

ARTICLE 3 ZONING

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**PLANNING AND ZONING COMMISSION APPROVED DRAFT
OCTOBER 16, 2025**

Article 3 Zoning – PZC Approved Draft (10-16-2025)

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300.1 Purpose and Intent

(A) General Purpose

The purpose of this zoning article is to promote public health, safety, and general welfare by guiding growth and development in alignment with long-term community goals and typical land uses. It aims to ensure the most appropriate use of land, prevent overcrowding, and provide adequate light, air, and privacy through regulations on building height, bulk, setbacks, and lot coverage. Additionally, it seeks to protect and enhance neighborhood character, separate incompatible land uses, support economic development, conserve natural resources, and ensure predictability and fairness in land use decisions.

(B) General Intent

- (1) Implement the comprehensive plan to guide growth and development in alignment with long-term community goals.
- (2) Encourage the optimal use of land and prevent overcrowding and undue concentration of population.
- (3) Ensure adequate light, air, and privacy by regulating building height, bulk, setbacks, and lot coverage.
- (4) Protect and enhance neighborhood character and promote a high quality of life for residents and visitors.
- (5) Separate incompatible land uses to minimize conflicts between residential, commercial, industrial, and other uses.
- (6) Support economic development and efficient land use patterns through flexible zoning tools and clear regulations.
- (7) Conserve natural resources and environmentally sensitive areas, such as wetlands, floodplains, and steep slopes.
- (8) Provide predictability and fairness in land use decisions for property owners, developers, and the public.
- (9) Encourage innovative development, including mixed-use, conservation developments, employment hubs, and other sustainable development types.
- (10) Guide decisions in ambiguous situations where a use is not clearly allowed or prohibited.
- (11) Offer a vision for each area's future to support land use planning and development review.

