

# Article 5: Zoning Districts and Permitted Uses

## Section 5.01 General Purpose and Intent

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The districts contained in this article are created to:

- (A) Realize the general purpose set forth in [Section 1.01: Purpose](#), of this zoning resolution;
- (B) Provide appropriately located areas for residential development that are consistent with township policy and with standards of public health and safety established by this resolution and any other appropriate governmental body;
- (C) Provide, in appropriate and convenient locations, sufficient areas for a full range and scale of business, office, and industrial uses in accordance with the township comprehensive plan;
- (D) Provide for proper location of institutions and other community facilities so as to increase the general convenience, safety and amenities; and
- (E) Ensure the long-term maintenance of the township's quality residential neighborhoods;
- (F) Ensure adequate light, air, privacy and open space for each dwelling;
- (G) Protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other significant adverse environmental effects;
- (H) Protect and stabilize both residential and nonresidential developments from congestion by requiring off-street parking facilities;
- (I) Promote a safe and compatible environment for businesses;
- (J) Strengthen the township's economic base, and provide employment opportunities close to home for residents of the township and surrounding communities;
- (K) Encourage a business-friendly climate which will foster growth in the commercial sector, while protecting the character of the neighborhoods;
- (L) Minimize the impact of business development on abutting residential districts; and
- (M) Maintain and enhance the attractiveness and vitality of the township's neighborhood business areas.

## Section 5.02 Specific District Purpose Statements

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The residential districts are designed to carry out the following specific purposes:

(A) **OPEN SPACE CONSERVATION DISTRICT (O-C)**

The Open Space Conservation District (O-C) is established to preserve and protect the values of distinctive geologic, topographic, botanic, historic, or scenic areas; to protect the ecological balance of an area; to conserve natural resources, such as river valleys, and tracts of wooded land, and; to reduce the problems created by the intensive development of areas having excessively high water tables, or which are topographically unsuited for urban type uses. Development through the use of conservation subdivisions in this district is highly encouraged as a method of allowing for development that is designed in a manner as to protect these valuable resources.

**(B) LOW DENSITY RESIDENTIAL DISTRICT (R-1)**

The Low Density Residential District (R-1) is established to accommodate single-family residential development of low density that will promote the continuation of the predominantly rural residential character that is prevalent in many areas of Springfield Township. Development within this district is intended for low-density residential uses and conservation subdivisions where homes are clustered on lots but the overall gross density remains low.

**(C) MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)**

The Medium Density Residential District (R-2) is intended to provide for the protection of older, existing neighborhoods in Springfield Township where development is more compact and for the expansion of residential areas where sanitary sewer and water is available.

**(D) TRADITIONAL RESIDENTIAL DISTRICT (R-3)**

The Traditional Residential District (R-3) is established to provide for the protection of older, existing neighborhoods in Springfield Township where development is more compact. Uses in this district may include single-family, two-family, or low-intensity attached dwellings.

**(E) LIMITED BUSINESS DISTRICT (C-1)**

The Limited Business District (C-1) is established to allow for low-intensity retail commercial, office, and personal services establishments that are designed in a manner that encourage small groupings of establishments that can be compatibly located on small lots close to residential uses with adequate off-street parking facilities as well as efficient and safe methods of handling vehicular and pedestrian traffic.

**(F) COMMUNITY COMMERCIAL DISTRICT (C-2)**

The Community Commercial District (C-2) is established to provide for planned and integrated groupings of retail stores and personal and professional services in areas adequately served by major streets and public utilities. It is intended that the regulations for this district will result in unified groupings of buildings that will encourage safe pedestrian movement between uses and interconnected vehicular circulation, minimize outdoor storage, require adequate off-street parking and servicing facilities, and minimize curb cuts.

**(G) HIGHWAY COMMERCIAL DISTRICT (C-3)**

The Highway Commercial District (C-3) is established for uses and activities that, because of their regional attraction and nature of operation, tend to generate large volumes of traffic, outdoor activity, and noise, and are therefore considered more intense land uses. Because of these characteristics, these uses must be buffered from residential uses and are best located on major thoroughfares and at expressway interchanges. It is intended that the district regulations will encourage safe pedestrian movement between uses, and interconnected vehicular circulation, minimized outdoor storage, require adequate off-street parking and servicing facilities, and minimize curb cuts.

**(H) OFFICE AND RESEARCH PARK DISTRICT (O-R)**

The Office and Research Park District (O-R) is established to provide for areas of the township conducive to the development and protection of modern administrative facilities and research institutions that are office-like in physical appearance and service requirements with allowance for limited light industrial uses that have similar operational characteristics. The regulations of the O-R District are designed to encourage new office/light industrial subdivisions with new streets to minimize curb cuts on existing public streets.

**(I) LIGHT INDUSTRIAL DISTRICT (I-1)**

The Light Industrial District (I-1) is established to accommodate industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling, and distribution, free from encroachment of residential, retail, and institutional uses. The uses allowed are those that because of their normally unobjectionable characteristics can be in relatively close proximity to residential districts.

**(J) MANUFACTURING AND STORAGE DISTRICT (I-2)**

The Manufacturing and Storage District (I-2) is established to accommodate intense industrial uses such as heavy manufacturing, extensive outdoor storage, and large-scale warehousing that may have extended physical effects on surrounding areas or may be objectionable when in proximity to residential uses.

## **Section 5.03 Permitted Uses**

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**(A) PERMITTED USE TABLE SUMMARY**

Table 5.03-A sets forth the uses allowed within all zoning districts except planned development districts (See Article 6: Planned Development Districts.). The abbreviations used in the table are described as follows:

**(1) Permitted Uses**

- a) A “P” in a cell indicates that a use is allowed by-right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this resolution.
- b) Permitted uses are approved administratively by the Zoning Administrator through the zoning certificate procedure (See [Section 3.04: Zoning Certificate](#)).

**(2) Conditional Uses**

- a) A “C” in a cell indicates that a use may be permitted if approved through the conditional use review (See [Section 3.07: Variance or Conditional Use](#)). Conditional uses may be subject to use-specific standards as identified in the last column of [Table 5.03-A](#) Conditional uses are subject to all other applicable regulations of this resolution.
- b) The existence of additional use-specific standards in this resolution shall not be implied to be the only standards the use is required to meet. Any use that is permitted as a conditional use shall be subject to the general review standards for conditional uses in [Section 3.07\(C\): Conditional Use Review Criteria](#).

**(3) Permitted Uses with Standards**

- a) A “PS” in a cell indicates that a use category is allowed by-right in the respective zoning district if it meets the additional standards set forth in the numerically referenced sections. Permitted uses with standards are subject to all other applicable regulations of this resolution.
- b) Uses permitted with standards under this category are approved administratively by the Zoning Administrator through the zoning certificate procedure (See [Section 3.04: Zoning Certificate](#)).

**(4) Prohibited Uses**

A blank and/or shaded cell indicates that a use is prohibited in the respective zoning district.

**(5) Numerical References**

The numbers contained in the “Use-Specific Standards” column are references to additional standards and requirements that apply to the use type listed. Standards referenced in the “Use-Specific Standards” column apply in all zoning districts unless otherwise expressly stated.

**(6) Unlisted Uses**

If an application is submitted for a use that the Zoning Administrator determines is not defined or established in [Table 5.03-A](#), below, the applicant may choose to take one of the following actions:

- a) The applicant may appeal the determination of the Zoning Administrator to the BZA pursuant to [Section 3.08: Appeals](#);
- b) The applicant may submit an application for a zoning text amendment to include the proposed use and applicable standards pursuant to [Section 3.06: Zoning Text or Map Amendment](#); or
- c) The applicant may present their case to the Zoning Commission and/or Board of Trustees to request that the township initiate a text amendment to address the proposed use and applicable standards.

**(B) PERMITTED USE TABLE**

<b>TABLE 5.03-A: PERMITTED USE TABLE</b>												
<b>PERMITTED USES</b> P = Permitted Use PS = Permitted with Additional Use-Specific Standards C = Conditional Use Blank Cell = Prohibited	<b>RESIDENTIAL ZONING DISTRICTS</b>				<b>NONRESIDENTIAL ZONING DISTRICTS</b>						<b>USE-SPECIFIC STANDARDS</b>  <b>SEE SECTION:</b>	
	O-C	R-1	R-2	R-3	C-1	C-2	C-3	O-R	I-1	I-2		
	<b>AGRICULTURAL USES</b>											
Agricultural uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<a href="#">Section 5.04(A)</a>
Nurseries or greenhouses	PS	PS	PS	PS		P	P		P	P		<a href="#">Section 5.04(B)</a>
<b>RESIDENTIAL USES</b>												
Adult family homes or small residential facilities	P	P	P	P								
Bed and breakfast establishments	C	C	C	C								<a href="#">Section 5.04(C)</a>
Conservation subdivision	PS	PS	PS	PS								<a href="#">Section 5.04(D)</a>
Conservation subdivision with attached dwellings	PS	PS	PS	PS								<a href="#">Section 5.04(D)</a>
Dwellings, single-family	P	P	P	P								
Dwellings, two-family			P	P								
Institutional housing		C	C	C	PS							<a href="#">Section 5.04(E)</a>
Permanently sited manufactured housing	PS	PS	PS	PS								<a href="#">Section 5.04(F)</a>
<b>PUBLIC AND INSTITUTIONAL USES</b>												
Active parks and recreation	C	C	C	C	C	P	P	P	P	P		<a href="#">Section 5.04(G)</a>
Campgrounds	C											<a href="#">Section 5.04(I)</a>
Cemeteries		PS	PS	PS								<a href="#">Section 5.04(J)</a>
Churches and places of worship	C	C	C	C	P	P	P	P	P	P		<a href="#">Section 5.04(K)</a>
Cultural institutions	C	C	C	C								<a href="#">Section 5.04(K)</a>

