may be looking to downsize or find different types of housing products.

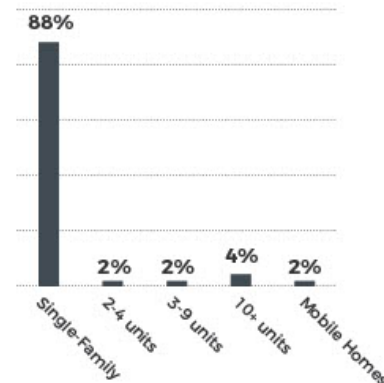
Attention must also be paid to the impact of rising development costs on residents. Development costs have resulted in a rise in housing costs for both owners and renters. This reality continues to challenge North Ridgeville and the ability of residents to afford housing. Currently, 20% of homeowners and 37% of renters are spending over 30% of their income on housing. The city has an opportunity to enact policies that guide new housing opportunities to meet local needs.

Over 40% of the existing housing in North Ridgeville has been built since 2000, and another 30% of homes were built in the 1960s and 1970s. Ongoing maintenance of this aging housing stock will be necessary over time. Given the stock of older homes, there should be strategies to re-invest in the older neighborhoods, which will help preserve the naturally occurring affordable homes in North Ridgeville. The city should also consider how commercial infill or redevelopment of vacant sites could accommodate other types of housing options, such as townhouses or apartments, while creating vibrancy through high-quality design and small-scale services that serve the existing surrounding neighborhoods.

Age Distribution of Householders



Housing Types



Housing

GOAL

Offering Choice in Housing

Providing a variety of housing types that are attractive and affordable is critical to meeting the needs of current residents and in attracting future residents. Currently North Ridgeville contains primarily one type of housing, single family homes, but there is room to include other types that serve people as they move through different phases of their lives.



RECOMMENDATIONS

1. **Conduct a comprehensive audit and update of the city's existing residential zoning districts.** There are currently ten chapters of the zoning code that govern the many residential zoning districts and regulations. Certain classifications appear in the zoning code text but are not applied to any parcels of land on the zoning map. Any such district that is not used and/or not useful should be repealed. All residential districts should be structured in a hierarchy of lot size ranges and densities to effectively manage new development and to ensure compatibility with adjacent neighborhoods. Supplemental regulations and accessory use requirements should be included in the audit.
2. **Update subdivision regulations and implement changes to developer agreements.** Subdivision regulations establish the procedures and requirements by which developers and property owners can subdivide property, whether for a single lot split or a major subdivision. Many of these subdivision regulations date from the 1960s, which have not been updated or coordinated with more recent changes to other zoning and land use regulations. Zoning, subdivision regulations and developer agreements should all work together, consistently and harmoniously, to provide clear guidelines to developers and establish the expectations of the city to ensure quality developments.



- 3. Develop aging in place policies.** The older adult population is the fastest growing age cohort in North Ridgeville. As such, the city will need to evaluate how effectively its housing stock and other factors such as services, infrastructure and programming serve the aging population so that they can live as safely and independently as possible. The city should develop "aging in place" policies with particular focus on a housing strategy to help older adults remain in the community.

Aging in Place

Aging in place is the concept of staying in your own home as you get older. Over the next three decades, the population will grow older, and births will decline, resulting in impacts on economic activity and quality of life. To facilitate economic growth, and support aging populations, cities can adopt policies that seek to provide programs, support, services and infrastructure that will encourage aging-in-place and contribute to healthier age-friendly communities.

In an age-friendly community, the policies, services and structures related to the physical and social environment are designed to help seniors "age actively." In other words, the community is set up to help seniors live safely, enjoy good health and stay involved.

Age-friendly policies and programs may be initiated by local government agencies or be advanced through partnerships with community-based programs. For example, Cleveland's Age-Friendly Plan includes Silver Spokes bike rides led by Bike Cleveland and the Department of Aging, a directory of public and nonprofit agencies that offer free or low-cost home repair and a medical equipment exchange to give seniors access to needed equipment.

Within the US, the AARP maintains a network of Age-Friendly States and Communities. Their staff and volunteers work throughout the nation to engage and mobilize communities, share expertise and deliver technical assistance to the towns, cities, counties and states in the network.

Sources: extranet.who.int/agefriendlyworld/age-friendly-cities-framework/
aarp.org/livable-communities/network-age-friendly-communities/


Housing

4. **Create a residential focused mixed-use district that could accommodate a mix of housing options.** Over the last few decades, the city has constructed thousands of new single-family homes. However, housing choices other than single-family homes will need to be considered to meet the needs of a growing population and people at different life stages. To this end, the city should create a mixed-use district that is intended to be primarily residential with limited ancillary uses such as small-scale retail, personal services and/or restaurants that are designed to complement the development. This residential focused mixed-use district should define target densities and have flexibility to allow for non-single-family housing options (i.e., townhouses, apartments).
5. **Reconsider standards in the R-1 Residence District.** Most of the undeveloped land in the city is zoned R-1 Residence District. This is a broad classification that allows for single-family dwellings and certain non-residential uses by-right, such as schools, churches and other public and semi-public uses. It also allows for cluster-style residential development by-right. The city should update permitted and conditional uses, as well improve development standards for R-1 zoned property, to provide clearer guidelines to applicants and a more robust review process for future development.
6. **For new residential subdivisions, require the provision of usable open space that serves the community.**
 - Current zoning ordinances lack clarity on how open space is defined. For example, stormwater management ponds, wetlands, required riparian corridors and other undevelopable land count towards open space requirements. The city should provide better guidance in the zoning code and provide specific parameters to allow for more usable open space that can be accessed by the community.





7. **Update the definition of “multiple family” in the zoning code.** State building codes view one-, two- and three-family dwellings as residential construction types and four or more attached dwellings as commercial construction. For consistency, the city’s zoning code should similarly categorize one-, two- and three-family dwellings separate from multiple family dwellings. The city should evaluate which residential zones may be appropriate for inclusion of three-family units. Providing a variety of dwelling configurations will allow more creativity for different types of residential and mixed-use developments.
8. **Develop a neighborhood reinvestment plan.** Despite the focus on recent residential growth, about 40% of North Ridgeville’s housing stock was built before 1969. These older homes not only require maintenance and repair that come with age, but infrastructure constructed in past decades may not meet current requirements for materials, installation techniques, capacities and best practices. As such, reinvesting in existing neighborhoods is important to preserving the quality of life for residents, enhancing property values and protecting naturally occurring affordability. The city should develop a reinvestment plan to help keep these homes and neighborhoods viable for current and future homeowners. Part of this investment plan should consider identification of needed utility upgrades or participation in and promotion of programs, such as the Community Housing Impact and Preservation Program (CHIP) to assist owners with home rehabilitation. Finally, the plan should be used as a tool to think about the needs of older neighborhoods as funding opportunities become available.

 Indicates recommendation was identified by the public and Steering Committee as a priority.

AMENITIES!



North Ridgeville takes pride in the range and variety of activities offered to the community. In addition to physical assets, there are numerous services promoting healthy living and supporting older adults. As the population grows, the city will need to continue providing well-rounded and multi-purpose facilities and amenities that not only serve residents but also boost the city's image as an attractive and active place to live and work.



The city of North Ridgeville has a wide range of physical amenities - city parks, Lorain County Metro Parks, school owned fields and athletic facilities, private fields and sports complexes and many HOA-operated private recreation facilities. Combined, these areas constitute ample parkland acreage but a significantly lower amount of developed parkland. The total available parkland in the city is 13 acres per 1,000 residents, most of which is provided by Sandy Ridge, while developed parkland (usable or accessible parkland) is only 3.6 acres per 1,000 residents. The national median for a community of similar size was 10.6 acres per 1,000 residents.

North Ridgeville's developed parkland provides recreational facilities like courts, pavilions, fields and playgrounds. Based on national benchmarks, set by the National Recreation and Park Association (NRPA) Agency, the city has sufficient facilities, but there is room for more opportunities. The city is at par or exceeds the national median for number of facilities per number resident in all categories except playgrounds.

North Ridgeville's assets are more than just physical parks and amenities. They include programming for all ages and abilities and access to both active and passive open spaces. The city also offers opportunities to promote healthy living through programs provided by Heart and Sole, a collaborative that was created to improve community health. Heart and Sole offers fresh food stands, walking activities, biking education and improvements in the built environment to promote fitness (i.e., outdoor fitness and bike path improvements). The Senior Center provides additional support to the older adult population, including transportation options and social opportunities. Since the older population is the fastest growing age group in the city, these support services will be important to continue and expand.

Maintaining and providing additional amenities is also an important economic development strategy to attract and retain residents. There is an opportunity for the city to create a wider range of spaces and programming that brings the entire community together and makes North Ridgeville an even more attractive place to live.