300.2 Land Use Areas and Zoning Districts

(A) Land Use Areas and Zoning District Overview

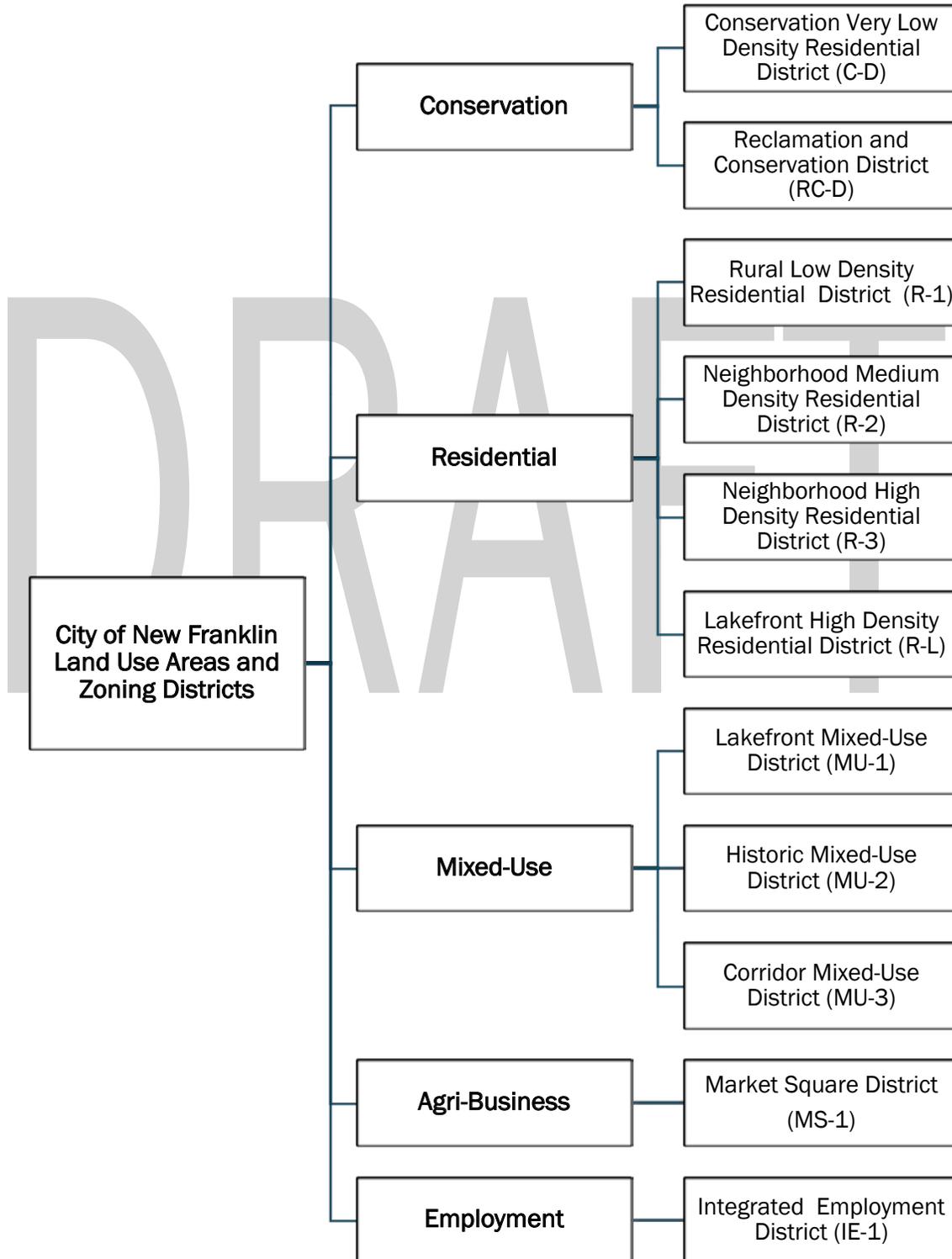


Figure 1 – Areas and Districts

(B) Land Use Areas

- (1) Conservation. Conservation areas are designed to safeguard natural resources, open spaces, and environmentally sensitive lands such as wetlands, floodplains, forests, and wildlife habitats. These areas may include parks, nature preserves, agricultural land, low impact uses, reclamation activities, or environmental cleanup projects focused on restoring degraded habitats and improving ecological health. Development is typically restricted or heavily regulated to minimize environmental disturbance and maintain ecological balance. Key characteristics include minimal to no development, a strong emphasis on land preservation, resource protection, and activities such as habitat restoration and remediation, support for passive recreation, and importance for stormwater management, biodiversity, and air/water quality.
- (2) Residential. Residential areas are designated for housing and neighborhood development, offering a variety of living options from low-density single-family homes to higher-density multifamily housing. The goal is to create safe, livable, and attractive communities with access to services, parks, and schools, while preserving the character of existing neighborhoods. Key characteristics include a range of housing densities (e.g., detached homes, townhomes, apartments), neighborhood amenities like schools, parks, and small-scale retail, a focus on livability, walkability, and compatibility with surrounding development, and infrastructure designed to support residential needs (roads, utilities, etc.).
- (3) Mixed-Use. Mixed-use areas are designed to integrate residential, commercial, office, and sometimes institutional or civic uses within a single district or development. These areas promote walkability, reduce reliance on cars, and support vibrant, active communities where people can live, work, shop, and socialize in close proximity. Key characteristics include a vertical or horizontal mix of uses (e.g., apartments over shops, or side-by-side), pedestrian-oriented design with active ground floors and public spaces, typically located in town centers, along transit corridors, or in redevelopment zones, and encourages higher densities and flexible design standards.
- (4) Agri-Business. Agri-Business areas are intended to support the preservation of agricultural land, promote local food systems, and encourage small-scale agricultural commerce. These areas blend working landscapes with opportunities for public interaction, economic development, and cultural preservation through local markets, farm-based businesses, and agri-tourism. Key characteristics include primary land use is agricultural—farming, ranching, horticulture, or forestry, supports direct-to-consumer sales (e.g., farmers markets, farm stands, CSA hubs), may include small-scale processing, artisan production, or agri-tourism, encourages sustainable practices and land stewardship, typically located in rural edges, greenbelts, or near urban-rural transition zones, and development is low intensity, with an emphasis on maintaining open space and rural character.
- (5) Employment. Employment areas are designated to support a wide range of job-generating uses, including office, industrial, research & development, warehousing, and technology-based businesses. The goal is to create well-located, efficient, and adaptable spaces that attract investment, support economic growth, and provide a strong employment base for the community. Key characteristics includes light to moderate industrial uses, office parks, flex space, and logistics, typically located near major roads.

(C) Zoning Districts

(1) Conservation Areas.

- (a) Conservation Very Low-Density Residential District (C-D). This district is established to allow very low-density residential development, with a maximum of one dwelling unit per five acres. The primary objectives are to preserve and protect the unique geological, topographical, botanical, historical, or scenic values of the area; maintain the ecological balance; conserve natural resources such as river valleys, wetlands, and forest tracts; and mitigate issues arising from intensive development in areas with high water tables, flood susceptibility, or unsuitable topography for urban uses. Limiting development in this district is essential to ensure the long-term sustainability and protection of these sensitive environments.
- (b) Reclamation and Conservation District (RC-D). This district is established to protect, restore, and enhance environmentally sensitive lands, degraded natural areas, and critical ecological systems. The primary purpose of this district is to support long-term environmental stewardship through land reclamation, habitat conservation, water quality protection, erosion control, and sustainable land management practices. Uses within the RC-D are strictly limited to those that are compatible with conservation objectives, including ecological restoration, passive recreation, scientific research, and limited infrastructure necessary for environmental management. Development is heavily restricted and subject to rigorous review to ensure no adverse impact on the ecological function of the area.

(2) Residential Areas.

- (a) Rural Low-Density Residential District (R-1). This district is established to accommodate residential development with a density of no more than one dwelling unit per two acres. It is intended for areas that cannot be reasonably serviced by central water and/or sanitary sewer facilities. Conservation subdivisions are also permitted, which help preserve open space and natural resources by clustering homes on smaller lots while maintaining the overall density. This approach not only protects the environment but also reduces infrastructure costs and enhances the rural character of the community.
- (b) Neighborhood Medium-Density Residential District (R-2). This district is designed to accommodate medium-density residential development, allowing up to two dwelling units per acre for single-family homes. It is intended for areas that are likely to be serviced by central sewer facilities. The stipulated densities aim to maintain the community's residential nature. Conservation subdivisions are also permitted, promoting sustainable growth by preserving open spaces and natural resources. If central water and sewer facilities are available, this district can further support sustainable development by ensuring efficient use of resources and infrastructure.
- (c) Neighborhood High-Density Residential District (R-3). This district is designed to accommodate medium-to-high-density residential development while maintaining a neighborhood-oriented character. It allows for a mix of single-family homes, attached single-family townhomes, and small-scale multifamily buildings (up to six units per building) to provide housing diversity without large-scale apartment complexes. The district also supports senior living options, including independent senior housing and assisted living facilities, promoting aging in place within the community. The zoning encourages walkability, integration of open spaces, and compatibility with surrounding residential areas, ensuring a balanced and vibrant living environment.

