

TABLE OF CONTENTS

Article 1: General Provisions		1-1
<u>Section 1.01</u>	<u>Purpose</u>	1-1
<u>Section 1.02</u>	<u>Title</u>	1-1
<u>Section 1.03</u>	<u>Authority</u>	1-1
	(A) <u>General Authority</u>	1-1
	(B) <u>References to the Ohio Revised Code</u>	1-1
<u>Section 1.04</u>	<u>Jurisdiction</u>	1-1
<u>Section 1.05</u>	<u>Interpretation and Conflicts</u>	1-1
<u>Section 1.06</u>	<u>Relationship with Third Party Private Agreements</u>	1-1
<u>Section 1.07</u>	<u>Compliance Required</u>	1-2
<u>Section 1.08</u>	<u>Nuisances Prohibited</u>	1-2
<u>Section 1.09</u>	<u>Severability</u>	1-2
<u>Section 1.10</u>	<u>Transitional Rules</u>	1-2
	(A) <u>Effective Date</u>	1-2
	(B) <u>Violations Continue</u>	1-2
	(C) <u>Nonconformities Continue</u>	1-3
	(D) <u>Approved Projects</u>	1-3
	(E) <u>Vested Rights</u>	1-3
<u>Section 1.11</u>	<u>Zoning of Annexed Lands</u>	1-3
<u>Section 1.12</u>	<u>Restoration of Unsafe Buildings</u>	1-3
<u>Section 1.13</u>	<u>Repeal</u>	1-3
<u>Section 1.14</u>	<u>Use of Graphics, Illustrations, Figures, and Cross-References</u>	1-4
<u>Section 1.15</u>	<u>Burden of Proof</u>	1-4
<u>Section 1.16</u>	<u>Measurements, Computations, and Exceptions</u>	1-4
	(A) <u>Percentages and Fractions</u>	1-4
	(B) <u>Distance Measurements</u>	1-4
Article 2: Administration		2-1
<u>Section 2.01</u>	<u>Purpose</u>	2-1
<u>Section 2.02</u>	<u>Table of Review and Decision Making-Bodies</u>	2-1
<u>Section 2.03</u>	<u>Board of Trustees</u>	2-2
<u>Section 2.04</u>	<u>Zoning Commission</u>	2-2
	(A) <u>Appointment and Organization</u>	2-2
	(B) <u>Roles and Powers</u>	2-2
	(C) <u>Alternates</u>	2-3
	(D) <u>Bylaws</u>	2-3
	(E) <u>Meetings</u>	2-3
	(F) <u>Quorum and Decisions</u>	2-3
<u>Section 2.05</u>	<u>Board of Zoning Appeals (BZA)</u>	2-3
	(A) <u>Appointment and Organization</u>	2-3
	(B) <u>Roles and Powers</u>	2-4
	(C) <u>Alternates</u>	2-4
	(D) <u>Bylaws</u>	2-5
	(E) <u>Meetings</u>	2-5

	(F) <u>Quorum and Decisions</u>	2-5
<u>Section 2.06</u>	<u>Zoning Administrator</u>	2-5
	(A) <u>Roles and Powers</u>	2-5
	(B) <u>Decisions</u>	2-6
Article 3: Development Review Procedures		3-1
<u>Section 3.01</u>	<u>Purpose</u>	3-1
<u>Section 3.02</u>	<u>Exemptions</u>	3-1
	(A) <u>Agricultural Use Exemption</u>	3-1
	(B) <u>Public Utility or Railroad Exemption</u>	3-1
<u>Section 3.03</u>	<u>Common Review Requirements</u>	3-2
	(A) <u>Authority to File Applications</u>	3-2
	(B) <u>Application Contents</u>	3-2
	(C) <u>Examination and Copying of Application and Other Document</u>	3-3
	(D) <u>Constructive Notice</u>	3-3
	(E) <u>Computation of Time</u>	3-4
	(F) <u>Conduct of Public Hearing</u>	3-4
	(G) <u>Expiration of Approvals</u>	3-5
<u>Section 3.04</u>	<u>Zoning Certificate</u>	3-5
	(A) <u>Applicability</u>	3-5
	(B) <u>Review Procedure</u>	3-5
	(C) <u>Review Criteria</u>	3-6
	(D) <u>Expiration</u>	3-6
	(E) <u>Temporary Zoning Certificate</u>	3-6
	(F) <u>Revocation of a Zoning Certificate</u>	3-7
<u>Section 3.05</u>	<u>Certificate of Conformance</u>	3-7
	(A) <u>Applicability</u>	3-7
	(B) <u>Review Procedure</u>	3-7
	(C) <u>Review Criteria</u>	3-8
<u>Section 3.06</u>	<u>Zoning Text or Map Amendment</u>	3-8
	(A) <u>Amendment Initiation</u>	3-8
	(B) <u>Review Procedure</u>	3-8
	(C) <u>Effective Date and Referendum</u>	3-9
	(D) <u>Review Criteria</u>	3-9
	(E) <u>Planned Unit Developments</u>	3-10
<u>Section 3.07</u>	<u>Variance or Conditional Use</u>	3-10
	(A) <u>Review Procedure</u>	3-10
	(B) <u>Variance Review Criteria</u>	3-11
	(C) <u>Conditional Use Review Criteria</u>	3-12
	(D) <u>Expiration</u>	3-13
<u>Section 3.08</u>	<u>Appeals</u>	3-13
	(A) <u>Appeal Applicability</u>	3-13
	(B) <u>Review Procedure</u>	3-13
	(C) <u>Appeal Review Criteria</u>	3-14
Article 4: Zoning District Establishment		4-1
<u>Section 4.01</u>	<u>Establishment of Zoning Districts</u>	4-1