**TABLE 5.03-A: PERMITTED USE TABLE**

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	O-C	R-1	R-2	R-3	C-1	C-2	C-3	O-R	I-1	I-2	
	Educational facilities (primary and secondary)		C	C	C						
Educational facilities, higher							P	P	P		
Hospitals						P	P	C			Section 5.04(L)
Passive parks, recreation, and open space	P	P	P	P	P	P	P	P	P	P	
Public safety and service facilities	C	C	C	C	PS	PS	PS	PS	PS	PS	Section 5.04(M)
<b>COMMERCIAL AND OFFICE USES</b>											
Adult entertainment establishments									C	C	Section 5.04(H)
Banks and financial institutions					P	P	P	P			
Bars, taverns, or restaurants					P	P	P	P			
Club					P	P	P				
Commercial entertainment or recreation (indoors)						P	P		C		
Commercial entertainment or recreation (outdoors)						C					
Building supply or farm sales establishments							P		P	P	
Day care centers (adult or child)	PS	PS	PS	PS	P	P	P	P			Section 5.04(N)
Entertainment Device Arcades											Section 5.04(O)
Funeral homes						P					
General offices (administrative, professional, business)					P	P	P	P	P	P	
Hotels and motels						P	P				
Instructional studios					P	P	P				
Kennels, commercial and animal day cares	C	C	C	C			C		PS	PS	Section 5.04(P)
Medical and dental offices or clinics					P	P	P	P	P		
Outdoor dining areas					PS	PS	PS				Section 5.04(Q)
Outdoor display and sales					PS	PS	PS	PS			Section 5.04(R)
Outdoor storage						C	C		PS	PS	Section 5.04(S)
Personal service establishments					P	P	P				
Retail commercial uses					P	P	P				
Sales offices and showrooms						P	P	C			
Service commercial uses						P	P	C			
Veterinarian offices and animal hospitals						PS	PS	PS	PS	PS	Section 5.04(T)
<b>VEHICLE AND TRANSPORTATION RELATED USES</b>											
Gasoline stations						C	PS				Section 5.04(U)
Motor vehicle sales <sup>2</sup>						C	C				Section 5.04(V)
Farm implement sales and rental <sup>2</sup>						C	C				Section 5.04(V)

<sup>2</sup> Effective 10/13/13

**TABLE 5.03-A: PERMITTED USE TABLE**

<b>PERMITTED USES</b> P = Permitted Use PS = Permitted with Additional Use-Specific Standards C = Conditional Use Blank Cell = Prohibited	RESIDENTIAL ZONING DISTRICTS				NONRESIDENTIAL ZONING DISTRICTS						<b>USE-SPECIFIC STANDARDS</b>  <b>SEE SECTION:</b>
	O-C	R-1	R-2	R-3	C-1	C-2	C-3	O-R	I-1	I-2	
	Parking lot or structure					C	C	C	C	C	
Passenger transportation terminal						P	P				
Truck services/truck stop facilities							C				Section 5.04(X)
Truck/transfer facilities									C	C	Section 5.04(X)
Vehicle repair garages (major repair)						C	PS		PS	PS	Section 5.04(Y)
Vehicle service uses (minor repair)						PS	PS		PS	PS	Section 5.04(U)
Vehicle washing establishments						C	C				Section 5.04(Z)
<b>INDUSTRIAL USES</b>											
Distribution facilities									P	P	
Foundry									C	P	
Industrial service uses									P	P	Section 5.04(AA)
Industrial uses, heavy										C	Section 5.04(BB)
Industrial uses, light								P	P	P	Section 5.04(AA)
Laboratories								PS	PS	PS	Section 5.04(CC)
Research and development facilities								PS	PS		Section 5.04(CC)
Self-storage facilities									C	C	Section 5.04(DD)
Warehouses								P	P	P	
<b>OTHER USES</b>											
Essential Services	P	P	P	P	P	P	P	P	P	P	
Gas and Oil Wells	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Section 5.04(EE)
Mixed Use Development						PS	PS				Section 5.04(FF)
Radio and television stations (no towers or satellites)						P	P	P	P	P	
Soil removal or mineral extraction									C	C	Section 5.04(GG)
Wireless telecommunication facilities	C	C	C	C	P	P	P	P	P	P	Section 5.04(HH)

## Section 5.04 Use-Specific Standards

### (A) AGRICULTURAL USES

The following standards shall apply to all agricultural uses that are not otherwise exempted from zoning pursuant to [Section 3.02\(A\): Agricultural Use Exemption](#):

- (1) The raising of livestock, as defined, is prohibited on lots less than one acre except for the raising of chickens and up to 2 small livestock animals, as defined, and permitted as an accessory use in [Section 7.01 Accessory Use Regulations](#).<sup>3</sup>

<sup>3</sup> Effective 10/28/13

- (2) All agricultural buildings and structures, except fencing, used as a shelter for any livestock on lots less than five acres shall:
- a) Be set back a minimum of 100 feet from all neighboring inhabited structures.<sup>3</sup>
  - b) Shall not exceed the height of the principal building.<sup>3</sup>
  - c) Shall be allowed in the rear or side yard but not closer than 30 feet to a property line.<sup>3</sup>
  - d) Shall not be closer than 100 feet from a well or other potable water source.<sup>3</sup>
- (3) Agricultural buildings on lots less than five acres shall follow allowances in [Maximum Number, Size, and Lot Coverage](#).<sup>3</sup>
- (4) Fencing utilized to corral, pen or confine livestock shall be set back a minimum of 20 feet from all property lines.<sup>3</sup>
- (5) The raising of crops and trees is permitted on any lot by-right and shall not require a zoning certificate.
- (6) All livestock shall have a suitable structure for protection from the weather.<sup>3</sup>

**(B) NURSERIES AND GREENHOUSES**

Nurseries and greenhouses in a residential district may only be permitted when an accessory to a permitted agricultural use.

**(C) BED AND BREAKFAST ESTABLISHMENTS**

The use of a single-family dwelling for a bed and breakfast establishment shall comply with the following requirements:

- (1) The owner of the premises used for the bed and breakfast establishment shall reside full-time in the dwelling, or in a dwelling on an adjoining lot.
- (2) No more than five bedrooms in any dwelling may be used for bed and breakfast lodging and at least one bathroom shall be dedicated to guest use.
- (3) One off-street parking space shall be provided for each bedroom used for guest lodging in addition to those normally required for the single-family dwelling.
- (4) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the bed and breakfast establishment that will indicate from the exterior that the building is being utilized in part for any purpose other than a dwelling unit.
- (5) Meals provided for cost in a bed and breakfast establishment shall only be served to the guests who are lodging at the bed and breakfast establishment.
- (6) Guests shall be permitted to reside at the facility for not longer than two continuous weeks.

**(D) CONSERVATION SUBDIVISIONS AND CONSERVATIONS SUBDIVISIONS WITH ATTACHED DWELLINGS**

- (1) Conservation subdivisions provide for creative development techniques and tools that preserve natural resources and open spaces while still providing for the development of housing within the township. Conservation subdivisions are encouraged within Springfield Township as a method to conserve and protect the natural environment and unique character of the township.
- (2) Unless otherwise specified, the term “conservation subdivision,” and any applicable standards in this subsection applies to all types of conservation subdivisions including those with or without attached dwellings.
- (3) All conservation subdivisions shall be subject to the Summit County Subdivision Regulations.

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<sup>3</sup> Effective 10/28/13

**(4) Property Requirements**

- a) Conservation subdivisions are permitted where the subject parcel(s) is not separated by a road or other right-of-way prior to development.
- b) The applicant must own in fee simple or have an option to purchase all lands within the conservation subdivision. The exception to this is if the applicant is the authorized agent to the property owner, in which case, the applicant need not own the lands.
- c) Any lawful ownership arrangement including, but not limited to fee simple lots, is permitted in a conservation subdivision.
- d) The arrangement of dwelling units shall comply with all development standards contained in the applicable zoning district as may be modified in this subsection.

**(5) Permitted Gross Density**

The maximum number of dwelling units permitted in a conservation subdivision is determined using the minimum lot area required in the applicable zoning district and the formula in [Table 5.04-A](#).

<b>TABLE 5.04-A: PERMITTED GROSS DENSITY FORMULA</b>
<b><math>(TSA/MLA) \times 90\%</math></b>
Where TSA = Total Site Area, in acres, excluding any areas within public rights-of-way existing prior to development, land that is subject to an existing conservation easement, or land located in a floodway. The Total Site Area also does not include any area occupied by existing lakes or ponds that are greater than one acre in size.
MLA = Minimum lot area, in acres, required in a given zoning district.
90% is the reduction factor used to account for public or private right-of-ways in a development. When the above formula produces a fractional value, the number shall be rounded to the nearest whole number.

**(6) Allowable Uses and Access**

- a) The uses permitted within a conservation subdivision shall be those permitted in the applicable zoning district.
- b) Attached dwellings may be permitted in conservations subdivisions provided the conservation subdivision meets the following additional requirements:
  - (i) No more than four dwelling units may be attached as a single structure.
  - (ii) Each dwelling units shall have a separate, exterior, primary entrance.
- c) Private roads connecting one residence to another and/or for means of ingress and egress for conservation subdivisions are permitted, subject to the following conditions:
  - (i) Private roads must meet Summit County Engineer requirements for design, materials, and construction.
  - (ii) The length, location, distance and other relevant siting factors must comply with all of the Summit County requirements for subdivision roads.

**(7) Modifications to Area and Height Regulations**

Minimum lot area requirements contained in the applicable zoning districts are hereby modified for conservation subdivisions to provide for the preservation of land in its natural undisturbed state and to allow for flexibility in design. Unless specifically modified hereunder, area and height regulations contained in the applicable zoning district apply.

- a) **Lot Area Requirements**
  - (i) Dwelling units shall be on individual lots unless ownership is in an approved condominium form.
  - (ii) The minimum lot area for any lot in a conservation subdivision shall be 5,000 square feet.
- b) **Minimum Lot Width**

The minimum lot width for any lot shall be 50 feet.
- c) **Minimum Yard Depths and Setbacks**
  - (i) Individual buildings shall be set back a minimum of 15 feet from a proposed internal public or private roadway and 35 feet from an existing township or county road.
  - (ii) Individual buildings shall be set back a minimum of 50 feet from any lot line that represents the boundary of the proposed conservation subdivision.
  - (iii) There shall be a minimum separation of 60 feet between the rear of two principal buildings or between the rear and front of two principal buildings.
  - (iv) The minimum separation between the sides of two principal buildings (side yards) in the proposed development shall be 20 feet.

**(8) General Design Standards**

To the maximum extent feasible, conservation subdivisions should be designed to meet the following standards in order to further enhance and protect the existing character of Springfield Township and the surrounding development:

- a) Lots should be located to the rear of the development site, away from existing roadways and adjacent development to protect the rural character along roads.
- b) Lots should be located in areas that are least likely to block any scenic views of hills, roadway corridors, waterways, natural areas, or wetlands.
- c) Use the natural resources to buffer the visibility of homes by maintaining existing trees between the proposed development area and any roads.
- d) Lots should be grouped into several clusters of homes within a single development to break up the concentration of housing in a single area.

**(9) Sewage Disposal**

Conservation subdivisions shall be served by public or private sewage disposal systems consistent with applicable state or county regulations. Individual sewage disposal systems shall comply with all applicable regulations of the Summit County General Health District and may be located within required open space if permitted by the health district.