- (d) Lakefront High-Density Residential District (R-L). This district is established to accommodate single-family and limited attached single-family dwellings next to or near the Portage Lakes. The stipulated densities aim to maintain the lakefront character of the existing district. Located on the scenic Portage Lakes, this district offers residents picturesque views and access to various water-based recreational activities. The proximity to the lakes enhances the quality of life for residents by providing opportunities for boating, fishing, and other outdoor activities.
- (3) Mixed-Use Land Use Areas.
- (a) Lakefront Mixed-Use District (MU-1). This district is a vibrant, community-oriented area that integrates residential, commercial, office and recreational spaces, all with a focus on the Portage Lakes area and outdoor activities associated with it. The district takes advantage of water views and natural features for residents and visitors. The residential components consist of townhomes, and apartments over commercial space and catering to young families, young professional, and empty nestors. A variety of local businesses, cafes and restaurants with outdoor seating along the streets and waterfronts would celebrate the lakefront district.
- (b) Historic Mixed-Use District (MU-2). This district is designed to preserve the historic character of areas like the former Manchester Village by encouraging the renovation of historic buildings and the development of new, appropriate shops, restaurants, and service businesses. Additionally, the district will accommodate townhomes, mixed-use buildings, and senior living facilities. This district can significantly boost local employment opportunities, stimulate economic growth, and enhance community development by attracting a variety of businesses and residential dwellings.
- (c) Corridor Mixed-Use District (MU-3). Primarily located along the Manchester Road Corridor, this district is designed to be an integrated development that meets the diverse needs of the community. It encourages thoughtful modern design that seamlessly integrates existing commercial and single-family homes with new commercial spaces, offices, townhomes, condominiums, apartments, and senior living facilities. The district serves local residents while enhancing adjacent neighborhoods. Commercial spaces include local establishments, service businesses, small to medium-sized chain stores, small commercial plazas, and office buildings. Housing options cater to young professionals, young families, and retirees. This district is the main commercial district that serves the community.
- (4) Agri-Business. Market Square District (MS-1). This district is a vibrant, food-centric hub that seamlessly connects the community with local farms, farmer’s markets, and community-supported agriculture (CSA). It integrates working farms, orchards, greenhouses, and community gardens, fostering a direct connection to food production. The district is centered around food-based businesses, including farm-to-table restaurants, artisanal food markets, food halls, and agricultural education centers. It hosts seasonal harvest festivals, food workshops, farm-to-market trade, and hands-on agricultural experiences like cooking demonstrations and gardening classes. The district also incorporates regenerative farming practices, composting programs, water conservation for agriculture, and local food distribution systems. Often located adjacent to or near local farms, rural housing, and conservation subdivisions, it allows homeowners to actively participate in food production.

- (5) Employment. Integrated Employment District (IE-1). This district is designed to foster a balanced work environment by allowing a mix of compatible light manufacturing, warehousing and distribution, business services, R&D and prototyping, office uses, and commercial activities. It accommodates diverse uses such as electronics assembly, food processing, small-scale fabrication, logistic centers, data centers, print production, tech labs, engineering firms, clean energy development, corporate headquarters, and shared workspaces. The goal is to create a harmonious environment where businesses from different sectors can coexist efficiently while minimizing land-use conflicts. This district boosts local employment opportunities, economic growth, and community development by attracting a variety of businesses and industries.

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300.3 Designating Land Use Types

(A) Designating Land Uses by the North American Industry Classification System

- (1) The North American Industry Classification System (NAICS). This classification system is employed to define land use categories. NAICS codes ensure consistency and accuracy in determining permitted uses within each zoning district. As a standardized system, the NAICS is widely adopted by businesses, government agencies, and researchers throughout the United States, Canada, and Mexico for industry classification purposes. Each business activity receives a unique six-digit NAICS code, categorizing establishments based on their primary economic function. The U.S. Census Bureau maintains this system and updates it every five years to reflect changes in economic conditions. Utilizing NAICS codes enables the determination of whether a business complies with the requirements of a given zoning district. This approach fosters the creation of a more accurate land use table, thereby expediting the identification of permitted, limited, conditional, and prohibited uses for both applicants and municipal staff. Commercial, industrial, and civic uses are categorized according to the 2022 edition, or the most current version, of the North American Industry Classification System (NAICS). Detailed descriptions of these use categories are available at www.census.gov/naics.
- (2) The Zoning Department will reference the latest edition of the NAICS when classifying land uses within the city.

(B) Zoning District and Uses Table

- (1) Purpose. The Zoning Districts and Uses Table establishes which land uses are permitted, conditional, or subject to Site & Building Design standards within each zoning district. The table serves as the primary reference for determining where residential, commercial, mixed-use, agribusiness, employment, and conservation-related activities may be located. By organizing uses by NAICS code and zoning district, the table provides a clear framework for guiding development that is consistent with the intent of each district and the community's long-range land use goals.
- (2) Applicability.
 - (a) Permitted Uses (P): A permitted use is allowed by right within the applicable zoning district, subject to compliance with all other provisions of this code.
 - (b) Conditional Uses (C): A conditional use may be permitted only upon review and approval by the Planning and Zoning Commission and must meet specific conditions to ensure compatibility with the district's purpose and protection of public health, safety, and welfare.
 - (c) Site & Building Design (SBD): Where a use is listed as P (SBD) or C (SBD), it is permitted or conditional only if the development also complies with the requirements of Article 5 – Site & Building Design. These standards establish additional architectural, façade, site, or landscape treatments.
 - (d) Prohibited Uses: Any land use not listed in the table is considered prohibited, unless determined by the Zoning Administrator to fall within a listed use category

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Table 1– Zoning Districts and Uses