Amenities

GOAL

Developing Attractive Amenities

Priority should be given to designing places in the community for people to gather including multi-use spaces, parks and recreational facilities that are accessible to all. Fostering the sense of community in North Ridgeville is key to elevating civic pride and creating an enduring attachment to place.



RECOMMENDATIONS

1. **Create more passive recreational spaces.** Several city-owned parks include facilities used for specific sports' competitions, tournaments and practice. The city should provide more parkland and open spaces available and accessible to all for outdoor enjoyment on a year-round basis. The city should audit current parks and open spaces and create a plan that focuses on passive recreational spaces with diverse amenities. The audit could consider lands with wetlands, major forested areas or other sensitive environmental features the city can acquire and convert into passive recreation spaces.
2. **Create a system of neighborhood pocket parks.** According to benchmarks provided by the National Recreation and Park Association (NRPA), the City of North Ridgeville provides less acreage of parkland per resident than the national average. The city should work to improve this standing by acquiring land over time to create a system of small-scale parks that serve immediate surrounding areas, retrofitting existing neighborhoods to add pocket parks and updating subdivision regulations to require developers to provide parks within new developments.
3. **Expand the bike network through development of connected multi-use trails.** To expand mobility and recreation options throughout the community, the city should consider new bicycle facilities, especially where those facilities would connect to existing parks, paths, multi-purpose trails and designated bike routes. The city could consider creating and adopting a Complete Streets policy to implement a plan for bicycle connection and safety.



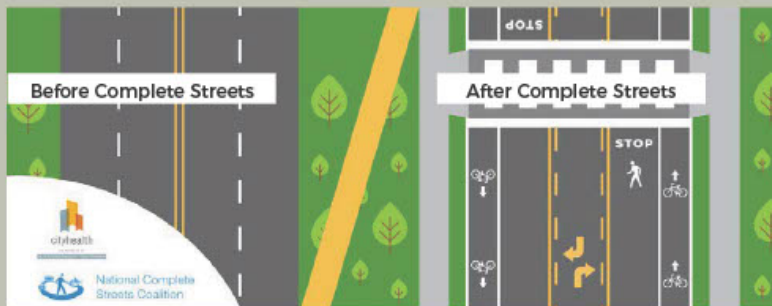
Complete Streets Policies

A Complete Streets policy specifies how a community will plan, design and maintain streets so they are safe for all users of all ages and abilities. It spells out a community's commitment to using a Complete Streets approach in decision making, identifies which specific populations in the community should be the priority for improving street safety and access, and articulates clear steps to change how decisions get made and track progress. They may include legislation, resolutions, internal policies, policies adopted by an elected board, tax ordinances, comprehensive or master plans and design guidance.

Adopting Complete Streets policies is a crucial first step to reducing traffic violence, improving health equity, responding to the climate crisis, and rectifying a long history of inequitable transportation practices. The National Complete Streets Coalition, a program of Smart Growth America, maintains a framework for Complete Streets policies.

The Northeast Ohio Areawide Coordinating Agency (NOACA), the regional planning agency encompassing Lorain County, adopted their current Complete and Green Streets Policy in December 2020. All projects that request NOACA administered funds are required to comply with the policy, that aims to create a measurably better transportation system that is more equitable, balanced and effective.

Source: smartgrowthamerica.org/what-are-complete-streets/



4. **Continue to collaborate with health-centric community organizations.** North Ridgeville Heart and Sole is one such organization dedicated to improving community health by combating chronic disease. With a growing aging population and general community interest in providing more recreation programming, it is important for the city to continue partnering with Heart and Sole and other affiliated organizations to encourage physical activity, address mental health and provide access to healthy foods. The city should continue to explore creative new ideas and partnerships to improve the community's health, wellbeing and quality of life.

Amenities

5. **Explore partnership opportunities with recreation providers in the city.** Park operators such as Lorain County Metro Parks and private recreation providers in North Ridgeville that own sport and athletic facilities may offer activities and programming not available through North Ridgeville Parks and Recreation. The city should explore ways to create mutual, beneficial collaborations with these businesses and organizations to allow for wider community access to recreation while minimizing additional costs to the city. Work with the North Ridgeville Arts Council. The city should work with the Arts Council to find opportunities for creating, promoting and leveraging public art within the community including public art in rights-of-way, roundabouts, parks, the Town Center, historical sites, etc. The Arts Council could be a resource for advising grant or fundraising opportunities to install art within the city.



6. **Create an inventory of existing historical assets in the city.** The city's heritage and history are important components of community pride. The city should partner with the North Ridgeville Historical Society to compile an inventory of sites, buildings and locations that have historical or cultural significance. This information could be used to guide preservation efforts, to educate the community and to celebrate North Ridgeville's history. Creating a historic building registry and procedures for nominations by private individuals to the registry could also be considered.




7. **Revisit opportunities at Victory Park to maximize its benefit to the entire North Ridgeville community.** Victory Park is a city-owned property that is leased to a private operator. While first developed as a sports park, this site can become a venue for new programs and activities. The city should initiate conversations with the operator to better understand future plans and create a shared vision for the property. For any new activity or change in use, the impact on city services should be evaluated. The needs of North Ridgeville Parks and Recreation should also be included in the discussion.





8. **Support Lorain County Metro Parks' effort to create additional access points into Sandy Ridge Reservation.** Sandy Ridge Reservation is a major destination that attracts both residents and visitors. There is currently one vehicular access point on the northern half of the site from Otten Road and pedestrian connections to Meadow Lakes and Sandy Ridge developments. To maximize public access into the park, the city should support the Lorain County Metro Parks' plan for additional access points for residents of North Ridgeville, especially from Center Ridge Road.
9. **Update the 2013 Parks and Recreation Master Plan.** The 2013 Parks and Recreation Master Plan is a document used by city staff to prioritize capital improvements and recreation programming in the community. Since adoption, many projects have been completed. The city should undertake a process to audit and update the plan to reflect those accomplishments, address any changes to community needs and plan for the long-term growth of Parks and Recreation services and staffing.
10. **Include a community gathering space as part of the future Town Center.** Included with the civic uses in the Town Center, the city should create space to provide both indoor and outdoor programming that allows for a range of social and recreational offerings. Rentable community areas and dedicated space for older adults should be strongly considered in the programming of the Town Center.
11. **Create a park plan for the 20-acre site at Shady Drive Complex.** The city owns approximately 20 acres of land adjacent to the west side of Shady Drive Complex. North Ridgeville Parks and Recreation has begun collecting public input regarding potential amenities and programming for the undeveloped site. A broader effort to obtain input from residents, user groups and other stakeholders should be undertaken to maximize the community benefit of this land.
12. **Update the tri-annual program guide to include a section that identifies amenities available at each public park.** North Ridgeville Parks and Recreation (NRPR) provides many programs and activities that cater to all ages and groups. Every year NRPR offers over 100 programs to the community. Despite all the city has to offer, community members may not be aware of the facilities available. The city should update the tri-annual program guide to include a listing of the amenities offered at each park. Upon completion of the update, the guide should be widely promoted through communication efforts such as social media, web updates, newsletter, email blast, library bulletin board, etc. to ensure residents and subscribers are aware these amenities exist.

 Indicates recommendation was identified by the public and Steering Committee as a priority.

MOBILITY AND PHYSICAL INFRASTRUCTURE!



Mobility and physical infrastructure play a role in supporting land use and economic decisions, and North Ridgeville has opportunities to build upon its current assets. The city recognizes that any initiative to improve, discuss or plan is a positive step forward to better serve the community and provide additional desired services.



Transportation Infrastructure

North Ridgeville can be reached via Interstate 480/State Route 10 and the Ohio Turnpike. Center Ridge Road, the only designated major arterial, is the key east-west route through the city, linking various minor arterials and major connectors. Major arterial roads accommodate the most vehicles per day (locally), while minor arterials such as Lorain Road offer connectivity to the larger highway system, as well as community destinations. As the population grows, Center Ridge Road will experience greater traffic congestion.

Other factors such as train crossings and freight truck traffic contribute to the city's traffic patterns. Norfolk Southern Railway tracks functionally bisect the city. As trains pass through North Ridgeville, vehicles must stop at crossings. Queuing of vehicles while waiting for trains to pass causes traffic to build up along the road. This queuing has proven an obstacle for Fire and EMS response as vehicles are often forced to reroute, adding significant time to reach destinations on the other side of the tracks.

The city is responsible for maintenance of many bridges, 14 of which were built before 1990. Bridges require proactive preventative maintenance and planning for future reconstruction. A number of bridges owned by other agencies are also located in the city (over highways, railroad, etc.). Maintenance and reconstruction activities can impact accessibility for residents, businesses and safety services. This requires proactive and ongoing coordination by all agencies to decrease impacts on residents and visitors.