**(10) Mandatory Open Space Requirements**

- a) All conservation subdivisions shall include a minimum of 50% of the total site acreage (TSA) as required open space.
- b) Conservation subdivisions that include attached dwellings shall include a minimum of 65% of the total site acreage as required open space.
- c) The following areas shall be completely preserved in their natural state as part of the open space requirements:
  - (i) Riparian corridor setbacks as required by Summit County;

- (ii) Floodways and the 100-year flood plain as determined by FEMA; and
  - (iii) Areas with a natural slope of 20 percent or more measured as a percentage of vertical distance of rise (e.g. change in elevation above sea level) divided by horizontal distance of run.
- d) The following types of land are encouraged, but not required, to be preserved in its natural state as part of the open space requirement:
  - (i) Mature woodlands and existing vegetation;
  - (ii) Intermittent streams; and
  - (iii) Wetlands as determined by the U.S. Fish and Wildlife Service.
- e) In the case of phased developments, open space shall be provided in a proportional manner with a developed area (i.e., if a 100 acre site is to be developed in two phases of 50 acres each, 25 acres of open space, or 50 percent of the first phase, must be provided with the first phase). An alternative phasing may be approved by the Zoning Administrator as part of the review process.
- f) Conservation subdivisions shall also be subject to certain open space standards for planned developments as established in [Section 6.08\(C\)](#) through [Section 6.08\(G\)](#).

**(11) Review of Conservation Subdivisions**

- a) All conservation subdivisions shall be subject to zoning certificate approval (See [Section 3.04: Zoning Certificate](#)) prior to submitting the conservation subdivision to Summit County for formal subdivision review.
- b) As part of the zoning certificate application, the applicant shall submit a development plan in a form and number as prescribed by the Zoning Administrator. At a minimum, the development plan shall illustrate all existing wetlands, streams, areas of slope, proposed lots, roads, and open space, identification of proposed uses and densities, and other information as required by the Zoning Administrator.
- c) The development plan shall be submitted along with the appropriate application form, copies of any deeds, covenants, easements, or other documents to be recorded with the county, and the required fee.
- d) The development plan shall be submitted to and reviewed by the Zoning Administrator in the manner described herein.

**e) Review and Approval by Zoning Administrator**

- (i) Within 45 days after the date that a complete application is made, the zoning administrator shall review materials submitted and take one of the following actions:
- (ii) Approve the application and proposed development plan based upon a determination that the proposed plan complies with the standards set forth in this resolution; or
- (iii) Deny approval of the application and proposed development plan. The decision to deny the application shall include a written description of specific changes required for the proposed plan to conform to the requirements of this section. A decision to deny the application and proposed development plan may be appealed to the Springfield Township BZA in accordance with the requirements in [Section 3.08: Appeals](#).

**f) Time Limits**

If approved, the zoning certificate and approved development plan shall be valid for two years, regardless of the general time limits established for zoning certificates pursuant to [Section 3.04: Zoning Certificate](#). If the applicant has not begun construction within the two years, the development shall be voided and any new development shall require a new application for approval.

**g) Amendments**

- (i)** After a conservation subdivision has been approved, adjustments, or rearrangements of buildings, parking areas, entrances, heights, or yards may be requested.
- (ii)** Changes, as defined herein, are allowed and may be approved by the Zoning Administrator, provided such requests conform to applicable standards defined in this section.
- (iii)** Amendments shall require the submittal of a revised development plan to the Zoning Administrator. The township may establish a minor re-submittal fee as part of their adopted fee schedule.
- (iv)** Amendments to the development plan may also require an amendment to any previously approved subdivision plans. See the Summit County Subdivision Regulations.

**(E) INSTITUTIONAL HOUSING**

- (1)** The maximum gross density of institutional housing shall be 8 units or 8 beds per acre, whichever is less.
- (2)** In a residential zoning district, there shall be a maximum of 24 units or beds per site.
- (3)** All buildings shall be set back 50 feet from all lot lines.
- (4)** All units shall be rented or sold to the elderly, the handicapped, or the disabled in order to qualify as institutional housing. Mixed development, such as a retirement villages with some independent living, shall be built as part of a planned development district,
- (5)** The total area of the footprint of all buildings shall not occupy more than 25% of the total area of the lot.
- (6)** No part of a parking area shall be closer than five feet to the side and rear lot line unless it is adjacent to a residential district where it shall be set back 50 feet from the property line adjacent to the residential district. All setback areas shall be landscaped with grass and planting areas and shall be well maintained.

**(F) PERMANENTLY SITED MANUFACTURED HOUSING**

Permanently sited manufactured homes shall be permitted where they meet the following provisions:

- (1)** They meet the definition of a permanently sited manufactured home;
- (2)** They comply will all zoning requirements of a single-family dwelling in the applicable zoning district; and
- (3)** Travel trailers, park trailers, and mobile homes, as defined in Section 4501.01 of the ORC, and that do not qualify as a permanently sited manufactured home, shall be prohibited.

**(G) ACTIVE PARKS AND RECREATION**

All structures or buildings, except fences, shall be located a minimum of 100 feet from all lot lines of an adjacent residential use.

## **(H) ADULT ENTERTAINMENT ESTABLISHMENTS**

### **(1) Purpose**

The purpose of this section is to regulate adult entertainment establishments through the application of uniform zoning requirements to promote the health, safety, morals and general welfare of the citizens of Springfield Township with the goal of reducing or eliminating the adverse secondary effects associated with sexually oriented businesses. It is not the intent of this section to limit or restrict the content of communicative materials, including sexually oriented materials. Similarly, it is neither the intent nor effect of this section to restrict or deny access by adults to materials protected by the First Amendment to the Constitution of the United States, or to deny access by the distributors and exhibitors of adult oriented entertainment to their intended market.

### **(2) Specifications and Restrictions**

- a)** Only one adult entertainment establishment shall be permitted on any single lot.
- b)** Adult entertainment establishments authorized by this section shall have entrances to the establishment shielded in such a manner that individuals outside the building are not able to see the entertainment area inside the building. Additionally, shielding shall not consist of a curtain alone, shall not obstruct any exist sign or panic hardware for any exit, nor shall the shielding be constructed in such a way as to block any exit. All shielding shall be approved by the Springfield Township Fire Department.
- c)** Minors shall not be permitted on the premises of an adult entertainment establishment and a sign shall be posted at each entrance stipulating that persons under 18 are not permitted inside.
- d)** Any retail store that devotes public floor area or 10 percent or more of the number of items in inventory to adult media shall be considered an adult entertainment establishment and shall be subject to all the provisions of this section. An exemption to this requirement shall be permitted if the store complies with the following requirements, in which case, the store shall be treated as retail commercial for the purposes of zoning.
  - (i)** Adult media shall not constitute more than 33 percent of the number of items in inventory; and shall not occupy more than 33 percent of the establishment's gross public floor area.
  - (ii)** All adult media shall be confined to a separate room or section of the store that is physically and visually separated from the rest of the store by an opaque wall of durable material, reaching at least eight feet high or to the ceiling, whichever is less.
  - (iii)** Access to the room containing the adult media shall be through an opaque door that is located as far as reasonably practicable from media or other inventory in the store likely to be of particular interest to children.
  - (iv)** The room containing the adult media shall be posted with notice at the entrance stipulating that persons under 18 are not permitted inside.
  - (v)** Access to the room containing the adult media shall be physically limited by electronic or other means to provide assurance that persons under age 18 will not easily gain entrance and that the general public will not accidentally enter such room or section.
  - (vi)** Continuous video, window, or mirror surveillance of the room containing the adult media shall be conducted by store personnel.

### **(3) Location Requirements**

Adult entertainment establishments shall be located in accordance with the following distance requirements:

- a) The adult entertainment establishment shall be set back a minimum of 1,000 feet from the boundaries of any lot containing a public library, private or public elementary or secondary school, day care center, pre-school, public park, recreation area, church, place of worship, or any other institution where children are present day or night.
- b) The adult entertainment establishment shall be set back a minimum of 250 feet from any residentially zoned parcel in Springfield Township or any adjacent community;
- c) The adult entertainment establishment shall be set back a minimum of 1,000 feet from any other adult entertainment establishment.
- d) For the purposes of these regulations, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure where an adult entertainment establishment is conducted, to the nearest property line of the premises of a use set forth in this section.

#### **(I) CAMPGROUNDS AND COMMERCIAL ENTERTAINMENT OR RECREATION (OUTDOORS)**

- (1) The minimum lot area shall be 15 acres.
- (2) The minimum lot width shall be 500 feet.
- (3) All buildings and parking areas shall be set back a minimum of 150 feet from all lot lines.
- (4) In a residential district, only incidental retail uses such as a snack bar, shall be permitted as an accessory use to the campground. Such facility shall be provided for the convenience of customers attending the facility and no sign advertising the retail use shall be permitted.
- (5) The BZA may require portions of the site with high activity areas to be enclosed by a fence having a minimum height of five feet. Golf courses, including tees, fairways, greens and golf driving ranges shall be designed and landscaped in such a manner as to reasonably prevent a misfired ball from landing out of the golf course.
- (6) The use of firearms is permitted if accessory to the principal use and shall be subject to all applicable county, state, and federal regulations.
- (7) Delivery trucks shall not be used as refreshment stands, souvenir stands, and/or concession stands.
- (8) An adequate number of public restrooms for both men and women shall be provided and maintained.
- (9) Swimming pools shall be subject to the accessory use standards related to swimming pools.

#### **(J) CEMETERIES**

- (1) The minimum lot area shall be 20 acres.
- (2) The minimum lot width shall be 300 feet.
- (3) All chapels, mausoleums, accessory buildings, or other buildings shall be located a minimum of 100 feet from all street right-of-ways and all lot lines in a residential zoning district.
- (4) Gravestones or grave markers shall meet all setbacks of the applicable zoning district.
- (5) Except for office uses incidental to cemetery operation, no business or commercial uses of any kind shall be permitted on the cemetery site.
- (6) Interior drives having a minimum width of 20 feet shall be installed as development progresses and as indicated in the final plans by the BZA.

(7) Sufficient pull-off areas for vehicles shall be provided throughout the cemetery so as not to hinder traffic flow.

(8) All maintenance equipment and materials shall be stored in a completely enclosed building.

(9) Landscaping shall be provided throughout the cemetery.

(10) Crematoriums shall be considered a light industrial use for the purposes of this zoning resolution.

**(K) CHURCHES AND PLACES OF WORSHIP, CULTURAL INSTITUTIONS, AND EDUCATIONAL FACILITIES  
(PRIMARY AND SECONDARY)**

(1) The minimum lot area shall be two acres.

(2) The minimum lot width shall be 200 feet.

(3) All buildings and parking areas shall be set back a minimum of 60 feet from the front lot line.

(4) All buildings shall be set back a minimum of 50 feet from all other lot lines.

(5) All parking areas shall be set back a minimum of 25 feet from all other lot lines.

(6) Such uses should be located on an arterial or collector street (as determined by the Summit County Engineer) or have direct access to an arterial or collector street to minimize impacts on local streets and residential neighborhoods.

(7) In any district, the BZA may require all outdoor children's activity areas to be enclosed by a fence or wall having a height of at least five feet but not exceeding six feet. An entry gate shall be securely fastened.

(8) Associated uses such as a convent, faculty residence, cafeteria, dormitory, field house, or infirmary shall be located on the same lot as the principal use and comply with the building setback requirements set forth in this resolution.