Land Use Areas:		Conservation		Residential				Mixed/Agribusiness/Employment				
ZONING DISTRICTS		C-D	RC-D	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1
P = Permitted Use C = Conditional Use (SBD) = Site & Building Design standards apply. Use must comply with the additional requirements in Article 5 – Site & Building Design.												
NAICS CODE	RESIDENTIAL USES	C-D	RC-D	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1
8141	Detached, single-family dwelling	P, (SBD)		P, (SBD)	P, (SBD)	P, (SBD)	P, (SBD)		P, (SBD)	P, (SBD)		
8141	Attached, single-family					P, (SBD)	P, (SBD)	P, (SBD)	P, (SBD)	P, (SBD)	P, (SBD)	
8141	Two-family dwelling				P, (SBD)	P, (SBD)	P, (SBD)	P, (SBD)	P, (SBD)	P, (SBD)		
8141	Multi-Family dwellings							P, (SBD)	P, (SBD)	P, (SBD)		
8141	Conservation Neighborhood			P, (SBD)	P, (SBD)						E	
NAICS CODE	MIXED USES	C-D	RC-D	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1
531110	Vertical Mixed-Use							P, (SBD)	P, (SBD)	P, (SBD)	P, (SBD)	
531110	Horizontal Mixed-Use							P, (SBD)		P, (SBD)		
531390	Live-Work							P, (SBD)	P, (SBD)	P, (SBD)	P, (SBD)	
721191	Bed-Breakfast (Small-Medium Scale)	C				C	C	C	C	C	C	
NAICS CODE	AGRICULTURAL USES	C-D	RC-D	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1
111	Crop Production	P		P	P					P	P	
111219	Other Vegetable (except Potato) and Melon Farming	P		P	P					P	P	
111339	Other Noncitric Fruit Farming	P		P	P					P	P	
111419	Cultivator/Grower (Marijuana)											C
111422	Floriculture Production (for greenhouses/flowers)	P		P	P					P	P	
111998	All Other Miscellaneous Crop Farming (community gardens)	P		P	P					P	P	
112	Animal Production & Aquaculture	P		P	P					P	P	
NAICS CODE	UTILITIES	C-D	RC-D	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1
221114	Solar Electric Power Generation		C									C
211115	Wind Electric Power Generation		C	C								C
22118, 221122	Microgrid Electric Power Generation											C
237130, 517	Power and Communication Line and Related Structures Construction (Telecommunication Towers)	C	C	C	C	C	C	C	C	C	C	C
NAICS CODE	MANUFACTURING AND CONSTRUCTION	C-D	RC-D	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1

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P = Permitted Use C = Conditional Use (SBD) = Site & Building Design standards apply. Use must comply with the additional requirements in Article 5 – Site & Building Design.												
238	Specialty Trade Contractors									P, (SBD)		P, (SBD)
311	Food Manufacturing										C, (SPD)	P, (SPD)
311611	Animal (except poultry) Slaughtering										P, (SBD)	P, (SBD)
311615	Poultry Processing										P, (SBD)	P, (SBD)
3121	Beverage Manufacturing										C	P
312120 722410 722511	Breweries, Drinking Places, Full-Service Restaurant							P, (SBD)	P, (SBD)	P, (SBD)	P, (SBD)	P, (SBD)
3131	Fabric Mills										P	P
315	Apparel Manufacturing										P	P
316	Leather & Allied Product Manufacturing								C, (SPD)	C, (SPD)	C, (SPD)	P
321	Wood Product Manufacturing								C, (SPD)	C, (SPD)	C, (SPD)	P
323	Printing & Related Support Activities											P
325	Chemical Manufacturing											C
326	Plastic and Rubber Product Manufacturing											C
327	Nonmetallic Mineral Product Manufacturing											C
331	Primary Metal Manufacturing											C
332	Fabricated Metal Product Manufacturing											C
333	Machinery Manufacturing											C
334	Computer & Electronic Product Manufacturing											P
335	Electric Equipment, Appliance, and Component Manufacturing											P
336	Transportation Equipment Manufacturing											C
337	Furniture & Related Product Manufacturing											P
3391	Medical Equipment & Supplies Manufacturing											P
3399	Other Miscellaneous Manufacturing											P

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NAICS CODE	WHOLESALE TRADE	C-D	RC-D	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1
423	Merchant Wholesalers, Durable Goods											P
424	Merchant Wholesale, Nondurable Goods											P
424480	Fresh Fruit and Vegetable Merchant Wholesale										P	
NAICS CODE	RETAIL TRADE	C-D	RC-D	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1
4411	Automobile Dealers									C		C
4412	Other Motor Vehicle Dealers (boats, RV's)							C		C		C
4413	Automotive Parts, Accessories, and Tire Retailers							P	P	P		P
4441	Building Material and Supplies Dealers											P
4442	Lawn & Garden Equipment and Supplies Retailers									P	P	P
4451	Grocery & Convenience Retailers							P		P		
445230	Fruit and Vegetable Markets (for fresh produce stands or vendors selling multiple farms' goods)							P	P	P	P	
445291	Baked Goods Stores (if local baked goods are sold)							P	P	P	P	
445299	All Other Specialty Food Stores (artisan items, cheese, preserves)							P	P	P	P	
445120	Gas Station and Convenience Stores							C, (SPD)	C, (SPD)	C, (SPD)	C, (SPD)	C, (SPD)
4452	Specialty Food Retailers							P	P	P	P	
4453	Beer, Wine, and Liquor Retailers							P	P	P	P	
446110	Pharmacies & Drug Stores (with drive-thru prescription services)							P, (SPD)	P, (SPD)	CP (SPD)		P, (SPD)
449	Furniture, Home Furnishings, Electronics, and Appliance Retailers							P	P	P	P	