<u>Section 4.02</u>	<u>Official District Map</u>	4-1
<u>Section 4.03</u>	<u>Interpretation of District Boundaries</u>	4-1
<u>Section 4.04</u>	<u>Vacation of Public Ways</u>	4-2
<u>Section 4.05</u>	<u>References to Previous Zoning Districts</u>	4-2

Article 5: Zoning Districts and Permitted Uses 5-1

<u>Section 5.01</u>	<u>General Purpose and Intent</u>	5-1
<u>Section 5.02</u>	<u>Specific District Purpose Statements</u>	5-1
	<u>(A) Open Space Conservation District (O-C)</u>	5-1
	<u>(B) Low Density Residential District (R-1)</u>	5-2
	<u>(C) Medium Density Residential District (R-2)</u>	5-2
	<u>(D) Traditional Residential District (R-3)</u>	5-2
	<u>(E) Limited Business District (C-1)</u>	5-2
	<u>(F) Community Commercial District (C-2)</u>	5-2
	<u>(G) Highway Commercial District (C-3)</u>	5-2
	<u>(H) Office and Research Park District (O-R)</u>	5-2
	<u>(I) Light Industrial District (I-1)</u>	5-3
	<u>(J) Manufacturing and Storage District (I-2)</u>	5-3
<u>Section 5.03</u>	<u>Permitted Uses</u>	5-3
	<u>(A) Permitted Use Table Summary</u>	5-3
	<u>(B) Permitted Use Table</u>	5-4
<u>Section 5.04</u>	<u>Use-Specific Standards</u>	5-6
	<u>(A) Agricultural Uses</u>	5-6
	<u>(B) Nurseries and Greenhouses</u>	5-7
	<u>(C) Bed and Breakfast Establishments</u>	5-7
	<u>(D) Conservation Subdivisions and Conservations Subdivisions with Attached Dwellings</u>	5-7
	<u>(E) Institutional Housing</u>	5-11
	<u>(F) Permanently Sited Manufactured Housing</u>	5-11
	<u>(G) Active Parks and Recreation</u>	5-11
	<u>(H) Adult Entertainment Establishments</u>	5-11
	<u>(I) Campgrounds and Commercial Entertainment or Recreation (Outdoors)</u>	5-13
	<u>(J) Cemeteries</u>	5-13
	<u>(K) Churches and Places of Worship, Cultural Institutions, and Educational Facilities (Primary and Secondary)</u>	5-13
	<u>(L) Hospitals</u>	5-14
	<u>(M) Public Safety and Service Facilities</u>	5-14
	<u>(N) Day Care Centers (Child or Adult)</u>	5-14
	<u>(O) Entertainment Device Arcades</u>	5-15
	<u>(P) Kennels, Commercial and Animal Day Cares</u>	5-15
	<u>(Q) Outdoor Dining Areas</u>	5-15
	<u>(R) Outdoor Display and Sales</u>	5-15
	<u>(S) Outdoor Storage</u>	5-16
	<u>(T) Veterinary Offices and Animal Hospitals</u>	5-17
	<u>(U) Gasoline Stations and Vehicle Service Uses (Minor Repair)</u>	5-17
	<u>(V) Motor Vehicle/Farm Implement Rental, Sales & Service</u>	5-18
	<u>(W) Parking Lot or Structure</u>	5-18
	<u>(X) Truck Services/Truck Stop Facilities and Truck/Transfer Facilities</u>	5-18
	<u>(Y) Vehicle Repair garages (Major Repair)</u>	5-19
	<u>(Z) Vehicle Washing Establishments</u>	5-19
	<u>(AA) Industrial Service Uses and Light Industrial Uses</u>	5-19