**(L) HOSPITALS**

(1) The minimum lot area shall be five acres.

(2) The minimum lot width shall be 300 feet.

(3) All buildings shall be set back a minimum of 100 feet from all lot lines.

(4) All parking areas shall be set back a minimum of 50 feet from all lot lines.

(5) Such uses shall be located on an arterial or collector street (as determined by the Summit County Engineer) or have direct access to an arterial or collector street to minimize impacts on local streets and residential neighborhoods.

(6) Ambulances and other vehicles used in the operation of the principal use shall be stored in an enclosed building.

**(M) PUBLIC SAFETY AND SERVICE FACILITIES**

(1) The minimum lot area shall be two acres.

(2) The minimum lot width shall be 200 feet.

(3) All buildings and parking areas shall be set back a minimum of 60 feet from the front lot line. All buildings shall be set back a minimum of 50 feet from all other lot lines.

(4) Facilities shall be limited to structures that are essential for the distribution of services to the local area.

(5) Outdoor storage of fleet vehicles used in the operation of the facility shall be subject to [Section 5.04\(S\)\(12\): Outdoor Storage of Fleet Vehicles](#).

(6) Buildings shall be set back a minimum of 100 feet from every adjacent residential lot and all parking areas shall be set back a minimum of 50 feet from every adjacent residential lot line.

**(N) DAY CARE CENTERS (CHILD OR ADULT)**

- (1)** All buildings and parking areas shall be set back a minimum of 60 feet from the front lot line.
- (2)** All buildings shall be set back a minimum of 50 feet from all other lot lines.
- (3)** All parking areas shall be set back a minimum of 25 feet from all other lot lines.
- (4)** Day care centers are permitted in residential districts only when accessory to another permitted public and institutional use.
- (5)** For the protection of children and adults enrolled in the day care center, a fence or wall having a height of at least five feet shall enclose all outdoor activity areas. An entry gate shall be securely fastened.
- (6)** A drop-off/pick-up location that will not impede traffic on or off the site shall be provided to ensure the safety of the children and adults.
- (7)** The location and design of the center shall provide for the protection of the children and adults from the traffic, noise, and other hazards of the area and/or the arterial street location.
- (8)** A day care center for children shall comply with the following:
- (9)** An outdoor play area equal in area to the ground floor area of the day care facility is required. The required outdoor activity area shall not be located closer than 20 feet to any residential property.
  - a)** Play structures and other similar apparatus shall not be located closer than 40 feet to any residential property.
- (10)** The center and its staff shall be in full compliance with all applicable federal, state and local laws and regulations, including facility licensure to begin and continue operation.

**(O) ENTERTAINMENT DEVICE ARCADES**

Except as permitted under [Article 14: Nonconformities](#), entertainment device arcades are prohibited in all zoning districts.

**(P) KENNELS, COMMERCIAL AND ANIMAL DAY CARES**

- (1)** All structures and activities related to the subject kennel use shall be located a minimum distance of 100 feet from side and rear property lines, except that when located adjacent to a residential district, the following additional restrictions shall apply:
- (2)** All non-soundproofed structures or area where animals are confined shall be located a minimum distance of 500 feet from any residential district.
- (3)** Soundproofed, air-conditioned buildings shall be located a minimum distance of 100 feet from any residential district.
- (4)** All non-soundproofed structures for the confinement of animals shall be screened by a solid fence or wall a minimum of six feet in height located within 50 feet of the structure.
- (5)** Animals shall be confined in an enclosed building between the hours of 10:00 p.m. and 6:00 a.m. of the following day.
- (6)** There shall be no burial or incineration of animals on the premises.

**(Q) OUTDOOR DINING AREAS**

- (1)** Outdoor dining in a public right-of-way shall be prohibited.
- (2)** Outdoor dining areas on a private property shall be regulated as follows:
  - a)** An outdoor dining area may be allowed as an accessory use to a restaurant with an indoor eating area on the same site; provided, the outdoor dining area shall not replace any off-street parking, loading, or landscaping areas as may be required by this resolution.

b) If no grade separation is provided between vehicular traffic and the outdoor dining area, permanent railings or fencing shall be provided around the dining area. If the outdoor dining area is adjacent to a street or area that is closed to vehicular traffic, no railing or fencing shall be required.

c) Umbrellas, or other protective elements, that shelter diners from the elements shall be secured so as not to create a hazard.

d) Enclosing an outdoor dining area either by a permanent roof or to expand the existing structure shall meet all the requirements of a building within the applicable zoning district and shall require the issuance of a zoning certificate.

e) There shall be no use of electronics (e.g., televisions, radios, or speakers) in the outdoor dining areas that generate excessive noise as determined by county ordinance.

**(R) OUTDOOR DISPLAY AND SALES**

**(1) Prohibition**

Outdoor display and sales areas are prohibited on vacant lots.

**(2) Seasonal Agricultural Sales**

Seasonal agricultural sales are regulated in [Section 7.02: Temporary Uses and Structures](#).

**(3) Outdoor Display and Sales Areas as a Principal Use**

When outdoor display and sales area are the primary use of the lot (e.g., motor vehicle/farm implement sales and rental), that are otherwise defined in [Table 5.03-A: Permitted Use Table](#), then such use shall not be subject to the provisions of this section.

**(4) Outdoor Display and Sales Areas as an Accessory Use**

Temporary and permanent facilities for outdoor display and sales (e.g., garden supply sales, news and flower stands, and similar uses) that are accessory to another principal use may be permitted upon compliance with the following:

a) Outdoor display and sales areas shall require the issuance of a zoning certificate.

b) Outdoor display and sales areas may be permitted provided that the merchandise is displayed along the sidewalk or walkway adjacent to the building.

c) Outdoor display and sales areas may also be permitted in the side or rear yard.

d) The placement of the merchandise shall not interfere with pedestrian movement on any sidewalk or walkway. A minimum of five feet of the sidewalk or walkway shall be clear of merchandise to allow for safe pedestrian movement.

e) Outdoor display and sales areas may be permitted in the front yard, away from sidewalks and buildings, under the following provisions:

(i) The outdoor display and sales area shall not reduce the amount of off-street parking spaces provided to a number below the minimum number of required spaces; and

(ii) No more than 2,400 square feet of the front yard (exclusive of display areas on a sidewalk or walkway) shall be dedicated to outdoor display and sales.

**(S) OUTDOOR STORAGE**

**(1)** Outdoor storage of goods shall be prohibited on vacant lots.

**(2)** The outdoor storage of materials shall include the storage of goods, materials, or products associated with the principal use. The storage of radioactive, toxic, or otherwise hazardous materials shall not be permitted.

- (3) Areas devoted to outdoor storage shall be located in the side and rear yard only and shall comply with the building setbacks set forth in the applicable zoning district.
- (4) All outdoor storage areas shall be contiguous to the principal building.
- (5) No outdoor storage area shall be permitted to occupy or interfere with traffic circulation, required parking areas, sidewalks, or pedestrian access.
- (6) In commercial districts, the area of the lot devoted to outdoor storage of goods and merchandise shall not exceed 20 percent of the ground floor area of the principal building.
- (7) Areas devoted to outdoor storage shall be paved with asphalt or concrete and free of dust.
- (8) No signs shall be permitted in conjunction with outdoor storage areas except those otherwise in compliance with the sign regulations in [Article 13: Signs](#).

**(9) Screening**

- a) All aspects of outdoor operations including outdoor storage of goods and materials shall be enclosed with a solid wall or fence, including solid gates. The wall or fence shall have a height tall enough to conceal all materials therein from the view of any observer standing at the grade level at an abutting residential district line or a public street. However, in no case shall the height of the fence or wall be less than six feet.
  - b) If the wall or fence needs to exceed eight feet in height to conceal the storage of materials, such wall or fence shall be constructed of materials similar to the principal building so that it appears to be an extension of the principal structure.
- (10) All materials shall be stored in such a fashion as to be accessible to fire-fighting equipment at all times.
- (11) Outdoor storage of materials shall not include a junkyard.

**(12) Outdoor Storage of Fleet Vehicles**

Fleet vehicles used in the operation of the principal use may be stored outdoors on the lot in compliance with the following:

- a) The outdoor storage area shall be enclosed with a solid wall or fence, including solid gates. The wall or fence shall have a height tall enough to conceal all operations and materials therein from the view of any observer standing at the grade level at an abutting residential district line or a public street. However, in no case shall the height of the fence or wall be less than six feet.
- b) The area of the lot devoted to accessory outdoor storage of fleet vehicles shall not exceed 25 percent of the ground floor area of the principal building and shall be located in a side or rear yard only, in compliance with the building setbacks set forth in [Section 5.05: Area, Setback, and Other Site Development Standards](#).
- c) If the area of the lot devoted to the outdoor storage of fleet vehicles exceeds 25 percent of the ground floor area of the principal building, then such area shall be permitted only as a conditional use in compliance with [Section 3.07: Variance or Conditional Use](#).
- d) The areas devoted to the outdoor storage of fleet vehicles shall be enclosed with a fence six feet in height.

**(T) VETERINARY OFFICES AND ANIMAL HOSPITALS**

- (1) The boarding of animals shall be restricted to short-term overnight lodging only as necessary for animals receiving medical attention, and there shall be no outside runs or kennels associated with the veterinary office.
- (2) Odor and noise shall be adequately controlled to ensure that animals do not create a nuisance.

(3) All waste material shall be removed from the site on a daily basis and no animal carcass or animal waste shall be buried on site or be allowed to accumulate on the premise.

**(U) GASOLINE STATIONS AND VEHICLE SERVICE USES (MINOR REPAIR)**

(1) The only vehicle services permitted to be performed on a vehicle outside an enclosed building shall be the dispensing of air and vehicle fluids such as fuel, oil, and windshield wiper fluid.<sup>2</sup>

(2) Minor repair services including, but not limited to, muffler, routine engine maintenance or repair, oil change, lubrication and tire sales and service shall take place in an enclosed building.<sup>2</sup>

(3) No vehicle shall be parked between the pumps and the front property line except while being serviced at a pump island for the purposes stated in (1) above.<sup>2</sup>

(4) All buildings shall be set back a minimum of 100 feet from all lot lines adjacent to a residential district or use.

(5) Fuel pumps may be erected in a front yard provided the fuel pump complies with the off-street parking setback.

(6) Driveways to provide access to a gasoline pump, platforms, and curbs shall be designed in accordance with regulations adopted by the Ohio Department of Transportation.

(7) No inoperative or unlicensed motor vehicles shall be permitted to remain on the property for more than 48 hours.

(8) All activities provided at gasoline stations, except those required to be performed at a fuel pump, air dispenser, or self-serve automobile vacuum, shall be carried on entirely inside a building.

**(V) MOTOR VEHICLE/FARM IMPLEMENT RENTAL, SALES & SERVICE**

(1) Service garage, leasing department, and other activities customarily incidental to a full service franchised automobile/truck dealer shall be permitted as accessory to the sale of autos/trucks provided these activities are conducted in a wholly enclosed building.