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4551	Department Stores									P		
4552	Warehouse Clubs, Supercenters, and Other General Merchandise Retailers									P		P
456	Health & Personal Care Retailers							P	P	P		
458	Clothing, Clothing Accessories, Shoes, and Jewelry Retailers							P	P	P		
459	Sporting Goods, Hobby, Musical Instrument, Books, and Miscellaneous Retailers							P	P	P		
459991	Tobacco, Electronic Cigarette, and other Smoking Supplies Retailers (Dispensaries)									C		C
NAICS CODE	TRANSPORTATION AND WAREHOUSING	C-D	RC-D	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1
484	Truck Transportation											C
485	Transit and Ground Passenger Transportation									C		P
492	Couriers and Messengers									C		P
492210	NAICS 492210 – Local Messengers and Local Delivery (for CSA or farm box delivery)										P	
493	Warehousing and Storage											P
4922110	General Warehousing and Storage (if cold storage or aggregation is involved)										P	
NAICS CODE	INFORMATION	C-D	RC-D	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1
512131	Motion Picture Theaters							P	P	P		
512132	Drive-In Motion Picture Theaters									C		
513	Publishing Industries								P			P
516	Broadcasting and Content Providers								P			P
518	Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services											P
NAICS CODE	FINANCE AND INSURANCE,	C-D	LL-C	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1

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	REAL ESTATE AND RENTAL AND LEASING, PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES, ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES											
52211	Commercial Banking							P	P	P		
52211	Banks (Credit Unions) with drive-thru services							E	E	E		E
52213	Credit Unions							P	P	P		
522291 522390	Consumer Lending (Unsecured cash, payday, Title, Check Cashing, Pawnshops) (NAICS 522291, 522390)									C		
52231	Mortgage and Nonmortgage Brokers							P	P	P		P
524	Insurance Carriers & Related Activities							P	P	P		P
531	Real Estate							P	P	P		P
53113	Lessors of Mini warehouses and Self-Storage Units									C		C
532	Rental and Leasing Services							P	P	P		P
541	Professional, Scientific, and Technical Services							P	P	P		P
541940	Veterinary (all)							P	P		P	P
551	Management Of Companies and Enterprises							P	P	P		P
561	Administrative Support							P	P	P		P
562910	Remediation Services (Lime Lakes)		P									
NAICS CODE	EDUCATIONAL SERVICES	C-D	RC-D	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1
6111	Elementary and Secondary Services			P	P	P	P		P	P		
6113	Colleges, Universities, and Professional Schools									P		P
6116	Other Schools and Instruction								P	P		

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611710	Educational Support Services (for workshops and classes)									P	P	P
NAICS CODE	HEALTH CARE AND SOCIAL ASSISTANCE	C-D	RC-D	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1
6211	Offices of Physicians							P	P	P		
6212	Offices of Dentists							P	P	P		
6213	Offices of Other Health Practitioners							P	P	P		
6214	Outpatient Care Centers								P			P
6215	Medical and Diagnostic Laboratories								P			P
6216	Home Health Care Services								P			P
6219	Other Ambulatory Health Care Services											P
622	Hospitals								P	P		P
623	Nursing and Residential Care Facilities				P, (SPD)	P, (SPD)			P, (SPD)	P, (SPD)		
624	Social Assistance									P		
624410	Child Day Care (Type A)			P	P	P	P	P	P	P	P	P
624410	Child Day Care (Type B)			P	P	P	P	P	P	P	P	P
NAICS CODE	ARTS, ENTERTAINMENT, AND RECREATION	C-D	RC-D	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1
711	Performing Arts, Spectator Sports, and Related Industries							C	C	C	C	
71121	Spectator Sports (indoor/Outdoor)				C	C				C		C
711219	Kennel									C		C
712	Museums, Historical Sites, and Similar Institutional							P	P	P	P	
712190	Nature Parks and Other Similar Institutions (for interpretive/Agri-tourism programs)										P	
713990	All Other Amusement and Recreation Industries (seasonal festivals, hands-on experiences)										P	
713120, 7132, 71399	Amusement Arcades Gambling Industries, All Other Amusement									C		C

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Table 1- Zoning Districts and Uses												
Land Use Areas:		Conservation		Residential				Mixed/Agribusiness/Employment				
ZONING DISTRICTS		C-D	RC-D	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1
P = Permitted Use C = Conditional Use (SBD) = Site & Building Design standards apply. Use must comply with the additional requirements in Article 5 – Site & Building Design.												
	and Recreation Industries (instant Bingo, Adult Arcade)											
71391	Golf Courses and Country Clubs				P	P	P					
71393	Marinas						C	C				
71395	Bowling Centers							P		P		
713990	Sexually Oriented Businesses (any, as defined)											C
NAICS CODE	ACCOMMODATION AND FOOD SERVICES	C-D	RC-D	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1
721110	Hotels and Motels							P, (SBD)	P, (SBD)	P, (SBD)	P, (SBD)	
72119	Bed and Breakfast Inns (Large Scale)							P, (SBD)	P, (SBD)	P, (SBD)	P, (SBD)	
7212	RV Parks and Recreational Camps	C		C								C
72231	Special Food Service Contractors							P	P	P	P	P
722320	Caterers (Banquet Halls)						P	P	P	P	P	P
7224	Drinking Places							C	C	C	C	C
722511	Full-Service Restaurants							P	P	P	P	
722513	Limited-Service Restaurants (Fast Food and Drive-thru Restaurants)							P, (SBD)	P, (SBD)	P, (SBD)		P, (SBD)
722514	Cafeterias, Grill Buffets, and Buffets							P	P	P	P	
722515	Snack and Nonalcoholic Beverage Bars (with Drive-Thus)							P, (SBD)	P, (SBD)	P, (SBD)	P, (SBD)	P, (SBD)
NAICS CODE	OTHER SERVICES	C-D	RC-D	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1
811	Automotive Repair and Maintenance							C	C	C		C
81112	Automotive Body, Paint, Interior and Glass Repair									C		C
811191	Automotive Oil Change and Lubrication Shops									P		P
811192	Car Washes									P, (SBD)		P, (SBD)
81211	Hair, Nail and Skin Care Services							P	P	P	P	
8122	Death Care Services									C		
812220	Cemeteries and Crematories			C	C					C		