	(BB) Industrial Uses, Heavy.....	5-19
	(CC) Laboratories and Research and Development Facilities.....	5-19
	(DD) Self-Storage Facilities.....	5-19
	(EE) Gas and Oil Wells.....	5-20
	(FF) Mixed Use Development.....	5-20
	(GG) Soil Removal or Mineral Extraction.....	5-20
	(HH) Wireless Telecommunication Facilities.....	5-22
Section 5.05	Area, Setback, and Other Site Development Standards.....	5-25
	(A) Measurements, Computations, and Exceptions.....	5-25
	(B) General Site Development Standards.....	5-32
	(C) Site Development Standards for Residential Zoning District.....	5-34
	(D) Site Development Standards for Nonresidential Zoning District.....	5-35

Article 6: Planned Development Districts 6-1

Section 6.01	Purpose.....	6-1
Section 6.02	Planned Development District Types.....	6-1
Section 6.03	PDs Approved Prior to the Effective Date of this Resolution.....	6-3
Section 6.04	Minimum Project Area.....	6-3
Section 6.05	Permitted Uses.....	6-3
	(A) Permitted Use Table Summary.....	6-3
	(B) Limiting Permitted Uses.....	6-5
	(C) Dwellings, Attached (3+ Units).....	6-5
	(D) Accessory Uses and Structures in a PD District.....	6-7
Section 6.06	General Development Standards.....	6-7
	(A) Density and Intensity of Uses.....	6-7
	(B) Permitted Number of Dwelling Units.....	6-8
	(C) Lot Standards.....	6-8
	(D) Floor Area Requirements for Dwelling Units.....	6-9
	(E) Street, Drive, and Sidewalk Requirements.....	6-10
	(F) Deviation from Standards.....	6-11
Section 6.07	Resource Protection Standards.....	6-11
Section 6.08	Open Space Standards.....	6-12
	(E) Use of Required Open Space.....	6-13
	(F) Conservation Easements.....	6-13
	(G) Homeowners' or Property Owners' Associations.....	6-14
Section 6.09	Planned Development District Review Procedure.....	6-14
	(A) Planned Development (PD) Initiation.....	6-14
	(B) Preliminary Development Plan Review Procedure.....	6-15
	(C) Final Development Plan Review Procedure.....	6-18
	(D) Time Limits.....	6-20
	(E) Review of Status of PD Development Plans.....	6-20
	(F) Approved Plans Stay with Land.....	6-21
	(G) Effect of a Final Development Plan.....	6-21
	(H) Required Conditions for the Issuance of a Zoning Certificate.....	6-21
	(I) Modifications to Approved Preliminary or Final Development Plans.....	6-21

Article 7: Accessory and Temporary Use Regulations 7-1

Section 7.01	Accessory Use Regulations.....	7-1
	(A) Purpose.....	7-1

	(B) General Provisions	7-1
	(C) Maximum Number, Size, and Lot Coverage	7-1
	(D) Setback Requirements	7-1
	(E) Maximum Height	7-2
	(F) Permitted Accessory Uses	7-2
	(G) Use-Specific Standards	7-4
Section 7.02	Temporary Uses and Structures	7-11
	(A) Purpose	7-11
	(B) Permitted Temporary Uses and Structures	7-11
	(C) Temporary Use and Structure Standards	7-12
Article 8: Outdoor Lighting Standards		8-1
Section 8.01	Purpose	8-1
Section 8.02	Applicability	8-1
Section 8.03	Exemptions	8-1
Section 8.04	Outdoor Lighting Standards	8-1
Section 8.05	Measurement	8-2
Article 9: Fencing, Walls, and Hedges		9-1
Section 9.01	Applicability	9-1
Section 9.02	Zoning Certificate Required	9-1
Section 9.03	Decorative Fencing	9-1
Section 9.04	Snow Fences	9-1
Section 9.05	Retaining Walls	9-1
Section 9.06	Location and Height Standards	9-2
	(A) Front Yards	9-2
	(B) Side and Rear Yards	9-2
	(C) Measurement	9-3
Section 9.07	Construction, Maintenance and Repair	9-3
Article 10: Architectural Standards		10-1
Section 10.01	Purpose	10-1
Section 10.02	Applicability	10-1
Section 10.03	Authority to Review	10-1
Section 10.04	Architectural Standards	10-1
	(A) Ornamentation	10-1
	(B) Façade Massing	10-1
	(C) Roofs	10-3
	(D) Customer Entrances	10-4
Section 10.05	Enforcement of Standards	10-5
Article 11: Parking, Loading, and Mobility		11-1
Section 11.01	Purpose	11-1
Section 11.02	Applicability	11-1
	(C) Existing Uses	11-1
	(D) Maintenance	11-1
	(E) Plan Review	11-1
Section 11.03	General Standards Applicable to all Vehicular Use Areas	11-1