(2) Used motor vehicle sales shall only be permitted where located and associated with new car dealership.<sup>2</sup>

(3) Only repair of automobiles, trucks, or farm implements customarily associated with automobile, truck, or farm implement sales shall be permitted and shall be conducted inside a suitable building.

(4) Loud speakers shall not be permitted.

(5) No inoperative motor vehicle shall be permitted to remain outdoors on the property for more than 48 hours.

(6) No scrap metal, scrap or salvaged parts, junk vehicles or used oil, antifreeze, transmission or other such fluids shall be stored outside above ground on the site unless completely screened from view.

**(W) PARKING LOT OR STRUCTURE**

(1) Parking lots or structures that are accessory to another principally permitted use shall be subject to the provisions of [Article 11: Parking, Loading, and Mobility](#) and shall not be subject to conditional use review.

(2) Parking lots or structures that are the principal use of the lot shall be subject to all the applicable development standards in [Article 11: Parking, Loading, and Mobility](#) and landscaping standards of [Article 12: Landscaping and Buffering](#).

(3) The BZA may establish additional standards to ensure appropriate transitions and access to and from any adjacent residential uses and neighborhoods.

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<sup>2</sup> Effective 10/13/13

<sup>2</sup> Effective 10/13/13

**(X) TRUCK SERVICES/TRUCK STOP FACILITIES AND TRUCK/TRANSFER FACILITIES**

- (1)** Such uses shall be located on an arterial street.
- (2)** The building setback for such establishment shall be located a minimum of 100 ft. from an O-C or any Residential District and the minimum parking setback shall be 50 ft.
- (3)** Vehicular approaches to the property shall be designed so as not to create an interference with traffic on surrounding public streets or roads.
- (4)** The number, location, and width of entrances to and exits from the site shall be determined by the Board. The Board may obtain expert opinion on the specific site proposal. The cost of securing such expert assistance shall be borne by the applicant.
- (5)** An access management plan shall be submitted and shall address the need for turning lanes into the site from the public streets and shall identify the on-site truck circulation routes.

**(Y) VEHICLE REPAIR GARAGES (MAJOR REPAIR)**

- (1)** All work shall be performed entirely within an enclosed building; and all storage of supplies, parts and merchandise shall be within an enclosed building except as provided elsewhere herein.
- (2)** The parking of employee vehicles and vehicles waiting to be serviced or returned to customers following service shall be parked in areas indicated for such parking on the approved development plan.
- (3)** The building setback for such establishment shall be located a minimum of 150 feet from an O-C or any Residential District and the minimum parking setback shall be 50 feet.

**(Z) VEHICLE WASHING ESTABLISHMENTS**

- (1)** The building shall be located on the lot so as to utilize the maximum amount of lot area for the purpose of containing the waiting line of cars prior to the time the cars or other vehicles are actually serviced.
- (2)** All vehicle establishments shall be equipped with blow dryers to prevent excess water from pooling in the right-of-way; this provision applies only to “drive-out” facilities and does not apply to “self-service” facilities.
- (3)** A vehicle wash establishment may be combined with a gasoline station provided that the minimum lot area for the combined uses shall be one acre.

**(AA) INDUSTRIAL SERVICE USES AND LIGHT INDUSTRIAL USES**

All work shall be performed entirely within an enclosed building; and all storage of supplies, parts and merchandise shall be within an enclosed building except as provided elsewhere in this resolution.

**(BB) INDUSTRIAL USES, HEAVY**

- (1)** There will be no emissions of odors, dust, smoke, gas or fumes from the premises on which the proposed use is to be located.
- (2)** There will be no vibrations or noise created by the proposed use which will be transmitted to adjacent properties.
- (3)** Outdoor storage shall be subject to the standards of [Section 5.04\(S\): Outdoor Storage](#).
- (4)** Equipment storage areas shall be designed to minimize interference with the safe and convenient movement of automobile and pedestrian traffic on, and adjacent to, the site.
- (5)** The proposed use will not generate or cause a substantial increase of truck traffic.

**(CC) LABORATORIES AND RESEARCH AND DEVELOPMENT FACILITIES**

Uses that employ hazardous materials as defined and classified in the H-1, H-2, H-3, and H-4 Use Groups in Chapter 3 of the Ohio Basic Building Code shall be specifically prohibited.

**(DD) SELF-STORAGE FACILITIES**

- (1)** There shall be a minimum lot area requirement of five acres.
- (2)** There shall be a minimum setback of 150 feet between all residential lot lines and all buildings related to the self-service storage use.
- (3)** All driveways, parking, loading and circulation areas shall be paved with concrete, or asphaltic material.
- (4)** The leases for all self-storage units shall include clauses prohibiting the following:
  - a)** The storage of flammable liquids or radioactive, highly combustible, explosive or hazardous materials.
  - b)** The use of property for uses other than dead storage.
- (5)** The Springfield Township Fire Department shall be provided with 24-hour access to the grounds. A lockbox shall be provided for its use.
- (6)** The maximum size of individual storage compartments shall be 500 square feet.

**(7) Fencing and Screening**

- a)** A masonry screen wall shall be required around the perimeter of the storage area. All storage units with access from the exterior of the building shall be located behind the screen wall unless otherwise approved by the BZA or Planning Director (as applicable). However, ornamental gates may be used for ingress and egress. Additionally, a total of 30 linear feet of ornamental fencing may be allowed adjacent to the primary customer ingress and egress gates.
  - b)** Outdoor storage is permitted with the exception of junk vehicles.
  - c)** All required landscaping shall be located outside of any fencing area.
- (8)** The only commercial uses permitted on-site shall be the rental of storage space and the pick-up and/or deposit of goods on the property in storage. Storage spaces, including outdoor storage areas, shall not be used to manufacture, fabricate, or process goods; service or repair vehicles, small engines, or electrical equipment; or to conduct similar activities; conduct garage sales or retail sales of any kind; or conduct any other commercial or industrial activity on-site.
- (9)** Temporary auction sales of storage unit contents may be permitted up to four times per calendar year.
- (10)** A commercial accessory dwelling unit may be permitted in connection with office/watchman purposes.

**(EE) GAS AND OIL WELLS**

Gas and oil wells shall be subject to all applicable county, state, and federal regulations.

**(FF) MIXED USE DEVELOPMENT**

- (1)** Developments consisting of multiple principal uses shall incorporate only those use types permitted in the applicable zoning district.
- (2)** Mixed use developments may also include attached residential dwellings as part of a mixed use building where office or nonresidential uses are located on the first floor and residential uses are located on the upper floors.
- (3)** When determining peripheral buffer requirements for parcels with multiple principal uses, the proposed use that requires the most extensive buffer according to [Section 12.06: Buffering Between Land Uses](#) shall govern.
- (4)** The presence of a home occupation and/or a residential business in conjunction with a residential use shall not constitute a mixed use/multi-tenant development.

(5) The maximum residential gross density for mixed-use buildings (mix of residential and nonresidential in the same structure) shall be six dwelling units per acre.

(6) Residential dwelling units shall be prohibited on the first floor of mixed-use buildings.

(7) Mixed use developments shall be subject to the architectural standards of [Article 10: Architectural Standards](#), regardless if the building contains residential uses.

**(GG) SOIL REMOVAL OR MINERAL EXTRACTION**

(1) There shall be a minimum setback of 250 feet from the nearest edge of the excavation area or quarry to lot zoned for or occupied by a residential use at the start of operations. All other aspects of operations related to soil removal or mineral extraction shall be set back a minimum of 150 feet from any residential zoning district (i.e., O-C, R-1, R-2, or R-3 district).

(2) Truck routes shall be established for movement into and out of the development in such a way that it will minimize the wear on public streets and prevent hazards and damage to other properties in the community. The BZA may obtain advice from the Township Police Chief and Road Superintendent, prescribe the truck route and require that a maintenance bond be posted.

(3) Truck parking areas, maneuvering lanes, and access ways to public streets shall be designed to cause no interference with the safe and convenient movement of automobile and pedestrian traffic on, and adjacent to, the site and shall be built or treated to prevent the creation of dust and drainage problems.

(4) Processing equipment shall be located at the site in such a way that will minimize adverse noise impact on surrounding dwellings.

(5) Existing natural or manmade barriers at the site shall be provided as protection and screening against noise, dust and visual protection for all operations.

(6) Stakes of one color shall be set and maintained along the perimeter of the area designated for mineral extraction at 100 foot intervals or less.

(7) All facilities, structures, and activities shall meet all county and/or state of Ohio health, building, electrical, and other applicable codes. In cases of overlapping codes and/or jurisdictions, the more restrictive shall apply.

(8) The entire periphery of the lot being excavated shall be enclosed by a fence having a minimum height of eight feet. Fences shall be adequate to prevent trespass and shall be placed no closer than 50 feet to the top or bottom of any slope. No sand or gravel shall be removed or stored, or overburden stored within 100 feet of any lot line not owned or controlled by the operator of said business.

(9) All areas within the development shall be rehabilitated progressively as work is completed or abandoned to a condition of being entirely lacking in hazards, inconspicuous and reasonably natural. All slopes and banks shall be reasonably graded and treated to prevent erosion or any other potential deterioration. No land affected by a soil removal or mineral extraction activity shall, after being reclaimed in the prescribed manner, have upon it any stagnant water.

(10) All work performed in connection with such operations shall be conducted between the hours of 7:30 am and 8 p.m.

(11) The owner or operator of a soil removal or mineral extraction activity shall post with the Clerk a certificate of an Owners Protective Liability Insurance Policy with an accredited insurance company in the amount of \$100,000, which policy shall protect the Township and its inhabitants and the general public from any and all damages or assorted claims at law or in equity arising from the operation of said business, said certificate to be approved by the appropriate legal authority.

**(12)** The applicant shall submit information describing the geological characteristics proposed by a professional engineer or geologist, and shall indicate proposed methods for monitoring ground water quality.

**(13)** All such operations sites shall provide sanitary facilities for employees.

**(14)** Once operations are complete or abandoned, all wells and shafts shall be capped and properly maintained.

## **(HH) WIRELESS TELECOMMUNICATION FACILITIES**

### **(1) Purpose**

These regulations are established to provide for the construction and use of wireless telecommunication towers and facilities as permitted uses and conditional uses depending on the specific land areas of the township in which such facilities are proposed to be located. The purpose of these regulations is to balance the competing interests created by the Federal Telecommunications Act of 1996, Public Law 104-104, and the interests of the township in regulating wireless telecommunication towers and related facilities for the following purposes:

- a) To protect property values;
- b) To regulate a commercial use so as to provide for orderly and safe development within the township;
- c) To provide for and protect the health, safety, morals and general welfare of the residents of the township;
- d) To protect residential properties, parks, open spaces and the non-intensive commercial zoning districts which are characteristic of the township from the adverse effects of towers and related facilities;
- e) To promote co-location of wireless telecommunication facilities in order to decrease the number of towers in the township; and
- f) To maintain, where possible, the integrity of the existing regulations contained in the zoning resolution.