The city has a few options for active mobility, including the recently installed multi-use path that runs along Center Ridge Road, which connects to existing paths at South Central Park. A portion of the US Route Bike Network is designated along Case, Otten and Mills Roads; however, these roads lack sidewalks and bike lanes and are not conducive to safe bike travel except by the most experienced riders. With the multi-use path running along Center Ridge Road, and the existing high volume of traffic, there is a risk of pedestrian accidents at crossings. Most crashes occur at major intersections; however, none recently are reported as fatal injuries. As population grows, a focus on intersection design and safety should be prioritized to reduce crashes.

Mobility and Physical Infrastructure



Road Classifications and Rail

-  Interstate
-  Freeway
-  Major Arterial
-  Minor Arterial
-  Major Collector
-  Local



Public transportation options are highly limited and only available to the older adult population (60 and over), who must undergo an assessment to be eligible to ride. Local systems like the Greater Cleveland RTA (GCRTA) and Lorain County Transit provide transportation to communities surrounding the city but do not connect into North Ridgeville. However, discussions have begun regarding the potential to connect these transit service providers in the community, initiated by the Lorain County Community College.

Public Facilities

Most developments since 2000 are served by water, sanitary and stormwater lines. However, there are many residential and some commercial properties on major corridors that are still served by private septic systems. Utility upgrades in these areas can result in a significant financial burden on property owners. For example, the city recently completed a project to extend sanitary sewer service along Center Ridge Road that required property owners to tie into the new infrastructure. Additional sanitary sewer extension projects are in the planning stages which will expand service to existing developed areas of the community. In regards to sanitary sewer treatment facilities, recent upgrades to the French Creek Wastewater Treatment plant have allowed greater operational and cost efficiency, leaving additional capacity to serve future growth, and necessitating a deliberate approach to associated utility expansion.

The city has been proactively working to improve public infrastructure to mitigate environmental issues such as flooding. Subdivisions and urbanized areas use stormwater lines to collect runoff, but in undeveloped or older areas, runoff is collected with ditching. Stormwater management has been an important priority. In the last five years, the city added dedicated stormwater staffing to address areas with major flooding issues. The stormwater crew helps map problem areas to guide bank work, ditch maintenance and inspections.

Well-maintained physical infrastructure is necessary for a city to thrive and function. Expanding and improving these assets will be vital to accommodate the City's growth and preserve the quality of existing neighborhoods. This includes mobility options and services, road connectivity, road safety, support services and public utilities.

Importance of Transit Options

Transportation options for those without personal vehicles have been identified as a significant need in the North Ridgeville business community. The lack of reliable transportation can be a barrier to a consistent workforce for many large employers, those in the manufacturing sector in particular. Access to bus routes that take workers to job centers would help ensure businesses can hire and retain a stable and reliable workforce.

Source: greaterohio.org/blog/2018/7/3/getting-ohio-to-work-reaching-opportunity-through-public-transportation-part-v

Mobility and Physical Infrastructure

GOAL

Creating a Connected Community

Ensuring accessible, safe and multi-modal transportation options is important to maintaining livability for residents as the community continues to grow. Additionally, planning must consider not only the traditional physical infrastructure needed to support development (water, sewer, etc.), but also the essential services of the future related to technology and sustainability.

RECOMMENDATIONS

1. **Coordinate planning efforts related to water, sanitary sewer and stormwater utilities to ensure recommendations align with the Master Plan.** The city is currently undertaking a process to complete water, sanitary sewer and stormwater master plans. It is important that these planning efforts are coordinated with the Master Plan to avoid conflicting recommendations and to align utility investments with development goals. These plans should be referenced together when necessary to help make decisions on land use and future projects.
2. **Formalize a proactive coordination process between departments to address ongoing and future infrastructure projects.** The city should develop a process to improve internal communication and coordination between departments involved in capital improvement projects and infrastructure maintenance. Also, the city should proactively communicate with outside utility providers to better understand upcoming projects that may impact the city's capital plans.
3. **Improve public facing communications about current and future capital projects.** Each year, the city creates a list of planned capital projects and makes this information available to the public. To expand upon this and provide greater transparency, the city should also provide a longer view of critical upcoming projects in the next five years. For active projects, frequent updates should be consistently communicated to the public with the most up-to-date schedule available on the city website.



4. **Build a resource library to educate the public on stormwater management and flood mitigation techniques.** While recent improvements have been made to stormwater systems, increasing severity of rain events resulting in flooding is a concern of the community, especially in established, older residential neighborhoods. Creating a resource library for community members will increase awareness and provide helpful tips for residents to protect their property and minimize damage. Such a library could include a variety of print, digital and video pieces that can be maintained in a central location.



5. **Improve mobility and connectivity throughout the city, especially through non-motorized transportation methods.** While new developments are required to provide sidewalks, many existing neighborhoods in the city are not served by sidewalks, crosswalks, bike lanes, multi-use trails or other pedestrian and bicycle infrastructure. The city received funding through NOACA to develop an Active Transportation Plan to evaluate deficiencies in the transportation network and propose improvements to create a more connected community, with an additional focus on creating safe routes to school. Once complete, this plan should be used as a roadmap to update policies and procedures around mobility and to prioritize capital improvements.



6. **Identify high-risk areas that require pedestrian safety measures.** Some areas in North Ridgeville are unsafe for pedestrians, due to lack of sidewalks and/or barriers to connectivity such as railroad tracks and bridges. To implement a safer and more connected pedestrian system, high-risk areas of North Ridgeville should be identified and evaluated for safety measures that would decrease conflicts (i.e., crosswalks, landscaping to slow down traffic, etc.).





Mobility and Physical Infrastructure

7. **Explore an interconnected fiber network.** The city is discussing ways to improve traffic and pedestrian safety through installation of cameras at key intersections and linked signalized intersections to improve traffic timing. The city should consider an interconnected fiber network system to improve the operation of the signal systems, which would help improve street intersection traffic and pedestrian safety.
8. **Leverage planning work initiated by other governmental agencies and organizations.** In addition to the Active Transportation Plan funded by NOACA, North Ridgeville is participating in a process to create a Comprehensive Safety Action Plan for Lorain County, focused on creating safe roads and reducing traffic fatalities and injuries in the region. The city should leverage these and future collaboration opportunities to provide documentation and support for funding requests that work towards creating strong built environments.
9. **Update local codes and ordinances to address sustainable practices.** Sustainable practices are becoming important in communities to, among other things, improve health and well-being of residents and conserve environmental resources. The zoning code and other local ordinances should be updated to recognize and encourage sustainable design principles including green infrastructure and retrofits for improved energy efficiency. Examples range from rain gardens and bioswales to electric vehicle charging stations. As new technologies emerge, codes should be updated to reduce obstacles to sustainable design while ensuring these projects contribute positively to community aesthetics.
10. **Update subdivision and zoning regulations to limit the construction of cul-de-sacs or dead-end streets.** While cul-de-sacs may be appealing to homebuyers, disadvantages of dead-end streets include the lack of connectivity, creating greater reliance on automobiles and providing obstacles to emergency access. A cul-de-sac or dead-end street can become a safety hazard to residents when access is blocked by construction, crashes and other barriers such as railroads, fallen trees or downed power lines. The city should update development regulations and zoning codes to prohibit or significantly restrict the development of new cul-de-sacs and dead-end streets.



- 11. Proactively coordinate with other governmental agencies on transportation projects that will affect the city.** Other government agencies have jurisdiction within the North Ridgeville city limits such as the Ohio Department of Transportation, Lorain County, Norfolk Southern Railway and the Ohio Turnpike Commission. The city should cooperate with these partner agencies to improve traffic efficiency, safety and community connectivity. The city should also maintain open communication to keep current with partner projects and to address construction impacts (i.e., traffic delays, mobility re-routes, etc.) on the community. As projects are confirmed, the city should provide timely updates to the community so that they are aware of those projects that may affect their traffic routes, properties, etc.
- 12. Collaborate with Lorain County Transit and the Greater Cleveland Regional Transit Authority to explore extension of transit services.** Within the city, limited transportation services are only available to those eligible older adults served through the Senior Center. Broader public transportation is not available. Lorain County Transit and Greater Cleveland RTA have begun discussions about the potential of joint planning and linking their public transit systems at key locations. The city should participate in these conversations to advocate for transportation services that would benefit residents and major employers in North Ridgeville.
- 13. Plan for additional City resources to serve growth.** As North Ridgeville's population grows, city services, utilities and facilities must be evaluated for capacity to serve that growth. One example of growth planning is the construction of a new police station expected to open in 2024. The city has also identified a need for a larger site and modern facilities to accommodate the city's public works department, including its staff, vehicles, equipment and materials inventory. The city should evaluate needs across all departments and proactively plan for additional staffing, services and expanded facilities that will be required to serve the growing population. For new development or redevelopment projects, the city should partner with developers to cost share the necessary improvements to support the proposed development.