	(A) Maintenance	11-1
	(B) Storage	11-2
	(C) Landscaping	11-2
	(D) Fire Code	11-2
	(E) Drainage	11-2
	(F) Other Uses within Required Vehicular Use Areas	11-2
	(G) Seasonal Cover	11-2
	(H) Surfacing	11-2
	(I) Lighting	11-3
	(J) Striping	11-3
Section 11.04	Off-Street Parking Requirements	11-3
	(A) Units of Measure	11-3
	(B) Required Number of Parking Spaces	11-4
	(C) Off-Street Parking Standards for Selected Service and Industrial Uses	11-6
	(D) Parking Requirements for Physically Disabled	11-7
	(E) Alternative Parking Options	11-7
	(F) Design Standards for Parking Lots	11-10
	(G) Wheels Stops and Curbing	11-11
Section 11.05	Off-Street Loading Requirements	11-12
	(A) Applicability	11-12
	(B) Number of Loading Spaces Required	11-12
	(C) Loading Space Design Standards	11-12
Section 11.06	Stacking Space Requirements for Drive-Through Facilities	11-13
Section 11.07	Driveway Standards	11-14
Section 11.08	Parking or Storage of Vehicles in Residential Districts	11-15
	(C) Parking and Storage of Recreational Vehicles	11-15
Section 11.09	Parking of Inoperable Vehicles	11-16
Article 12: Landscaping and Buffering		12-1
Section 12.01	Purpose	12-1
Section 12.02	Applicability	12-1
Section 12.03	Landscaping and Buffer Plan	12-2
	(A) Landscaping and Buffer Plan Requirement	12-2
	(B) Approval of a Landscaping and Buffer Plan	12-2
	(C) Changes to an Approved Landscaping and Buffer Plan	12-2
Section 12.04	Landscaping Materials and Standards	12-2
	(A) Responsibility for Installation of Landscaping Materials	12-2
	(B) Use of Landscaped Areas	12-2
	(C) Easements	12-2
	(D) Landscaping Materials	12-2
Section 12.05	Landscaping Along Streets and in Front Yards	12-5
Section 12.06	Buffering Between Land Uses	12-5
	(A) Buffer Location	12-5
	(B) Structures	12-5
	(C) Required Buffer Area	12-5
	(D) Screening	12-6
	(E) Height of Screening	12-6
	(F) Placement of Screening	12-6