### **(2) Procedure**

Any applicant that plans to construct a wireless telecommunications facility in a residential zoning district shall, according to ORC § 519.211(B), provide the following by certified mail:

#### **a) Notice to Property Owners**

Written notice to each owner of property, as shown on the county auditor's current tax list, whose land is contiguous to or directly across a street or roadway from the property on which the facility is proposed to be constructed, stating all of the following in clear and concise language:

- (i) The person's intent to construct the facility;
- (ii) A description of the property sufficient to identify the proposed location;
- (iii) Notification that, no later than 15 days after the date of mailing of the notice, any such property owner may give written notice to the Board of Trustees requesting that the proposed wireless telecommunication facility location be subject to a conditional use review pursuant to [Section 3.07: Variance or Conditional Use](#).

- (iv) If the notice to a property owner is returned unclaimed or refused, the person shall mail the notice by regular mail. The failure of delivery of such notice does not invalidate the notice.

**b) Notice to Trustees**

Written notice to the Board of Trustees shall include the information specified in [Section 5.04\(HH\)\(2\)a](#). The notice to the Board of Trustees shall also include verification that the person has complied with [Section 5.04\(HH\)\(2\)a](#) of this section.

**c) Trustee Action**

If the Board of Trustees receives notice from a property owner within the time specified in [Section 5.04\(HH\)\(2\)a](#) or if a Board of Trustees member makes an objection to the proposed location of the wireless telecommunications facility within 15 days after the date of mailing of the notice sent to the Board of Trustees, the Board of Trustees shall request that the Township Fiscal Officer send the person proposing to construct the wireless telecommunications facility written notice that the facility is subject to a conditional use review (See [Section 3.07: Variance or Conditional Use](#)) and the standards of this section. The notice shall be sent no later than five days after the earlier of the date the Board of Trustees first receives such a notice from a property owner or the date upon which a Board of Trustees member makes an objection.

**(3) Conditional Use Review Requirements**

All wireless telecommunications towers and facilities that are subject to conditional use review shall submit the following items in addition to the submittal requirements for a conditional use:

- a)** Detailed description of the wireless telecommunications tower or facility's capacity including the number and types of antenna that it can accommodate;
- b)** The applicant shall demonstrate that the telecommunications tower or facility must be located where it is proposed in order to service the applicant's service area, including an explanation of why a tower or facility and this proposed site is technically necessary;
- c)** Where the wireless telecommunications facility is located on a property with another principal use, the applicant shall present documentation that the owner of the property has granted an easement or entered into a lease for the proposed facility and that the vehicular access is provided to the facility;
- d)** Documentation certifying that the wireless telecommunication facility complies with all current Federal Communications Commission (FCC) regulations for non-ionizing electromagnetic radiation (NIER);
- e)** A reclamation plan that indicates the methods to restore the site to its original state after a wireless telecommunications tower or facility is no longer operational; and
- f)** The applicant shall post a performance bond in the amount set by the Board of Trustees for the purpose of insuring that an abandoned, obsolete or destroyed wireless telecommunication facility shall be removed in compliance with [Section 5.04\(HH\)\(5\): Abandoned Telecommunication Facilities](#). Any successor-in-interest or assignee of the applicant shall be required to additionally execute such bond.

#### **(4) Development Standards**

Any wireless telecommunication tower or facility subject to conditional use review shall be located in the township only in compliance with the following regulations and upon issuance of a zoning certificate from the Zoning Administrator.

- a)** In order for the BZA to consider the location of a wireless telecommunication tower and facility as a conditional use in a residential district, the applicant shall document that:
- (i)** There is no technically suitable space for the applicant's antenna(s) and related facilities in nonresidential zoning district where wireless telecommunication facilities are permitted; or
  - (ii)** If an area in a nonresidential zoning district is technically suitable, the applicant shall provide evidence of written contact showing that it has requested all property owners with technically suitable locations to permit it to locate a tower facility in all technically suitable area(s) under reasonable terms and that each request was rejected; or
  - (iii)** If another tower, building or structure in the township, in an area technically suitable for the facility, the applicant shall provide evidence of written contact showing that it has requested to co-locate on the existing tower(s), building(s) or structure(s) and that each co-location request was rejected by the owner of the tower, building or structure.
- b)** As part of a conditional use approval, the applicant shall submit evidence that a technically suitable location is not available in any area set forth in [Section 5.04\(HH\)\(3\)b](#) and shall list the locations of every tower, building or structure and all of the areas set forth in [Section 5.04\(HH\)\(3\)b](#) that could support the proposed antenna(s) so as to allow it to serve its intended function, and the reasons why such towers, buildings, structures or areas have been determined not to be technically suitable, or not available as set forth in 0.
- c)** As part of a conditional use approval, the owner/operator of the telecommunications tower shall agree to allow co-location until said tower has reached full antenna capacity, but in no event shall the owner/operator agree to allow fewer than two antenna platforms for additional providers unrelated to the owner/operator. The opportunity to co-locate on the tower shall also be made available to the township and/or county safety forces upon request, provided that such use will not interfere with the owner/operator's use or that of any other provider unrelated to the owner/operator. Agreement to this provision shall be included in the applicant's lease with the landowner, if different from the owner/operator of the tower. Written documentation shall be presented to the Zoning Administrator evidencing that the owner of the property on which the tower is to be located has agreed to the terms of this subsection as well as all other applicable requirements, regulations and standards set forth in this section.
- d)** Towers shall be located, to the extent possible, to minimize any adverse impacts on residential property.
- e)** The minimum setback of the tower from all property lines shall comply with the following:
- (i)** A distance equal to the height of the tower plus 50 feet; or
  - (ii)** When it is demonstrated, because of its design and construction, that in case of collapse, adjacent property will not be affected, the minimum setback shall be:
    - A.** 40 feet from any property line abutting a nonresidential lot; and

- B.** 100 feet from any property line abutting a residential lot, provided that the base of the tower and required enclosure shall comply with the front yard setbacks for the district in which it is located.
- f)** All towers shall be of a monopole design. Lattice-type towers shall be prohibited.
- g)** All towers shall be the minimum height necessary for adequate transmission and reception of telecommunication signals and to accommodate the antennae, and shall be no taller than existing towers housing similar antennae. In addition, towers shall comply with the following maximum height requirements, as measured from the neutral grade at the base of the tower:
- h)** The maximum height of any tower shall be 150 feet.
- i)** All poles having a height greater than 95 feet shall be designed to accommodate at least three antennae.
- j)** Any accessory structure related to the wireless telecommunication facility shall not exceed a height of 10 feet.
- k)** The base of the tower and all related facilities shall be completely enclosed with a secure, non-electrified, chain linked fence with barbed wire at the top, having a minimum height of eight feet. Such fence shall be completely screened from view by a landscape buffer area of not less than 15 feet in depth, consisting of hardy evergreen shrubbery and other appropriate landscaping that achieves the screening objective. The initial plantings shall be no less than six feet tall and shall be maintained and restored, if necessary.
- l)** Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent feasible.
- m)** The antennae and support structures shall be camouflaged or disguised in order to minimize visibility of the structure and blend, to the maximum extent feasible, with the existing surroundings. At a minimum, towers shall be painted a non-contrasting gray or similar color, unless otherwise required by the Federal Communications Commission (FCC) or Federal Aviation Administration (FAA).
- n)** Wireless telecommunications towers shall be artificially lighted only when the height of the tower is equal to or greater than 100 feet or when required by the Federal Aviation Administration (FAA). Any lighting so required shall be installed to minimize the impact on adjoining properties.
- o)** All buildings and shelters accessory to the wireless telecommunications facility shall comply with the setback regulations set forth in the applicable zoning district. The maximum size of such accessory building or shelter shall be 300 square feet for a single shelter, and a combined total of 750 square feet when more than one wireless telecommunication facilities is located on the site. The outside storage of equipment related to a telecommunications facility shall be prohibited.
- p)** “No Trespassing” signs and a warning sign shall be posted on the required fence in clearly visible locations with a phone number of the responsible party to contact in the event of an emergency. No other signs or advertising shall be located anywhere on the facility.

**(5) Abandoned Telecommunication Facilities**

- a)** The owner or operator of a wireless telecommunication facility shall notify the township within 30 days of a wireless telecommunication facility’s permanent abandonment. Such facility shall be removed by the applicant and the site restored to its original state within 120 days from the date of notification to the township.

b) Any tower that has had no antenna mounted upon it for a period of six months, or if the antenna mounted thereon are not operated for a period of three months, shall be considered abandoned, and the owner thereof shall remove the tower within and restore the site to its original state within 120 days after receipt of a notice from the Zoning Administrator to do so.

c) In the event that more than one wireless communication service provider is using the antenna support structure, the antenna support structure shall not be considered abandoned until all such users cease using the structure as provided in this section.

## Section 5.05 Area, Setback, and Other Site Development Standards

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### (A) MEASUREMENTS, COMPUTATIONS, AND EXCEPTIONS

#### (1) Lot-Area Measurements

a) The area of a lot includes the total horizontal surface area within the lot's boundaries.

b) The area of a panhandle on a panhandle lot (when narrower than 50 feet) and other narrow appendages to lots with less than 50 feet of width, shall not count toward the minimum lot area requirement. See [Figure 5.05-1](#).

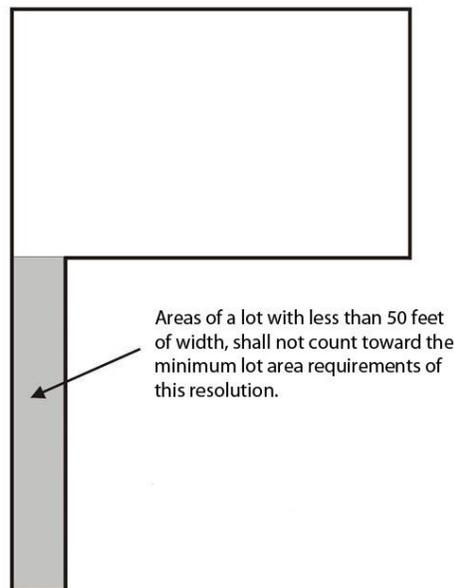


Figure 5.05-1: Areas not contributing to the minimum lot area requirement

c) For nonconforming lots, see [Section 14.07: Nonconforming Lots of Record](#).

d) With the exception of approval of a smaller lot as part of a PD District or governmental acquisition of land as provided for in [Section 14.06\(D\)](#), no lot shall be reduced in area so that the lot area per dwelling unit, lot width, yards, building area, or other requirements of this resolution are not met.

## **(2) Setbacks and Yards**

### **a) Measurements**

Setbacks refer to the unobstructed, unoccupied open area between the furthestmost projection of a structure and the property line of the lot on which the structure is located. Setbacks shall not contain any structure except when in conformance with this resolution.