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Table 1- Zoning Districts and Uses													
Land Use Areas:		Conservation		Residential				Mixed/Agribusiness/Employment					
	ZONING DISTRICTS	C-D	RC-D	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1	
P = Permitted Use C = Conditional Use (SBD) = Site & Building Design standards apply. Use must comply with the additional requirements in Article 5 – Site & Building Design.													
	81231	Coin-Operated Laundries and Drycleaners						P	P	P			
	81233	Linen and Uniform Supply										P	
	81291	Pet Care (except Veterinary) Services							P			P	
	8131	Religious Organizations	P		P	P	P	P	P	P			
	81341	Civic and Social Organizations			E	E	E	E	P	P	P		
	NAICS CODE	PUBLIC ADMINISTRATION	C-D	RC-D	R-1	R-2	R-3	R-L	MU-1	MU-2	MU-3	MS-1	IE-1
	9211	Executive, Legislative, and Other General Government Support					P	P	P	P	P	P	
	9221	Justice, Public Order, and Safety Activities					P	P	P	P	P		
	92311	Administration of Education Programs					P	P	P	P	P		
A permitted use is a land use that is explicitly permitted by right within a particular zoning district.													
Enhanced Design Standards are a set of elevated building and site design requirements established in Article 5 Site and Building Design.													
A conditional use allows a land use that is permitted by right, provided it meets specific conditions. These conditions are designed to ensure that the use aligns with the zoning district's intent and does not negatively impact public health, safety, or welfare.													
Prohibited Uses are not included in this table.													

300.4 General Development Standards for Principal Uses (C) Residential Use Standards

Table 2 – Residential Lot and Dimensions Standards										
LOT AND DWELLING TYPE	DETACHED SINGLE-FAMILY (DS-F)				ATTACHED SINGLE-FAMILY (AS-F)			TWO-FAMILY (T-F)	MULTI-FAMILY (M-F)	
MINIMUM DIMENSION REQUIREMENTS										
ZONING DISTRICT	C-D	R-1	R-2	R-3, R-L	MU-2, MU-3	R-3	R-L	MU-1, MU-2, MU-3, MS-1	MU-1, MU-2, MU-3, MS-1, R-3	MU-1, MU-2, MU-3
AREA	5 acres	2 acres	½ acre	7,000 SF	7,000 SF	3,500 SF	3,500 SF	3,500 SF	7,500 SF	10,000 SF
WIDTH	300'	120'	100'	55'	55'	28'	28'	28'	75'	100'
FRONTAGE	300'	120'	100'	55'	55'	28' (38' on end units)	28' (38' on end units)	28' (38' on end units)	75'	100'
DEPTH	1:2.5	1:2.5	150'	125'	125'	125'	125'	125'	100'	100'
RURAL LOTS	All lots without public sewer and water, must meet minimum size requirements as imposed by Summit County Health Department.									
DETACHED SINGLE-FAMILY (DS-F)	<ul style="list-style-type: none"> All single-family attached (DS-F) housing and lots in MU-2 and MU-3 Districts must be setback a minimum of 500 feet from Manchester Road. 									
ATTACHED SINGLE-FAMILY (AS-F)	<ul style="list-style-type: none"> Attached single-family (AS-F) lots must be in new subdivisions five (5) acres or greater and in combination with SF lots. Overall subdivision density, with AS-F lots, must not exceed 8 units per acre. Mixture and grouping of S-F and AS-F lots will be established during the subdivision application process by the Planning and Zoning Commission. AS-F dwellings with street-facing (front-loaded) garages must be at least of 32-feet-wide for interior lots and 42 feet-wide lot for end lots. Two-car garages are required. 									
MINIMUM SETBACK REQUIREMENTS										
ZONING DISTRICT	C-D	R-1	R-2	R-3, R-L	MU-2, MU-3	R-3	R-L	MU-1, MU-2, MU-3, MS-1	MU-1, MU-2, MU-3, MS-1, R-3	MU-1, MU-2, MU-3
FRONT	100'	70'	45'	25'	25'	25'	25'	25'	20''	20'
SIDE	25'	20'	15'	10'	10'	0'-10'	0'-10'	0'-10'	10' (15'on corner lots)	10' (15'on corner lots)
REAR	50'	50'	50'	35'	35'	25'	25' (4)	25'	20'	20'
R-L DETACHED SINGLE-FAMILY (DS-F) LOTS	<ul style="list-style-type: none"> Existing DS-F lots required a 50' rear lot setback. An existing lot is defined as any lot, parcel or a part of any lot or parcel developed or subdivided prior to the effective date of this code amendment. A new lot is defined as any new subdivision lot or parcel created after the effective date of this code amendment. On existing DS-F lots, rear ground level decks averaging 2 feet from ground are allowed to extend 10 feet beyond rear setbacks. Decks shall be unenclosed with no roofs. Railings shall have an opacity no greater than 40%. (Opacity is the “solid space “as a percentage of the total surface.) 									
MAXIMUM REQUIREMENTS										