-  Indicates recommendation
-  was identified by the public and Steering Committee as a priority.

LEADERSHIP!



The city is focused on improving operations and communications between staff and departments to efficiently serve the North Ridgeville community. This includes efforts to establish and strengthen relationships with local and regional partners. North Ridgeville relies on other governmental agencies, nonprofits and community organizations to provide funding, services and support for a wide spectrum of projects and programs. As a result, successful leadership will require the city to continue to collaborate with these entities and identify new partnership opportunities for joint planning, information sharing and identification of changing community needs.



GOAL

Providing Responsible and Accountable Leadership

City leaders must dedicate the resources required to realize the community's vision and future potential. This means working closely with residents, businesses, government partners and community organizations in a transparent and collaborative way. Implementation of this plan takes the entire community playing their roles, working together and finding creative solutions to the challenges ahead.



Leadership


RECOMMENDATIONS

- 1. Develop a Communications Plan.** Implementing routine internal communications with employees can help improve understanding of current priorities and projects and create a greater sense of teamwork. The city should also identify ways to improve external communications with the public using a variety of methods (website, e-newsletters, social media, signage, etc.), ensuring there is opportunity for two-way communication with residents. When opportunities are available, the city should continue to provide mailed content (i.e., via utility bill inserts) to residents and businesses.
- 2. Continue to implement North Ridgeville's brand identity in the physical and digital realms.** The city has made progress on many of the initial rebranding tasks such as letterhead, business cards, forms, vehicle signage, apparel, etc. A new gateway sign program has recently been implemented. The city should continue to build out its brand through physical improvements to buildings and properties, a website refresh and other digital tools, as well as continuing to develop the communications side of the brand.
- 3. Create a consistent approach for departmental annual work plans.** To help the city operate and communicate more efficiently, a standardized template for departmental work plans will ensure consistency and create a broader understanding between and among department heads of work across the city. This will not only improve communication between departments but also allow for alignment of projects, so resources are used efficiently.
- 4. Implement a training program for all Boards and Commissions.** The city's boards and commissions are comprised of community members who, in their volunteer roles, make important decisions impacting the future of North Ridgeville. To ensure these members conduct the business of their board or commission according to legal requirements and best practices, annual training and education opportunities should be provided. Any incoming board or commission member should be afforded sufficient onboarding so that they are comfortable in their new role.





5. **Provide ongoing staff training and professional development opportunities.** Employees should be encouraged to increase their job knowledge and skillsets through continuing education. All staff should be provided with training on city policies and procedures, both upon hire and as any changes to requirements are made. Additionally, employees in management and leadership positions should be provided with training tools to improve their supervisory skills.
6. **Provide more resident education regarding city finances.** It is important for the community to better understand city revenue sources and how spending priorities are determined. One way to convey this information and provide greater transparency would be to create and distribute a Popular Annual Financial Report (PAFR). A PAFR could serve as a valuable educational tool by summarizing key financial information for residents in an easy to read and understand format.
7. **Create a Community Resiliency Plan.** Centered on emergency preparedness, the city should take a comprehensive approach to creating a resiliency plan addressing various potential natural and human-caused disasters. The plan should include action steps aimed at prevention and mitigation in addition to response. The plan should include resources, training materials and information readily available for city staff members who are responders. Some examples and resources the city could reference include the Storm Ready Program (National Weather Service), National Resilience Guidance (FEMA) and Community Resilience Planning Guide (National Institute of Standards and Technology).
8. **Create new, local events aimed at bringing the community together and strengthening civic engagement.** Robust civic engagement allows more community voices to be heard and influence decision making, which builds trust between the public and government. The city should create new, local events designed specifically for the North Ridgeville residents to increase civic pride and engagement and allow for people from various parts of the community and walks of life to get to know one another. The city should also use these events as an opportunity to collect input from the community and promote or educate the public on city initiatives and projects. New events should consider social aspects that attract families and all age groups.

 Indicates recommendation was identified by the public and Steering Committee as a priority.

TOWN CENTER!



The Town Center concept envisions a walkable place with a mix of uses, anchored by civic and gathering spaces that becomes the focal point of the city. The area will attract all ages and groups, offer economic development opportunities, improve the tax base and attract new residents. The mix of uses, including housing options, will help create an active place throughout the day and evening.



The idea for a Town Center is not new. The recommendation was part of the 2009 Master Plan and continues to be an important opportunity for the community. The Town Center concept was developed based on an analysis of the site and surrounding market conditions. The analysis informed preliminary activities, uses and scale that would be viable in the area. An initial concept was developed and presented at the Ready to Imagine Pop-Up Party (public engagement round 2). The concept served as a discussion tool to collect feedback and insight from guests. Other activities at the pop-up party were used to collect more information about community desires, concerns, challenges and other big ideas for the Town Center. Based on the analysis and community feedback, the concept was then revised.

The city has taken the first steps to develop a Town Center - beginning to purchase properties within the boundary of the proposed location.

As properties within the area become available, the city will continue to pursue the land. This process is expected to take years to complete and acquire all the properties. Given that timeline, phasing of development is likely and changes to the concept may be warranted based on site and market conditions. The purpose of this initial concept is to set expectations and a community vision for the Town Center so that the city and its developer partners can work together to achieve that vision in the future.

Eminent Domain

Eminent domain is the power of federal, state and local governments to take private property for public use, such as municipal facilities, roads or other infrastructure. In these instances, the government must demonstrate a public need for the land and pay the owner just compensation (fair market value of the property) in exchange for the property.

Throughout this plan, there are recommendations related to acquiring land. The city has no ability to acquire properties for private development through eminent domain. All acquired properties are assumed to be purchased through market sales or other traditional mechanisms.

Source: ohioattorneygeneral.gov/FAQ/Eminent-Domain-FAQs

Town Center

Town Center Market Fundamentals

The Information presented below is intended to help understand the scale of the surrounding marketplace and determine if there is sufficient market activity to support a mix of uses in the Town Center. In the next five years, it is projected that within 15 minutes of the Town Center, the number of households, level of education and household incomes will increase. This relates to the potential number of customers and amount of buying power that could be expected to support the Town Center.

In the next five years, it is projected that within 15 minutes of the Town Center...

What this means for the Town Center...



- Households, both family and non-family will increase.

- There is a large pool of potential customers.
- There is a market for residential uses.



- Household incomes will increase.

- There are opportunities for some limited retail and/or restaurant uses.



- Education levels will increase.

- Education is used as a proxy for buying power and purchase of certain brands. This may influence attraction of retail and restaurants.



- There will be \$1 billion of spending capacity, but drops to \$390 million at 10 minutes and \$87 million at 5 minutes of the Town Center.

- To take advantage of the \$1 billion spending capacity, the site would need to be highly competitive in experience and amenities.
- A grocery store may not be viable, but other options could be explored (i.e. food market).
- A civic gathering place could be a focal point to generate interest and activity.



Town Center

A. Mix of Uses

Maximum 4-story buildings with ground floor commercial space and residential units or offices above would be best located along major streets.



B. Ground Floor Restaurant or Retail

Housing with ground floor, small scale retail or restaurants would contribute to an active streetscape and pedestrian environment. If opportunities are available, restaurants can offer patio seating on adjacent sidewalks.



C. Residential

Housing types such as low-rise residential units facing the street with higher story apartment units at the rear would be ideal along Avon Belden Road. Units facing the street should have well articulated architectural design. Having lower story units fronting the street would also complement the existing single family homes on the west side of Avon Belden Road.



D. Community Center / Food Hall / Flex Space

A community center that offers a food hall, flex space and a new Senior Center would anchor the Town Center and attract people to the area.



E. Civic Plaza

A civic plaza would serve as a community gathering space for events or everyday public use. The location of this space should be located between the City Hall and Community Center / Food Hall / Flex Space buildings.



F. Townhouses

Maximum 2-story townhouse blocks would serve as a height transition between the existing single family homes along Root Road and taller buildings in the Town Center.



G. Landscape Buffer

The use of landscape buffers would provide privacy for the residents along Root Road.



Site Elements



High quality furnishings (i.e., planters, benches/seating)



Trees and plantings



Decorative pavers and lighting



Active storefronts



Amenity space



Multi-modal paths



Steps to Developing a Town Center

Prior to developing a Town Center, there are several steps that the city will need to achieve to make the project a reality. A more detailed list of the steps outlined below is available as an appendix to the Plan.