### **b) Yards and Obstructions**

- (i)** Every part of a required yard shall be open to the sky and unobstructed except:
  - A.** As otherwise provided in this section;
  - B.** For accessory buildings as allowed in [Section 7.01: Accessory Use Regulations](#);
  - C.** For the ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting into the yard a distance not to exceed 12 inches;
  - D.** Open or lattice-enclosed fire escapes, fireproof outside stairways, and balconies opening upon fire towers projecting into a yard not more than five feet; and
  - E.** The ordinary projections of chimneys and flues may be permitted by the Summit County Building Department when placed so as not to obstruct light and ventilation but not closer than two feet to any lot line.
- (ii)** Terraces, uncovered porches, decks, platforms and ornamental features which do not extend more than three feet above the floor level of the ground (first) story may project five feet into required front or rear yard setbacks.<sup>2</sup>
- (iii)** Awnings and canopies may extend into any required setback but shall maintain a minimum setback from all lot lines.<sup>2</sup>

### **c) Front Yard Setback**

- (i)** Unless otherwise noted, the required minimum front yard setback shall be measured from each street right-of-way or, where a right-of-way is not identified, the lot line adjacent to the street. See Figure 5.05-2
- (ii)** For lots that have frontage on a state route, the minimum front yard setback shall be 70 feet.

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<sup>2</sup> Effective 10/13/13

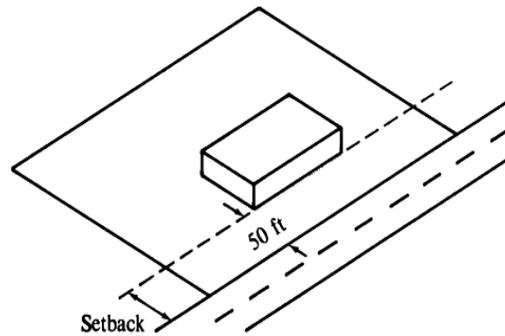


Figure 5.05-2: Measurement of a front yard setback.

**d) Yards Required for Buildings**

A yard or other open space required for a building shall not be included as part of a yard or other open space for another building.

**e) Front Yard Modifications**

Notwithstanding [Section 5.05\(A\)\(2\)c: Front Yard Setback](#), in areas where 50 percent of the street frontage on any block is occupied by principal buildings erected prior to November 21, 1957, the minimum required front yard setback shall not be less than the average depth of the existing front yards along that same block frontage. See [Figure 5.05-3](#).

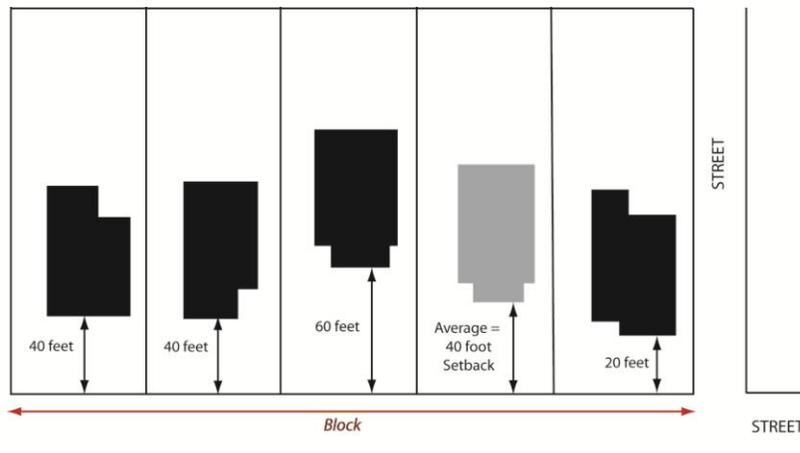


Figure 5.05-3: Setback averaging along a block for lots of record.

**f) Interior Lots (Side and Rear Yards)**

- (i) The lot line located directly behind the rear of the structure shall be the rear lot line and the rear yard setback shall be applied. See [Figure 5.05-4](#).
- (ii) All other lot lines shall be considered the side lot line and the side yard setback shall be applied. See [Figure 5.05-4](#).

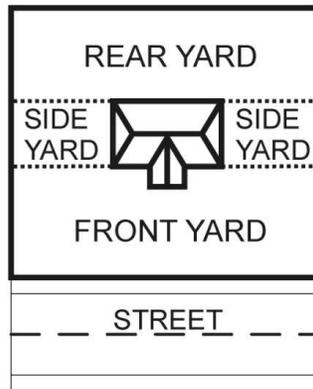


Figure 5.05-4: Typical yard locations for an interior lot.

**g) Corner Lots**

- (i) On corner lots, the required minimum front yard setback shall be provided from each street or section thereof. [Figure 5.05-5](#).
- (ii) The lot line that runs parallel with the rear façade of the building shall be the rear lot line and the minimum rear yard setback shall be applied from such lot line. See [Figure 5.05-5](#).
- (iii) All other lot lines shall be a side lot line and the minimum side yard setback shall be applied from such lot lines. See [Figure 5.05-5](#).

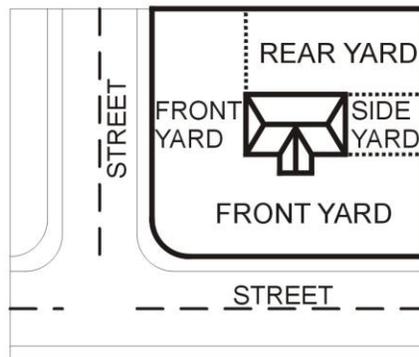


Figure 5.05-5: Typical yard locations for a corner lot.

**h) Double Frontage Lots**

- (i) Where a lot is considered a double frontage lot, the required minimum front yard setback shall be provided on all lot lines that abut a street. See [Figure 5.05-6](#).

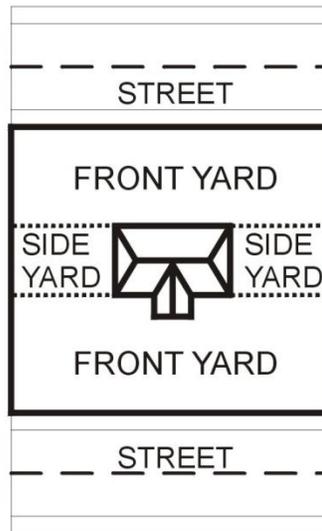


Figure 5.05-6: Typical yard locations for double frontage lots.

- (ii) The remaining lot lines not abutting a public road right-of-way shall be considered as side yards and shall have the required minimum side yard setback provided for each side lot line. See [Figure 5.05-6](#).
- (iii) For the purposes of allowing accessory uses in a rear yard, the front yard that is located to the rear of the house shall be considered the rear yard.

**i) Panhandle Lots**

- (i) Flag or panhandle lots shall not be used to avoid the construction of a street.
- (ii) The panhandle shall have a minimum street frontage as required in [Table 5.05-A: Site Development Standards for Residential Zoning Districts](#) and [Table 5.05-B: Site Development Standards for Nonresidential Zoning Districts](#).
- (iii) The minimum front yard setback requirement shall be measured from the lot line that creates the rear lot line of the adjacent lot as illustrated in [Figure 5.05-7](#).
- (iv) The panhandle portion of the lot shall not be used for storage nor shall any structures be permitted in such portion of the lot.

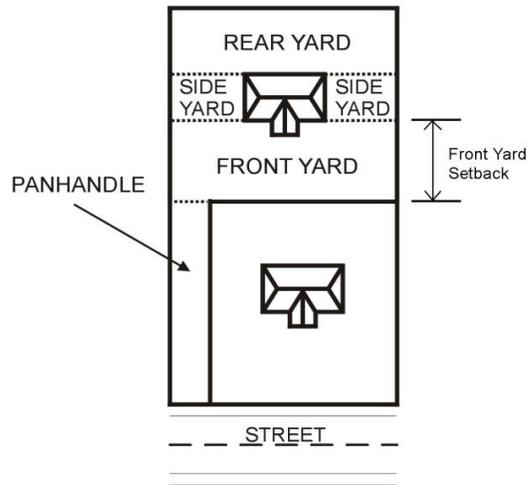


Figure 5.05-7: Yard and front yard setback locations on a panhandle lot.

**j) Cul-de-Sac or Curved-Street Lot**

- (i) For a cul-de-sac lot or a lot abutting a curved street, the front-yard setback shall follow the curve of the front property line. See [Figure 5.05-8](#).

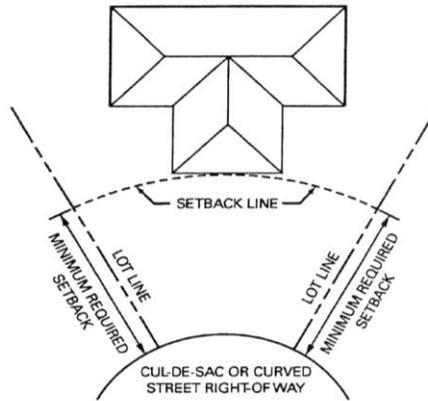


Figure 5.05-8: Setback line of a lot with frontage on a curved street or cul-de-sac.

- (ii) On a cul-de-sac roadway, knuckle, or eyebrow, the required street frontage shall be required and measured at the street right-of-way on the curve of the cul-de-sac, knuckle, or eyebrow.

**k) Other Lot Types**

For any type of irregular lot not addressed in this section, the Zoning Administrator shall determine the location of the front, side, and rear yard taking into consideration the effect on adjoining properties.

### (3) Lot Width and Street Frontage Measurements

a) The street frontage is the distance between the side lot lines measured at the point of the street right-of-way line or, if no right-of-way exists, at the back or the curb/pavement, or at the back of any public utility easement along the roadway, whichever is greater. See [Figure 5.05-9](#).

b) Lot width is the distance between the side lot lines measured along the front yard setback line. See [Figure 5.05-9](#).

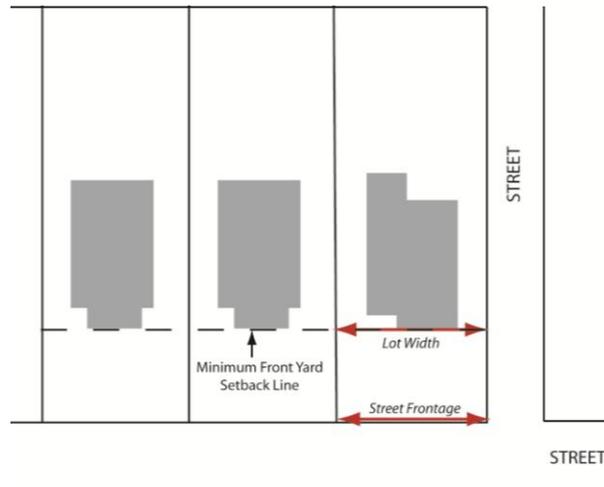


Figure 5.05-9: Measurement location of lot width and street frontage

### (4) Height Measurement and Exceptions

#### a) Height Measurement

(i) Where specified in stories, building height shall be measured in number of complete stories above the finished grade for any elevation fronting on a public street including attics, half-stories, mezzanines, at-grade structured parking, but excluding features that are greater than one-half story or completely below grade, such as basements, cellars, crawl spaces, sub-basements, and underground parking structures.

