

Article 4: Zoning District Establishment

Section 4.01 Establishment of Zoning Districts

The zoning districts listed in [Table 4.01-A](#) are hereby established for the unincorporated territory of Springfield Township, Summit County, Ohio.

TABLE 4.01-A: ZONING DISTRICTS	
DISTRICT DESIGNATION	DISTRICT NAME
RESIDENTIAL DISTRICTS	
O-C	Open Space Conservation District
R-1	Low Density Residential District
R-2	Medium Density Residential District
R-3	Traditional Residential District
NONRESIDENTIAL DISTRICTS	
C-1	Limited Business District
C-2	Community Commercial District
C-3	Highway Commercial District
O-R	Office and Research Park District
I-1	Light Industrial District
I-2	Manufacturing and Storage District
PLANNED DEVELOPMENT DISTRICTS	
RPD	Planned Residential District
MUPD	Mixed-Use Planned Development District
PIPD	Planned Industrial Park District

Section 4.02 Official District Map

- (A) The boundaries of the established zoning districts are indicated upon the “Zoning District Map of Springfield Township, Summit County, Ohio,” also known as the “zoning map.”
- (B) This Zoning District Map is hereby made a part of this resolution.
- (C) The Zoning District Map and all the quotations, references, and other matters shown thereon, shall be as much a part of this resolution as if the notations, references and other matters set forth by said zoning map were all fully described herein.
- (D) The Zoning District Map is properly attested and is on file in the Springfield Township offices.
- (E) Nothing in this article shall be construed to require the actual location of any zoning district on the Zoning District Map, as it is the intent of this zoning resolution to provide the flexibility in its administration to allow for future expansion and amendments.

Section 4.03 Interpretation of District Boundaries

- (A) Where uncertainty exists with respect to the boundaries of any of the aforesaid districts, as shown on the zoning map, the following rules shall apply:

(1) Where Boundaries Approximately Follow Lot Lines

Where district boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be said boundaries.

(2) Where Boundaries Approximately Follow Streets, Alleys or Highways

Where district boundaries are indicated as approximately following the centerline or right-of-way line of streets or highways or the centerline of alleys, such lines shall be construed to be such district boundaries.

(3) Where Boundaries Parallel Street or Highway Right-of-Way Lines or Alley Lines

Where district boundaries are so indicated that they are approximately parallel to the centerlines or right-of-way lines of streets or highways or the centerlines of alleys, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the map. If no distance is given, such dimensions shall be determined by the use of the scale shown on said zoning map.

(4) Where Boundaries Approximately Follow Railroad Lines

Where a district boundary line is shown as adjoining a railroad, it shall, unless otherwise fixed, be construed to coincide with the nearest boundary line of the railroad right-of-way.

(5) Where Boundaries Approximately Follow a Waterway

Where a district boundary line is indicated as approximately following the centerline of a river, stream, or creek or other waterway, such centerline shall be construed to be such district line.

(B) All disputes concerning the exact location of zoning district boundaries shall be resolved by the BZA at a public hearing. The Springfield Township Comprehensive Land Use Plan may serve as a guide in resolving such disputes.

Section 4.04 Vacation of Public Ways

Whenever any street or public way is vacated in the manner authorized by law, the Board of Trustees or Zoning Commission shall initiate a zoning map amendment (See [Section 3.06: Zoning Text or Map Amendment](#)) to establish a zoning district(s) for the vacated public way.

Section 4.05 References to Previous Zoning Districts

The district classification and names established within this resolution differs, in part, from previous versions of this resolution. In instances where there may be references to the previous zoning district nomenclature, [Table 4.05-A](#) identifies how each of the previous district classifications was renamed for this resolution. This section shall be used for comparison purposes only.

TABLE 4.05-A: DISTRICT TRANSITION TABLE	
DISTRICT NAME AND DESIGNATION PRIOR TO MAY 9, 2011	DISTRICT NAME AND DESIGNATION IN THIS RESOLUTION AS OF MAY 9, 2011
RESIDENTIAL DISTRICTS	
O-C: Open Space Conservation District	O-C: Open Space Conservation District
R-1: Low Density Residential District	R-1: Low Density Residential District
R-2: Medium Density Residential District	R-2: Medium Density Residential District

TABLE 4.05-A: DISTRICT TRANSITION TABLE

DISTRICT NAME AND DESIGNATION PRIOR TO MAY 9, 2011	DISTRICT NAME AND DESIGNATION IN THIS RESOLUTION AS OF MAY 9, 2011
R-3: Traditional Residential District	R-3: Traditional Residential District
NONRESIDENTIAL DISTRICTS	
C-1: Local Commercial District	C-1: Limited Business District
C-2: Office and Limited Business District	
C-3: Community Commercial District	C-2: Community Commercial District
C-4: Highway Commercial District	C-3: Highway Commercial District
O-R: Office and Research Park District	O-R: Office and Research Park District
I-1: Light Industrial District	I-1: Light Industrial District
I-2: Manufacturing and Storage District	I-2: Manufacturing and Storage District
PLANNED UNIT DEVELOPMENT DISTRICT	
RPD: Planned Residential District	RPD: Planned Residential District
MUPD: Mixed-Use Planned Development District	MUPD: Mixed-Use Planned Development District
PIPD: Planned Industrial Park District	PIPD: Planned Industrial Park District