1. Council vote of support of the proposed project
2. Property owner discussion and negotiation
3. Land acquisition
4. Environmental and site analysis
5. Site preparation and planning
6. Create public-private partnerships and leadership structures to support the Town Center
7. Release an RFI to find qualified development partners
8. Negotiation and approve the development agreement

Town Center

RECOMMENDATIONS

- 1. Continue to prepare for the Town Center.** The Town Center is generally bounded by Center Ridge Road, Avon Belden Road, Bainbridge Road and residential properties fronting on Root Road. The library, senior center and City Hall are also located within this area. The city has begun purchasing properties in the area to assemble the land needed for the Town Center. Prior to further design and development of the Town Center, the city should continue to purchase properties, as land becomes available for sale, within the boundary shown on the concept. Along with acquisition, the city will also need to prepare the land for future development, as current site conditions may warrant demolition or remediation (i.e., brownfield sites such as the former BP gas station) and identify other development constraints or environmental features requiring preservation.
- 2. Develop a transition strategy for acquired lands.** As the city acquires land within the Town Center boundary, the city should put a strategy in place to provide for the continued productive use of buildings and sites until development of the Town Center is ready to move forward.
- 3. Plan for future roadway and utility improvements to serve the site.** As part of the planning process for the Town Center, the city should identify those capital improvements needed to support the development and to reduce potential negative impacts on surrounding properties (i.e., traffic, stormwater runoff, etc.). Anticipated improvements include future road widening to accommodate additional traffic, pedestrian improvements (crosswalks, lighting) and expansion of water, sewer and stormwater infrastructure.
- 4. Explore financing tools for the new Town Center.** The city should engage developers and local real estate brokers in discussions to gain insights into commercial and residential markets, to define its goals and objectives for the Town Center and to discuss potential public-private partnerships. The city should consider a range of financing tools including, but not limited to, tax abatement and tax increment financing, as well as the establishment of a community improvement corporation. Prepare a Request for Proposals (RFP) to solicit interest from potential developers. The city should prepare an RFP which outlines the city's objectives and development parameters for the Town Center. The concept plan and sufficient detail should be provided so that developers can fully understand the requirements and important attributes of the Town Center site and can respond accordingly to the RFP. To help with the selection process, the city should prepare a score card or matrix to evaluate developer submissions. As the city will be entering into a long-term relationship with the developer, it is critical that both parties share the same vision for the project and have trust in each other to work through future challenges.



Town Center Market Factors

The city of North Ridgeville completed a Master Plan in 2009 that identified the need for the creation of a "Town Center District." This district was envisioned to embrace the city's history, foster a uniform sense of place and provide an enhanced user experience for residents and visitors alike. In 2011, the North Ridgeville Town Center District Study was funded by a grant from the Northeast Ohio Area-wide Coordinating Agency (NOACA) through the Transportation for Livable Communities Program (TLCI). A subsequent 2019 report summarized the market-based feasibility of a proposed North Ridgeville Town Center. The intent of the report was to explore market conditions, develop a preliminary master plan and "truth test" the findings with local developers to better understand local market conditions and assess viability. The overall findings of the report showed that the market conditions for residential and commercial are favorable for redevelopment and can support the development of a Town Center. These findings help to ground the aspirations of the community in sound business strategy.

What draws people to the Town Center?

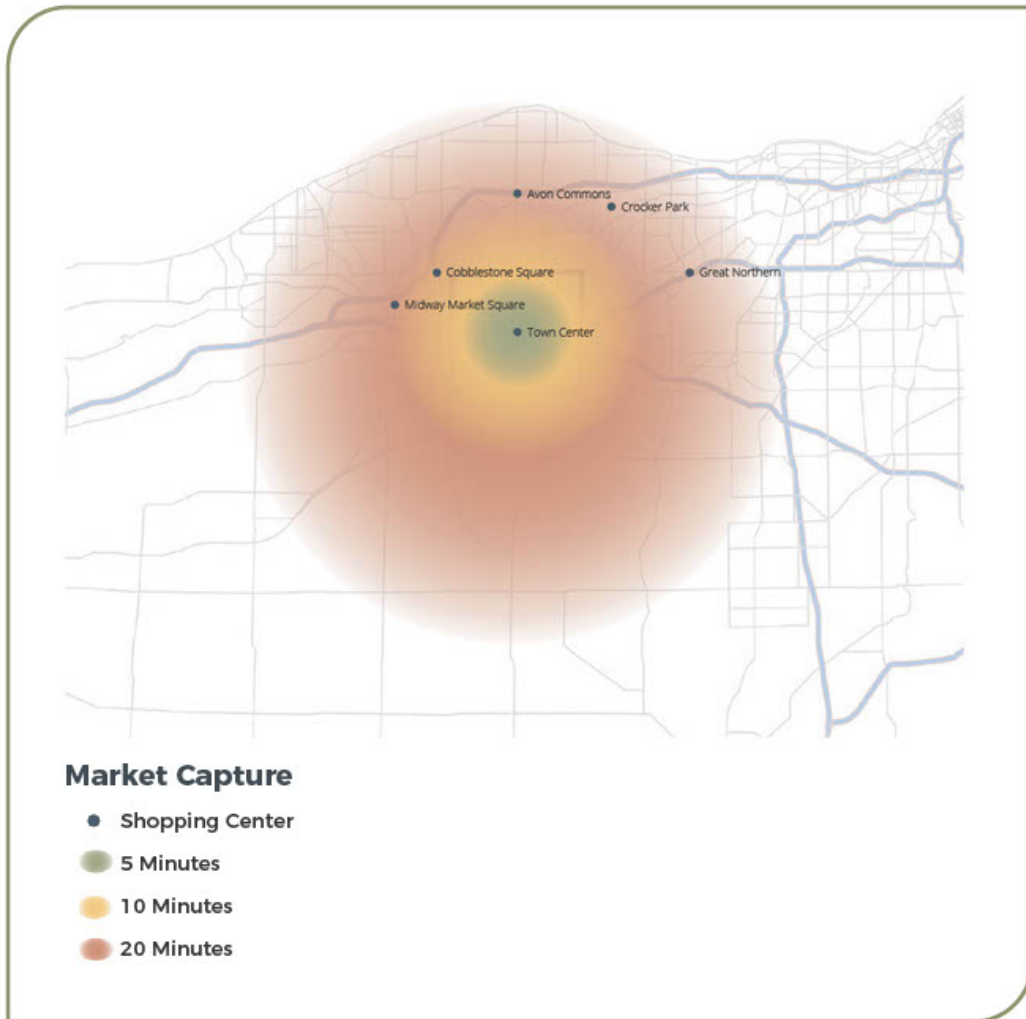
The Town Center location represents not only the geographic center of the city of North Ridgeville but includes or is adjacent to many of the community's core assets, including South Central Park, City Hall, Old Town Hall, North Ridgeville Branch Library, the Senior Center and Saint Peter Church and School. Each of these assets provides an attractive force that draws residents and visitors into the area.

What pulls people away from the Town Center?

North Ridgeville is surrounded by regional retail shopping centers, including Avon Commons (Avon), Midway Market Square and Chestnut Commons (Elyria), Crocker Park (Westlake) and Great Northern (North Olmsted). These, among other regional retail centers, are established nodes of activity that offer a variety of services and entertainment.

In order to be successful, the Town Center will need a diversity of business types at the neighborhood scale (100,000 square feet or below). The inclusion of municipal buildings and gathering spaces would help anchor the community within the Town Center. Regardless of the final mix of uses, an increase in density must be a part of the project to create a sense of place and economy of scale to create a long-term sustainable development.

Town Center





5. **Strategize interim uses as the Town Center develops over time.** It is expected that the Town Center will be developed in phases, over an extended period of time. To promote the project and maintain excitement with the community, the city should consider interim uses that could be deployed during the planning phase and in the initial phases of construction. These uses could demonstrate how the Town Center will attract people to the site, building interest and demand for community experiences. Examples of potential interim uses include food truck festivals, community events, pop-up shops of local vendors, an art walk, a temporary community garden and/or public art installations.
6. **Provide flexible community-centered spaces that can accommodate a range of programming.** The Town Center is intended to serve as the city's focal point, a gathering place that brings the community together. New community spaces would create opportunities to provide recreational programming and socialization activities. Flex space should be designed for and available to all ages and population groups, with dedicated space for the older adult population. Create an accessible, year-round civic plaza that incorporates a food hall. North Ridgeville residents have expressed a desire to create more events and programs that bring the community together and that are accessible to all groups and ages. The Town Center is an opportunity to create a space that can be utilized for multiple purposes - festivals, events, concerts, etc., accompanied by a food hall. To get the most out of this space and bring meaningful experiences to the community, the city should develop a plan for year-round community wide events and programs that keep this space as active as possible. The city could work with partners or existing businesses to plan these events and help showcase other city assets - arts, culture, history, food, etc.
7. **Support small businesses and entrepreneurship in the Town Center.** In addition to serving as a civic center, the Town Center should provide new economic development opportunities, including space for small businesses and entrepreneurship. Small, flexible leased office space or co-working space for micro businesses and start-ups should be encouraged to attract new businesses to North Ridgeville. The city should also consider creating an amenity space that is owned and operated by North Ridgeville and rentable to these businesses (i.e., boardroom, training room, etc.).