(ii) Where specified in feet, building height shall be measured as the vertical distance from the average grade at the base of the structure to (See [Figure 5.05-10](#)):

- A. The highest point of a flat roof;
- B. The deck line of a mansard roof; or
- C. The mean height between the eaves and ridge on gable, hip, or gambrel roofs.

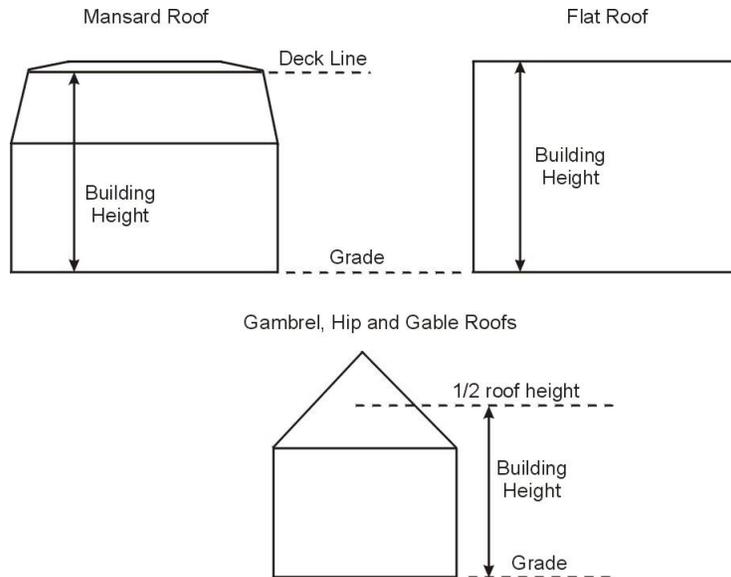


Figure 5.05-10: Measurement of roof heights based on the type of roof.

#### b) **Exceptions to Height Limits**

Height limitations stipulated in this resolution shall not apply:

- (i) To barns, silos or other agricultural buildings or structures on farms (not located in an improved platted subdivision); to church spires, belfries, cupolas and domes, monuments, chimneys, smokestacks, flag poles; to parapet walls extending not more than four feet above the limiting height of the building.
- (ii) To bulkheads, elevator penthouses, water tanks, monitor and lookout towers, provided:
  - A. The height of any such structure shall not be greater than the number equal to the height of the first story of the principal structure; and
  - B. The total footprint of the structure shall not exceed 60% of the footprint of the principal structure and shall have the same materials as the principal structure unless an alternative material is approved by the Zoning Administrator.

#### (B) **GENERAL SITE DEVELOPMENT STANDARDS**

##### (1) **Waste Receptacles**

All solid waste receptacles resulting from any permitted principal, conditional, or accessory use shall either be disposed of, stored in buildings or in a completely enclosed container. Such building, container, or dumpster shall be located in a side or rear yard.

##### (2) **Height Limit at Street Corners (Traffic Safety Visibility Triangle)**

Development proposed adjacent to any public or private street, or alley intersection, in every district shall be designed to provide a clear visibility area for pedestrian and traffic safety. See [Figure 5.05-11](#) and [Figure 5.05-12](#).

a) A traffic safety visibility triangle area, which may include private property and/or public right-of-way, is a triangle area defined by measuring 30 feet from the intersection of the extension of the front and side street curb lines (or the right-of-way lines where there is no curb) and connecting the lines across the property. See Figure 5.05-11.

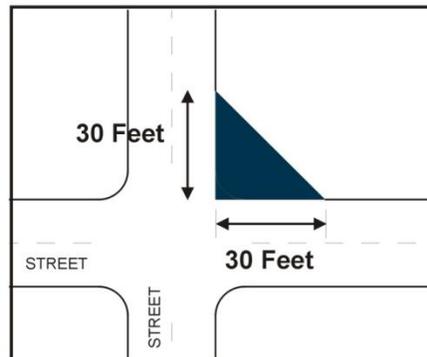


Figure 5.05-11: Traffic safety visibility triangle for intersecting streets.

b) For intersections of streets and driveways, the traffic safety visibility area shall be created by measuring 25 feet from the edge of the driveway along the street and 20 feet along the driveway, perpendicular from the street. See Figure 5.05-12.

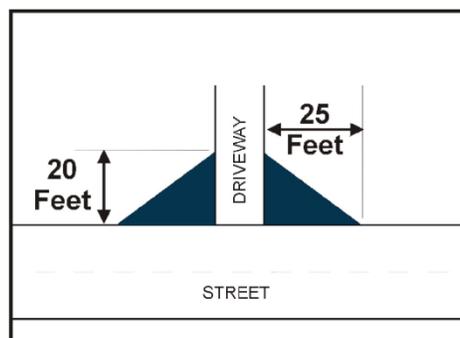


Figure 5.05-12: Traffic safety visibility triangle for driveway and street intersections.

c) No structure, sign, fence or landscape element shall exceed 30 inches in height, measured from the top of the curb or grade, within the traffic safety visibility area, unless approved by the Zoning Administrator.<sup>2</sup>

d) An exception to this requirement shall be for existing trees where the canopy is trimmed to a minimum of eight feet above grade.

### (3) Riparian Setbacks

a) Riparian setbacks shall be required for all development in the township and subject to the Summit County Riparian Setback Ordinances attached to this resolution as “Appendix A”.<sup>2</sup>

<sup>2</sup> Effective 10/13/13

**(C) SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICT**

**TABLE 5.05-A: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS**

	MINIMUM LOT AREA [1]	MINIMUM LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET) [2]	MINIMUM SETBACKS				MAX. BUILDING HEIGHT (FEET) [2]
				FRONT YARD (FEET)	SIDE YARD ONE SIDE (FEET)	SIDE YARDS BOTH (FEET)	REAR YARD (FEET)	
<b>OPEN SPACE CONSERVATION DISTRICT (O-C)</b>								
All Principal Uses [3]	5 acres	300	50	60	20	50	50	35
<b>LOW DENSITY RESIDENTIAL DISTRICT (R-1)</b>								
Single-Family Dwellings [3]	21,000 sq. ft.	100	50	40	15	30	50	35
All Other Principal Uses	43,560 sq. ft.	100	50	60	15	30	50	35
<b>MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)</b>								
Single-Family Dwellings	15,400 sq. ft.	80	50	40	10	20	40	35
Two-Family Dwellings[3]	30,800 sq. ft.	100	50	40	10	20	40	35
All Other Principal Uses	43,560 sq. ft.	100	50	40	10	20	40	35
<b>TRADITIONAL RESIDENTIAL DISTRICT (R-3)</b>								
Single-Family Dwellings	12,600 sq. ft.	80	50	40	10	20	40	35
Two-Family Dwellings[3]	22,000 sq. ft.	80	50	40	10	20	40	35
All Other Principal Uses	43,560 sq. ft.	80	50	40	10	20	40	35

**NOTES:**

[1] sq. ft. = square feet – The Summit County General Health District may require a larger lot area than established for the applicable zoning district if an on-site wastewater system (e.g., septic system) is required.

[2] Building heights are maximum heights except as provided in [Section 5.05\(A\)\(4\): Height Measurement and Exceptions](#).

[3] The minimum site development standards for conservation subdivision uses may vary from these requirements in accordance with [Section 5.04\(D\): Conservation Subdivisions and Conservations Subdivisions with Attached Dwellings](#).

**(1)** Table 5.05-A establishes the minimum site development standards for residential zoning districts.

**(2)** All dwellings shall have at least one story entirely above ground level and shall have a continuous and complete solid concrete or masonry perimeter foundation.<sup>2</sup>

**(3)** There shall not be more than one principal building on an individual lot except as otherwise permitted as part of a PD District.

**(4) Floor Area Requirements**

In order to promote healthful living conditions and to stabilize the value and character of residential areas, dwelling units shall be erected, altered, moved, maintained and occupied only in accordance with the following minimum floor area requirements. For the purposes of calculating the floor area, all areas within basements, garages and any attached or detached accessory building or structure shall not be included.

**a)** The total minimum floor area for a single-family dwelling unit shall be 1,000 square feet.

<sup>2</sup> Effective 10/13/13

b) The total minimum floor area for a two-family dwelling shall be 700 square feet per unit.

**(D) SITE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL ZONING DISTRICT**

**(1)** Table 5.05-B establishes the minimum site development standards for nonresidential zoning districts.

**(2)** There can be more than one principal building on an individual lot. When multiple principal buildings are located on an individual lot, the spacing between the buildings shall be reviewed and approved by the Springfield Township Fire Chief or their designee.

**(3)** The maximum impervious surface coverage shall be calculated by dividing the amount of the site that is covered by any material that substantially reduces or prevents the infiltration of stormwater by the total horizontal area of the lot. Impervious surfaces include, but are not limited to, roofs, streets, sidewalks, and parking lots paved with asphalt, concrete, compacted sand, compacted gravel or clay.

**TABLE 5.05-B: SITE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL ZONING DISTRICTS**

DISTRICT	MINIMUM LOT AREA [1]	MINIMUM LOT WIDTH (FEET)	MAXIMUM IMPERVIOUS SURFACE COVERAGE	SETBACKS			MAX. BUILDING HEIGHT (FEET) [3]
				FRONT YARD (FEET)	SIDE AND REAR YARD [2] ADJACENT TO A RESIDENTIAL DISTRICT (FEET)	SIDE AND REAR YARD [2] ADJACENT TO A NONRESIDENTIAL DISTRICT (FEET)	
All Principal Uses in the Limited Business District (C-1)	21,780 sq. ft.	75 <sup>2</sup>	80%	25	35	10	35
All Principal Uses in the Community Commercial District (C-2)	43,560 sq. ft.	150	75%	40	50	20	45
All Principal Uses in the Highway Commercial District (C-3)	43,560 sq. ft.	150	75%	60	50	20	45
All Principal Uses in the Office and Research Park District (O-R)	43,560 sq. ft.	120	60%	30	75	25	60
All Principal Uses in the Light Industrial District (I-1)	21,780 sq. ft.	100	70%	50	100	10	60
All Principal Uses in the Manufacturing and Storage District (I-2)	43,560 sq. ft.	150	70%	50	150	25[4]	60

NOTES: [1] sq. ft. = square feet

[2] The applicable standard shall apply to each side and rear lot line.

[3] Building heights are maximum heights except as provided in Section 5.05(A)(4): Height Measurement and Exceptions.

[4] This setback shall be increased by one additional foot for every two feet in height of building or structure over 30 feet.

<sup>2</sup> Effective 10/13/13