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ZONING DISTRICT	C-D	R-1	R-2	R-3, R-L	MU-2, MU-3	R-3	R-L	MU-1, MU-2, MU-3, MS-1	MU-1, MU-2, MU-3, MS-1, R-3	MU-1, MU-2, MU-3
LOT COVERAGE	10%	20%	30%	40%	40%	50%	50%	60%	50%	80%
BUILDING HEIGHT	35'	35'	35'	35'	35'	35'	35'	35'	40'	50'
DWELLING DENSITY PER ACRE	.2	.5	2	6.2	6.2	12	12	12	16	25
DWELLING MINIMUM SIZE (LIVABLE SPACE)	<ul style="list-style-type: none"> • Single Family Detached: 1,200 SF; 600 SF for first floor. (Detached Single-Family Senior Ranch Dwellings can be a minimum of 1,000 SF.) • Single-Family Attached: 1,200 SF; 600 SF for first floor. • Two-Family: 1,000 OSF per dwelling. • Multi-family: 500 SF. • Live-Work: 1,200 SF; 600 SF for first floor. • Bed and Breakfast: 2,500 SF; 1,250 for the first floor. 									
MULTIFAMILY (MF) BUILDINGS	<ul style="list-style-type: none"> • The maximum building unit size is 12 units per building. 									

(D) Mixed-Use Standards

Table 3 – Mixed Land Use Lot and Dimension Standards

LOT AND BUILDING TYPE	VERTICAL MIXED-USE (M-U)	HORIZONTAL MIXED-USE (M-U)	LIVE-WORK (L-V)	BED & BREAKFAST (B&B SMALL/MEDIUM)
ZONING DISTRICT	MU-1, MU-2, MU-3,	MU-1, MU-2, MU-3	MU-1, MU-2, MU-3	MU-1, MU-2, MU-3
MINIMUM DIMENSION REQUIREMENTS				
AREA	10,000 SF	20,000 SF	3,500 SF	15,000 SF
WIDTH	100'	100'	28'	80'
FRONTAGE	100'	100'	28' (38' on end units)	80'
DEPTH	100'	200'	125'	150'
MINIMUM SETBACK REQUIREMENTS				
FRONT	15'	50'	25'	45'
SIDE	10' (15' on corner lots)	20'	0'-10'	10'
REAR	100' (150' when adjacent to a residential use or district.)	100' (150' when adjacent to a residential use or district.)	25' (4)	20'
MAXIMUM REQUIREMENTS				
LOT COVERAGE	80%	70%	50%	40%
BUILDING HEIGHT	50'	40'	35'	35'
DWELLING DENSITY PER ACRE	25	20	12	6.2

(E) Commercial, Office, Industrial, Agricultural and Institutional Standards

Table 4 – Commercial, Office, Industrial, Agricultural, Institutional Lot and Dimension Standards

LOT AND BUILDING TYPE	COMMERCIAL	OFFICE	INDUSTRIAL	AGRICULTURAL	INSTITUTIONAL
ZONING DISTRICT	MU-1, MU-2, MU-3, MS-1	MU-2, MU-3, MS-1, I-E	I-E, MS-1	MS-1	R-1, R-2, R-3, R-L, MU-1, MU-2, MU-3, MS-1
MINIMUM DIMENSION REQUIREMENTS					
AREA	15,000 SF	15,000 SF	20,000 SF	See 300.6 Agricultural Uses	15,000 SF
WIDTH	100'	100'	100'	See 300.6 Agricultural Uses	100'
FRONTAGE	100'	100'	100'	See 300.6 Agricultural Uses	100'
DEPTH	150'	150'	200'	See 300.6 Agricultural Uses	150'
FRONT	40'	40'	50'	See 300.6 Agricultural Uses	40'
MINIMUM SETBACK REQUIREMENTS					
SIDE	20' (30' if immediately adjacent to residential use or zoning.)	20' (30' if immediately adjacent to residential use or zoning.)	30' (40' if immediately adjacent to residential use or zoning.)	See 300.6 Agricultural Uses	20' (30' if immediately adjacent to residential use or zoning.)
REAR	20' (30' if immediately adjacent to residential use or zoning.)	20' (30' if immediately adjacent to residential use or zoning.)	50' (150' if immediately adjacent to a residential use or district.)	See 300.6 Agricultural Uses	20' (30' if immediately adjacent to residential use or zoning.)
MAXIMUM REQUIREMENTS					
LOT COVERAGE	85%	85%	75%	See 300.6 Agricultural Uses	75%
BUILDING HEIGHT	50'	70'	45'	See 300.6 Agricultural Uses	45'

300.5 Conditional Uses

A conditional use permits certain land uses if they meet set conditions, ensuring consistency with the zoning district and protecting public health, safety, and welfare.

(A) Intent

- (1) Helps prevent negative impacts on adjacent properties and maintain the character of the zoning district.
- (2) Ensures that the proposed use meets the necessary criteria and does not compromise the community's well-being.
- (3) Allows property owners to utilize their land in ways that are typically restricted, as long as they adhere to the established conditions.

(B) Approval Requirements

- (1) Chapter 200.4: Conditional Use Permits. All provisions set forth in this chapter are to be strictly observed. Compliance with the review criteria delineated in Chapter 200.4 is required.
- (2) Chapter 200.5: Major Site and Building Plan, and Chapter 300.2: Minor Site and Building Plan. Approval of conditional uses is contingent upon site and building plan authorization by either the Planning and Zoning Commission or the Zoning Administrator. Such approvals must be secured in accordance with all requirements stated in Chapters 200.5 and 300.2.
- (3) Table 5 – Conditional Uses by NAICS General Categories, NAICS Specific Uses, and Zoning Districts. This table outlines land uses necessitating conditional use approval within specific zoning districts.
- (4) Table 6 – Special Regulations for Conditional Uses. This table sets forth distinct requirements applicable to conditional uses. The Planning and Zoning Commission is responsible for reviewing and assessing conditional use applications and may, at its discretion, apply any relevant stipulations from Table 6 to a proposed use. Furthermore, the Commission reserves the authority to impose additional conditions beyond those listed in Table 6 – Special Regulations for Conditional Uses.