Town Center

8. **Provide connectivity to the greater community.** With South Central Park to the south, the Center Ridge Road multi-purpose path to the north and the Town Center connector trail to the east, the Town Center area already has part of the framework needed for pedestrian and bicycle connectivity. The city should build on that connectivity and ensure mobility options exist both to access the Town Center site and to move within the site. This includes comfortable and safe routes for pedestrians, bicyclists, passenger and delivery vehicles and potential future public transportation.

11. **Create opportunities to bring public art into the Town Center.** The Town Center will be a central community gathering place and a space to celebrate and express community pride. The city should partner with local artists and support the installation of art in public areas throughout the Town Center as one means to celebrate and promote North Ridgeville's identity and culture. To help with this initiative, the city could utilize the resources of the North Ridgeville Arts Council to connect with potential artists.





- 12. Establish a mixed-use zoning district to direct the development and design of the Town Center.** The city should prepare and adopt a new mixed-use zoning district that includes flexibility for a mix of residential, civic and commercial uses, as well as design standards to ensure the final product meets the community's goals. The district requirements should take into account the conceptual site plan for the Town Center, which establishes land uses, design and infrastructure (i.e., sidewalks, public spaces, etc.) preferences. These standards should:
- » Require a denser mix of uses including new housing options, offices and a variety of small-scale commercial including retail, food and beverage and personal services.
 - » Include publicly owned land and civic facilities, both indoor and outdoor.
 - » Allow for vertically stacked mixed-use buildings (commercial uses at the ground floor with office or residential uses above).
 - » Promote site design that creates a walkable place with multi-use trails and sidewalks to accommodate walking and cycling.
 - » Provide ability for shared parking spaces that serve the different uses.
 - » Require landscaping and site furnishings (lighting, furniture) to enhance public spaces and streetscapes.
 - » Establish maximum building heights along major street frontages and provide for building height transitions adjacent to single-family homes. Ensure the use of landscaping to help buffer adjacent uses.
 - » Require high quality architectural materials and building design that respects the small town feel unique to North Ridgeville.

IMPLEMENTATION!



The North Ridgeville Master Plan is a long-term policy guide with recommended strategies and actions. Implementation will involve city departments, elected officials, boards and commissions, non-profits, businesses, partner organizations and citizens. This chapter provides guidance on managing and using the Plan.



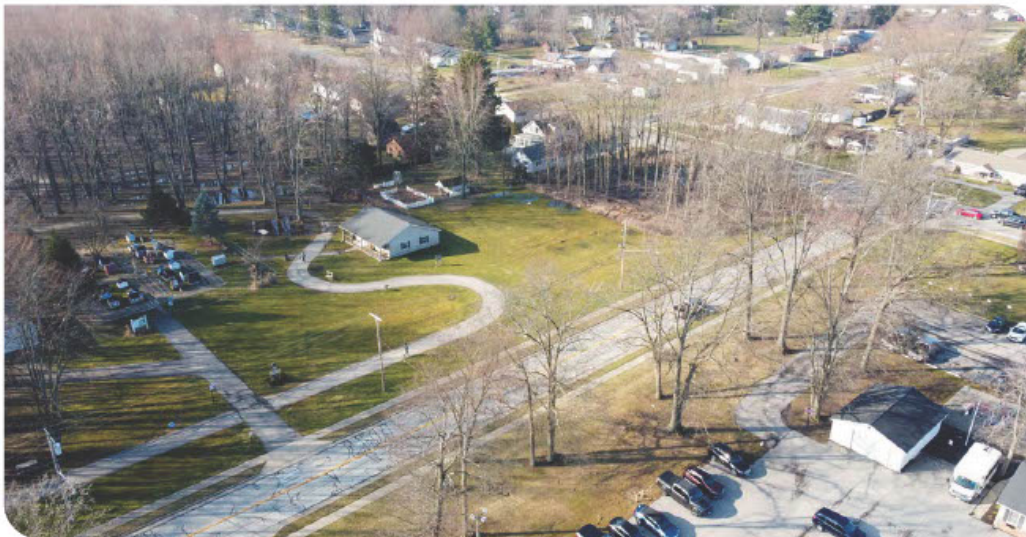
The Master Plan will not only be used as a guide for the city, but it will also identify potential partners and the coordination necessary to realize the recommended actions. Management of the Master Plan's implementation will require leadership and execution between city departments, elected officials and other partners who can help lead certain efforts.

Monitoring

The Plan should be monitored regularly for implementation effectiveness and relevancy. It should be referenced annually in departmental work programs, budgets and capital improvements planning. A formal review of the Plan's accomplishments and relevancy should occur at regular intervals (i.e., annually).

Updating

A major update of the Plan should be scheduled every ten years or following a formal recommendation from Council and/or the Planning Commission. In the interim, key milestones may be reached which necessitate an update sooner than a ten-year cycle. Such milestones should be considered on a case-by-case basis. There may be circumstances that warrant formal amendment of the Plan. Amendments to the Plan should be made only with careful consideration and compelling justification.



Implementation

HOW TO USE THE PLAN

The Master Plan is intended to be used on a daily basis as public and private decisions are made concerning development, redevelopment, capital improvements, economic incentives and other matters affecting the city. The following is a summary of how decisions and processes should align with the Plan's goals and actions.

Annual Work Programs and Budgets

Individual departments, administrators, boards and commissions should be cognizant of the recommendations of the Plan when preparing annual work programs and budgets.

Capital Improvement Plans

The city should maintain a formal Capital Improvement Plan (CIP) that is consistent with the Master Plan's recommendations.

Development Approvals

Administrative and legislative approvals of development proposals, including rezoning and subdivision plats, should be a central means of implementing the Plan. Decisions by the Planning Commission and Council should reference relevant Master Plan recommendations and policies. The zoning code, developer agreements and subdivision regulations should be updated in response to regulatory strategies presented in the Plan. Council should collaborate with the Planning Commission to ensure consistent interpretation of major items in the Plan.

Economic Incentives

Economic incentive programs should be explored for possible implementation. Any adopted programs should be reviewed regularly to ensure consistency with the recommendations of the Plan.

Private Development Decisions

Property owners and developers should be encouraged to consider the goals and strategies of the Plan in their land planning and investment decisions. Public decision-makers will be using the Plan as a guide in their development deliberations such as zoning matters and infrastructure requests. Property owners and developers should be cognizant of and compliment the plan's recommendations.



RECOMMENDED IMPLEMENTATION ACTIONS

1. **Promote awareness and understanding of the Master Plan to the community.** When the Plan is adopted, identify and engage with departments and employees responsible for assisting with implementation. The Plan should also be available to the community online and in paper copies by request.
2. **Establish an implementation committee.** A committee responsible for overseeing implementation efforts could help with tracking the Plan's progress. The committee would be responsible for coordinating partners, sharing milestones about the plan, and serving as the leadership group for overall maintenance and future updates. Members should reflect the various communities and include major stakeholders, elected officials, residents, business owners and other similar groups.
3. **Work with regional partners on implementation.** Collaborating with regional or local partners and entities will provide a stronger support system. Several recommendations in this Plan depend on regional and local efforts; strengthening these relationships will ensure that the city can benefit from the success of the region.
4. **Prepare an implementation evaluation.** On a regular basis, the city should review the Master Plan's accomplishments and effectiveness. This review should assess the plan's recommendation in each chapter to determine whether the actions are completed, underway, ongoing or no longer relevant. A simple summary report could be prepared and shared with Council and the Planning Commission that highlights progress and identifies potential Plan updates.
5. **Anticipate updates to the Plan at regular intervals.** As part of its budgeting process, The city should anticipate the need for undertaking formal updates to the Master Plan. Major updates should be anticipated every ten years. Minor updates may be considered at five-year intervals based on an evaluation of current conditions and implementation progress.
6. **Require staff reports to reference the Master Plan.** All staff reports related to development applications, code amendments, rezonings, policy recommendations, annual work programs and budgets should reference relevant Plan recommendations.
7. **Identify and secure funds for prioritized initiatives.** In addition to allocating resources from the city budget through the CIP and annual work programs, the city should continue to seek funding from sources such as grants, donations, private investments, public-private partnerships, etc.