	(G) <u>Additional Screening Required</u>	12-6
<u>Section 12.07</u>	<u>Landscaping and Screening of Vehicular Use Areas</u>	12-7
	(A) <u>Interior Landscaping Of Parking Lots</u>	12-7
<u>Section 12.08</u>	<u>Screening of Outside Storage Areas or Other Service Areas</u>	12-8
	(A) <u>Intent and Applicability</u>	12-8
	(B) <u>Items to be Screened</u>	12-8
	(C) <u>Screening Requirements</u>	12-8
<u>Section 12.09</u>	<u>Installation and Maintenance</u>	12-9
<u>Article 13: Signs</u>.....		13-1
<u>Section 13.01</u>	<u>Purpose</u>	13-1
<u>Section 13.02</u>	<u>Applicability</u>	13-1
<u>Section 13.03</u>	<u>Computations and Rules of Measurement</u>	13-2
	(A) <u>Sign Face or Area</u>	13-2
	(B) <u>Street and Building Frontage</u>	13-2
	(C) <u>Window Area</u>	13-3
	(D) <u>Sign Height</u>	13-3
	(E) <u>Sign Setbacks</u>	13-3
	(F) <u>Electric Line Clearance³</u>	13-3
<u>Section 13.04</u>	<u>Signs Exempt from this Article</u>	13-3
	(A) <u>Noncommercial Speech Signs</u>	13-3
<u>Section 13.05</u>	<u>Prohibited Signs</u>	13-4
	(N) <u>Abandoned Signs</u>	13-5
<u>Section 13.06</u>	<u>General Construction</u>	13-5
<u>Section 13.07</u>	<u>Permitted Signs</u>	13-5
	(A) <u>On-Premise Signs for Public and Institutional Uses in Any District</u>	13-5
	(B) <u>Entrance Monuments For Residential Subdivisions or Developments</u>	13-6
	(C) <u>On-Premise Signs in Nonresidential Districts</u>	13-7
	(D) <u>On-Premise Signs Permitted in Planned Development Districts</u>	13-10
	(E) <u>Off-Premise Outdoor Advertising Signs (Billboards)</u>	13-11
<u>Section 13.08</u>	<u>Temporary Signs</u>	13-12
	(A) <u>General Definitions Related to Temporary Signs</u>	13-12
	(B) <u>Standards that Apply to All Temporary Signs</u>	13-12
	(C) <u>Temporary Signs for Development/Construction</u>	13-12
	(D) <u>Temporary Signs for Special Events</u>	13-12
	(E) <u>Temporary Signs on Properties for Lease or Sale</u>	13-13
<u>Section 13.09</u>	<u>Enforcement and Maintenance</u>	13-13
	(A) <u>Removal of Signs by the Zoning Administrator</u>	13-13
	(B) <u>Removal of Unlawful Sign in the Public Rights-of-Way</u>	13-14
	(C) <u>Maintenance of Signs</u>	13-14
<u>Section 13.10</u>	<u>Nonconforming Sign Regulations</u>	13-14
	(D) <u>Damage of a Nonconforming Sign</u>	13-15
	(E) <u>Termination of a Nonconforming Sign</u>	13-15
<u>Section 13.11</u>	<u>Illegal Signs</u>	13-15
<u>Article 14: Nonconformities</u>.....		14-1

<u>Section 14.01</u>	<u>Purpose</u>	14-1
<u>Section 14.02</u>	<u>General Provisions</u>	14-1
<u>Section 14.03</u>	<u>Determination of Nonconformity Status</u>	14-1
<u>Section 14.04</u>	<u>Nonconforming Uses and Variances</u>	14-1
<u>Section 14.05</u>	<u>Nonconforming Uses</u>	14-2
	(D) <u>Change or Substitution of Nonconforming Use</u>	14-2
	(E) <u>Expansion of a Nonconforming Use</u>	14-2
	(F) <u>Existing Use Reclassified as a Conditional Use</u>	14-2
	(G) <u>Termination of Nonconforming Uses</u>	14-3
<u>Section 14.06</u>	<u>Nonconforming Structures and Sites</u>	14-3
<u>Section 14.07</u>	<u>Nonconforming Lots of Record</u>	14-4
	(A) <u>Nonconforming Lots of Record in Residential Districts</u>	14-4
	(B) <u>Nonconforming Lots of Record in Nonresidential Districts</u>	14-4
<u>Section 14.08</u>	<u>Nonconforming Signs</u>	14-4
<u>Section 14.09</u>	<u>Repair and Maintenance</u>	14-5
<u>Article 15: Enforcement and Penalties</u>		15-1
<u>Section 15.01</u>	<u>Enforcing Officer</u>	15-1
<u>Section 15.02</u>	<u>Remedies</u>	15-1
<u>Section 15.03</u>	<u>Other Action</u>	15-1
<u>Section 15.04</u>	<u>Penalties</u>	15-1
<u>Section 15.05</u>	<u>Affected Parties</u>	15-1
<u>Section 15.06</u>	<u>Other Actions</u>	15-1
<u>Article 16: Definitions</u>		16-1
<u>Section 16.01</u>	<u>Purpose</u>	16-1
<u>Section 16.02</u>	<u>General Rules for Interpretation</u>	16-1
	(A) <u>Meanings and Intent</u>	16-1
	(B) <u>Headings, Illustrations, and Text</u>	16-1
	(C) <u>Lists and Examples</u>	16-1
	(D) <u>References to Other Regulations or Publications</u>	16-1
	(E) <u>Delegation of Authority</u>	16-1
	(F) <u>Technical and Non-technical Terms</u>	16-1
	(G) <u>Public Officials and Agencies</u>	16-1
	(H) <u>Mandatory and Discretionary Terms</u>	16-1
	(I) <u>Conjunctions</u>	16-1
	(J) <u>Tenses and Plurals</u>	16-2
	(K) <u>Terms Not Defined</u>	16-2
<u>Section 16.03</u>	<u>Definitions</u>	16-2

Appendix A: Summit County Riparian Setback Ordinance