GLOSSARY

Building Setback.

The distance between the edge of a public street right-of-way line and the front building line of a principal building or structure, projected to the side lines of the lot and including driveways and parking areas, except where otherwise restricted by this ordinance (e.g., a separate parking setback line).

Capital Improvements / Projects.

Any building or infrastructure project that will be owned by a governmental unit and purchased or built with direct appropriations from the governmental unit, or with bonds backed by its full faith and credit, or, in whole or in part, with federal or other public funds, or in any combination thereof. A project may include construction, installation, project management or supervision, project planning, engineering or design, and the purchase of land or interests in land.

Co-Working / Co-Hatch Space.

Membership-based workspaces with diverse groups of freelancers, remote workers and other independent professionals working together in a shared, communal setting.

Eminent Domain.

The right of a public entity, as provided for under state law, to acquire private property for public purposes upon the payment of just compensation.

Gateways.

A point along a roadway where a motorist gains a sense of entering a city, county, district, neighborhood or other space.

**Incentives.**

There are various forms of incentives that can be provided to a development that provides a related public benefit. This can be in the form of added density, but are often economic in nature (e.g., property tax abatement, income tax abatement, etc.). The public benefits can include such things as preservation of greater than the minimum required open space, provision for low- and moderate-income housing (or a set aside) and creation of jobs that meet certain parameters, such as a minimum hourly wage.

Development Exactions.

Directly attributable impacts on public facilities and services can be recouped in several ways, such as a property contribution (e.g., additional right-of-way), infrastructure improvements implemented by the developer (e.g., turn lanes, intersections, water and sewer lines, etc.) or provided via the payment of a development fee(s).

Infill Development.

Development of vacant land (usually individual lots or leftover properties) within areas that are already largely developed.

Interstate.

Highest classification of limited access highways, typically a Federal designation managed by the state. Designed and constructed with mobility and long-distance travel in mind.

Limited Access Highway.

Directional travel lanes, usually separated by some type of physical barrier. Access and egress points are limited to on-and off-ramp locations.

Local Road.

Not intended for use in long-distance travel. They are often designed to discourage through traffic.

Major Arterial.

Serve major centers of metropolitan areas, provide a high degree of mobility and can also provide mobility through rural areas. Abutting land uses can be served directly.

Minor Arterial.

Provide service for trips of moderate length and offer connectivity to the higher arterial system. Provides intra-community continuity.

Glossary

Major Collector.

Gathering traffic from local roads and funneling them to the arterial network.

Mixed-Use Development (Horizontal).

A project which integrates a variety of land uses such as residential, office, commercial, service and employment across a development site and can result in measurable reductions in traffic impacts.

Mixed-Use Development (Vertical).

A proposed development that includes non-residential and residential uses within the same building.

Multi-Modal Trails.

An off-street path that can be used by several transportation modes, including bicycles, pedestrians, and other nonmotorized modes. Multi-use paths accommodate two-way travel.

Non-Residential Use.

A land use other than residential, such as commercial, office, or manufacturing.

Passive Recreation Space.

A park featuring passive recreation pursuits, such as interpretive programs and trail systems that take advantage of geological, biological or scenic resources located within the park but not including recreational facilities, such as swimming pools, gyms and playing fields.

Pocket Parks.

Small neighborhood park of approximately one acre or less.

Primary Uses.

The main use to which the premises is devoted and the primary purpose for which the premises exists.

Redevelopment.

Demolition and reconstruction or substantial renovation of existing buildings or infrastructure.



Resiliency Plan.

Work made necessary to restore property to a safe condition following a public calamity, or work required to protect persons or property from imminent exposure to danger or potential danger.

Secondary Uses.

Uses that support primary uses. By example, a garage is a secondary use on a site that permits single-family homes (in that case, it can also be classified as an accessory use for zoning purposes). Retail uses can serve as a secondary use to employment uses in that it provides services and goods that support the primary use.

Sustainable Practices.

A system which maintains or enhances current economic opportunity and community well-being without compromising the ability of future generations to meet their own needs.

Underutilized Properties / Lots.

A vacant property or one that is developed at an amount less than permitted by the applicable zoning controls or market expectations.

Zoning Ordinance.

A zoning ordinance contains regulations designed to implement the master plan, while regulating the use of property, buildings and structures to promote the health, safety and general welfare of the community.



NOW THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OHIO:

SECTION 1. Approves that application for all purposes encompassed by Sections 929.01 to 929.05 and 6111.034 of the Ohio Revised Code except for the following, which constitutes a modification authorized by Section 929.02(B) of the Ohio Revised Code, the necessity of which is demonstrated by the above recitals.

The real estate, which is the subject of the instant application, will not be deemed exempt from the collection of special assessments for water, sewer, or electrical service until the Council of the City of North Ridgeville deems itself assured of the receipt of such advanced funds.

At such time in the future when the Council shall resolve to enact any relevant improvement for which a special assessment must be levied upon real estate, including that which falls within the designation of an Agricultural District, the Clerk of Council's Office will notify all property owners, whose application for inclusion in an Agricultural District has been approved with the instant modification, by certified mail, return receipt requested, of the fact that such Resolution has been made.

At the time of such Resolution, Council will pursue the application for advancement of money from the Water and Sewer Commission to cover the assessments allocated to property located within Agricultural Districts. All property owners will be advised at public meetings of the progress and/or result of the Council's application for funds. Owners of property located within an Agricultural District will be notified of the result of such application by certified mail, return receipt requested.

At such time as the Council deems itself assured of the receipt of the advanced funds, it shall lift the instant modification and, thereby, grant exemption to all the properties located within Agricultural Districts, effective on the date of their original application. Otherwise, it may grant exemption with the modification pursuant to Section 929.02(B) of the Ohio Revised Code.

In the event that Council's application is rejected by the Commission, the instant modification will remain in effect and special assessment taxes will be levied upon property within an Agricultural District.

SECTION 2. That is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution 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 121.22 of the Ohio Revised Code.

SECTION 3. This Resolution is hereby declared to be an emergency measure, the emergency being in order to meet the Lorain County Auditor deadline. Wherefore, this Resolution shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: April 15, 2024



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Apr 18, 2024



Kevin Corcoran
MAYOR

New Application
 Renewal Application
 Received: 3 / 18 / 2024

Owner Name: Maxwell Kuehenritter
 Phone: 440-865-9704 Mia Rader
 Email: mkuehenritter2@gmail.com

CITY OF NORTH RIDGEVILLE
Office of the Clerk of Council

PROCEDURES FOR AGRICULTURAL DISTRICT APPLICATIONS

(New and Renewals)
 (O.R.C. Chapter 929 & NRCO 804.01)

1. A person who desires to have his property categorized as being within an Agricultural District must:
 - a) File an application with the County Auditor indicating that the property meets the minimum requirements; then
 - b) File an application with the Clerk of Council (approved by County Auditor first). The Clerk of Council shall charge a filing fee of \$75.00; and
2. After the application is filed with the Clerk of Council, Council shall conduct a public hearing no later than thirty days after the filing of said application with Clerk.
3. Notice of the time and place of such public hearing shall be served by certified mail, return receipt requested, on the applicant no later than ten days prior to the public hearing.
4. Notice of the public hearing shall be published in a newspaper of general circulation no later than seven days prior to the date of the public hearing.
5. Within thirty days of the public hearing Council may:
 - a) approve application;
 - b) modify the application and approve application as modified; or
 - c) reject application.

County Approval:
2 / 13 / 2024

Filing Fee:
 Cash Check
 Receipt No. 153

Public Hearing:
4 / 1 / 2024
 at 6:30 PM

Notice Mailed:
3 / 20 / 2024

Notice Published:
3 / 25 / 2024

An application not modified or rejected in the time prescribed by a majority of Council, shall be deemed approved and become effective as of the date the application was filed with the Clerk of Council.

6. The Clerk of Council shall notify the applicant by certified mail, return receipt requested within five days of Council's decision to approve, modify or reject said application. The Clerk of Council shall also transmit a certified copy of Council's decision to the County Auditor along with the original application.
7. If the applicant disapproves of Council's decision to modify or reject the application, he may appeal to the Lorain County Court of Common Pleas within thirty days of receipt of the notice of modification or rejection.

Notice of Council
 Decision Mailed:
4 / 19 / 2024

Temp. Res. No.
 Resolution No. 2024-46

Pending City Approval.

APPLICATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT (O.R.C. Section 929.02)

New Application _____ Renewal Application _____

RECEIVED

FEB 20 2024

(See page 4 for General Information regarding this Application)

RECEIVED 2024 JAN 30 AM 9:01 LORAIN COUNTY AUDITOR

INSTRUCTIONS FOR COMPLETING APPLICATION

Print or type all entries.

- List description of land as shown on the most recent tax statement or statements. Show total number of acres. Describe location of property by roads, etc., and taxing district where located. State whether any portion of land lies within a municipal corporation. Note: See "Where to File" on page 4 to be sure that a copy of this Application is also filed with the Clerk of the municipal legislative body as well as the County Auditor. A renewal application must be submitted after the first Monday in January and prior to the first Monday in March of the year in which the agricultural district terminates for the land to be continued in this program. If the acreage totals 10 acres or more, do not complete Part D. If the acreage totals less than 10 acres, complete either D (1) or (2). Do not complete page 3. This space to be completed by the County Auditor and/or Clerk of the municipal legislative body.

A. Owner's Name: Maxwell Kuchenrither & Mia Rader
Owner's Address: 37542 Sugar Ridge Rd., N. Ridgeville, OH, 44039
Owner's Email (optional):
Description of Land as Shown on Property Tax Statement: * see attached
Location of Property: Street or Road- County- Lorain

Table with 3 columns: TAX DISTRICT(S), PARCEL NUMBER(S), # of Acres. Row 1: 50-North Ridgeville, 0700035101075, 20.61. Total Number of Acres: 20.61

B. Does any of the land lie within a municipal corporation limit or subject to pending annexation? Yes ___ No [X]

If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.

1 Enter the "internet identifier record" typically know as an electronic mail address, or any other designation used for self-identification or routing in internet communication or posting, provided for the purpose of receiving communication.

DO NOT COMPLETE FOR OFFICIAL USE ONLY

CAUV Application No. _____

Action of County Auditor †

Application Approved Rejected _____*

† Pending City Approval

Date Application Filed with County Auditor Jan. 30, 2024

Date Filed (if required) with Clerk of Municipal Corporation _____

County Auditor's Signature J. Craig Hudgess / jf deputy Date Feb. 13, 2024

Date Decision Mailed and Emailed¹ to Applicant _____

Email Address¹ _____

OR

Date Decision Sent Certified Mail to Applicant Feb. 13, 2024

Certified Mail No. 9489 0090 0027 6477 2950 51

Action of Legislative Body of Municipal Corporation

Application Approved Approved with Modifications _____* Rejected _____*

Date Application Filed with Clerk March 12, 2024

Date of Public Hearing April 1, 2024

Date of Legislative Action April 15, 2024

Clerk's Signature Sybil J. Colton Date 4-17-2024

Date Decision Mailed and Emailed¹ to Applicant 4-19-2024

Email Address¹ mkuehenrimer32@gmail.com

OR

Date Decision Sent Certified Mail to Applicant 4-19-2024

Certified Mail No. 7019 2290 000 1966 0731

* IF MODIFIED OR REJECTED, ATTACH SPECIFIC REASONS FOR MODIFICATION OR REJECTION

¹ Enter the "internet identifier record" typically know as an electronic mail address, or any other designation used for self-identification or routing in internet communication or posting, provided for the purpose of receiving communication.

INFORMATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT**A. WHO MAY FILE?**

Any owner of land used for agricultural production may file an application to have the land placed in an agricultural district.

B. WHERE TO FILE

The completed application must be filed with the auditor of the county where the land is located. The applicant will be notified of action taken by the county auditor within 30 days of the filing of the application if the land is not within a municipal corporation or an annexation petition has not been filed. If the land for which an application has been made lies within a municipal corporation limit or if an annexation petition that includes the land has been filed with the Board of County Commissioners under Section 709.02 of the Ohio Revised Code, a copy of the application must also be filed with the Clerk of the legislative body of the municipal corporation. The legislative body is required to conduct a public hearing on the application within 30 days after the application has been filed with the Clerk. Within 30 days of the hearing, the legislative body may approve the application, modify and approve the application as modified, or reject the application.

C. WHEN TO FILE AND RENEWAL

The original application may be filed at any time for placement of land in an agricultural district for a five-year period. If at the end of five years, the owner decides to keep some or all of his or her land in a district, he or she shall submit a renewal application and must meet the same land requirements and use the same application process as the original application. The renewal application may be filed at any time after the first Monday in January and prior to the first Monday in March of the year during which an agricultural district terminates, for a period of time ending on the first Monday in April of the fifth year following the renewal application.

D. WHAT IS "LAND USED FOR AGRICULTURAL PRODUCTION?"

In accordance with Section 929.01(A) of the Revised Code, land is devoted to "agricultural production" when it is used for commercial aquaculture, apiculture, animal husbandry, poultry husbandry; the production for a commercial purpose of field crops, tobacco, fruits, vegetables, timber, nursery stock, ornamental shrubs, ornamental trees; flowers or sod; the growth of timber for a noncommercial purpose if the land on which the timber is grown is contiguous to or part of a parcel of land under common ownership that is otherwise devoted exclusively to agricultural use; or any combination of such husbandry, production, or growth; and includes the processing, drying, storage and marketing of agricultural products when those activities are conducted in conjunction with such husbandry, production, or growth.

"Agricultural production" includes conservation practices provided that the tracts, lots, or parcels of the land or portions thereof that are used for conservation practices comprise not more than twenty-five percent of tracts, lots, or parcels of land that are otherwise devoted exclusively to agricultural use and for which an application is filed.

"Conservation practices" are practices used to abate soil erosion as required in the management of the farming operation, and include, but are not limited to, the installation, construction, development, planting, or use of grass waterways, terraces, diversions, filter strips, field borders, windbreaks, riparian buffers, wetlands, ponds, and cover crops for that purpose.

E. WHAT DOES "TRACTS, LOTS, OR PARCELS OF LAND" MEAN?

Tracts, lots, or parcels mean distinct portions of pieces of land (not necessarily contiguous) where the title is held by one owner, as listed on the tax list and duplicate of the county, is in agricultural production and conforms with the requirements of either D1, D2, or D3 below.

F. ARE THERE ANY OTHER REQUIREMENTS?

1. The land for which the application is made must have been used exclusively for agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with a federal agency for the three consecutive calendar years prior to the year in which application is made. Evidence must be shown on the application. If the land contains timber which is not being grown for commercial purposes the land on which the timber is growing must be contiguous to or part of a parcel under common ownership that is otherwise devoted exclusively to agricultural use.
2. If the total amount of land for which application is made is less than 10 acres, there is an additional requirement that the applicant submit evidence with his application that the activities conducted on the land have produced an average yearly gross income of at least twenty-five hundred dollars over the three years immediately preceding the year in which application is made or that the land will produce an anticipated annual gross income of that amount.
3. Evidence of annual gross income may be satisfied by attaching to the application form a short statement stating the number of animals by species and anticipated market value, number of acres of crops to be grown, their expected yield and price per bushel or similar specific information.

G. IS THERE A PENALTY FOR EARLY WITHDRAWAL?

Land removed from this program before the 5-year enrollment period is subject to penalty, per Section 929.02(D) of the Ohio Revised Code. See County Auditor's Office for details on how the amount of the withdrawal penalty is determined.

H. APPEAL OF APPLICATION

The applicant may appeal the denial of the application to the court of common pleas of the county in which the application was filed within thirty days of the receipt of the notice denying the application. When the land lies within a municipality the applicant may also appeal a decision to modify or reject an application to the court of common pleas of the county in which the application was filed within thirty days of the receipt of the notice of modification or rejection. In addition, the applicant may withdraw an application modified by a legislative body if he or she disapproves of the modifications.

J.Craig Snodgrass, CPA, CGFM
Lorain County Auditor

Basic Search | Advanced Search | Parcel Report

Parcels | Values | Taxes | Residential | Sales | Conveyance | Tax History | Tax Payments | Special Assessments | Sketch

Parcel Number: 02000351001075
Owner: KUCIENBRITSER MAXWELL J & PALMER MIA M
Location Address: 37542 SUGAR RIDGE RD NORTH RIDGEVILLE, OH 44098
Tax Bill Mailed To: 4156 JAYCOX RD AVON, OH 44011

Property Description: 50 - NO RIDGEVILLE CITY/NO RIDGEVILLE CSD
Tax District: RIDGEVILLE CSD
Land Use: 190
Neighborhood: 52019 - NORTH RIDGEVILLE SW
Acres: 20.61
School District: NORTH RIDGEVILLE CSD
Instrument Number:

Map navigation: Select, Status, Layers, Refresh, Printing, Links, Help, Legend, More

Map labels: RACE RD, WATERBURY BLVD, SUGAR RIDGE

Handwritten note: Home Stead

Click here for Legal Disclaimer

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 accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 4. This ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: April 15, 2024



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Apr 18, 2024



Kevin Corcoran
MAYOR