(C) Conditional Use Permit Workflow Steps

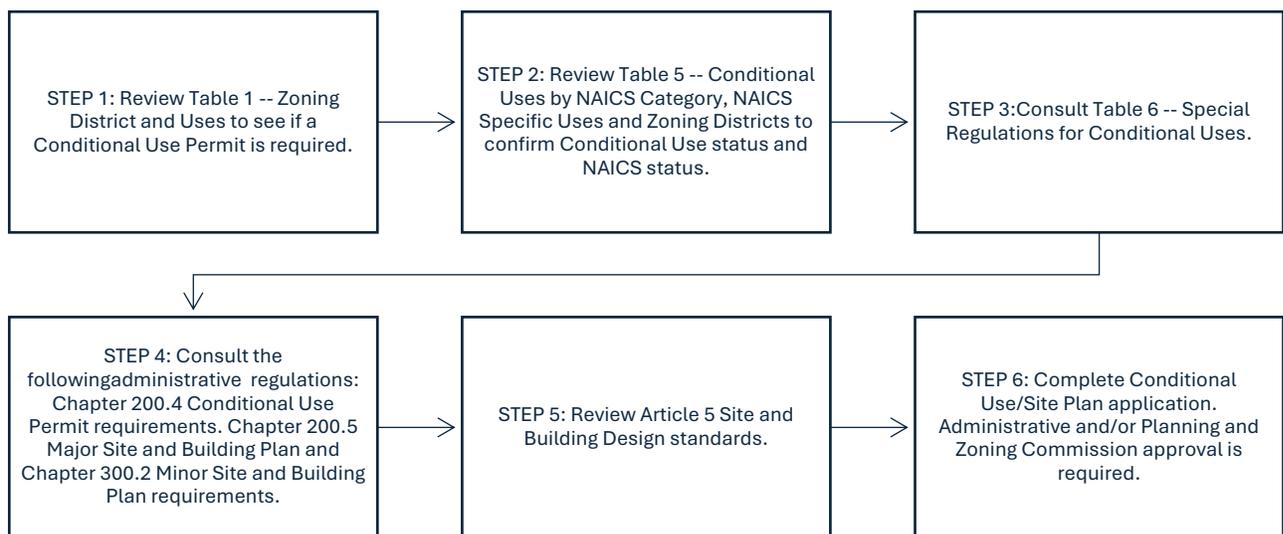


Figure 2 -- Conditional Use Permit Workflow Steps

(D) Conditional Uses by Categories and Uses

NAICS General Category	NAICS Specific Use	Zoning Districts
Mixed-Use	Bed-Breakfast (Small-Medium Scale)	C-D, R-3, R-L, MU-1, MU-2, MU-3, MS-1
Agricultural Uses	Cultivator/Grower (Marijuana)	IE-1
Utilities	Solar Electric Power Generation	RC-D, IE-1
Utilities	Wind Electric Power Generation	RC-D, R-1, IE-1
Utilities	Microgrid Electric Power Generation	IE-1
Utilities	Power & Communication Line / Telecom Towers	C-D, RC-D, R-1, R-2, R-3, R-L, MU-1, MU-2, MU-3, MS-1, IE-1
Manufacturing & Construction	Food Manufacturing	IE-1
Manufacturing & Construction	Animal (except poultry) Slaughtering	IE-1
Manufacturing & Construction	Poultry Processing	IE-1
Manufacturing & Construction	Beverage Manufacturing	MU-2, IE-1
Manufacturing & Construction	Leather & Allied Product Manufacturing	MU-1, MU-2, MS-1
Manufacturing & Construction	Chemical Manufacturing	IE-1
Manufacturing & Construction	Plastic & Rubber Product Manufacturing	IE-1
Manufacturing & Construction	Nonmetallic Mineral Product Manufacturing	IE-1
Manufacturing & Construction	Primary Metal Manufacturing	IE-1
Manufacturing & Construction	Fabricated Metal Product Manufacturing	IE-1
Manufacturing & Construction	Machinery Manufacturing	IE-1
Manufacturing & Construction	Transportation Equipment Manufacturing	IE-1
Retail Trade	Automobile Dealers	MU-2, MS-1
Retail Trade	Other Motor Vehicle Dealers (boats, RVs)	MU-1, MS-1, IE-1
Retail Trade	Gas Station & Convenience Stores	MU-1, MU-2, MS-1, IE-1
Retail Trade	Tobacco, E-cigarette & Smoking Supplies (Dispensaries)	MU-1, MS-1
Transportation & Warehousing	Truck Transportation	IE-1
Transportation & Warehousing	Transit & Ground Passenger Transportation	MU-1, MS-1
Transportation & Warehousing	Couriers & Messengers	MU-1, MS-1
Information	Drive-In Motion Picture Theaters	MS-1
Finance / Real Estate / Services	Consumer Lending (Payday, Pawnshops, etc.)	MU-2
Finance / Real Estate / Services	Mini warehouses / Self-Storage	MU-1, MS-1
Arts, Entertainment & Recreation	Performing Arts, Spectator Sports, & Related Industries	MU-1, MU-2, MU-3, MS-1
Arts, Entertainment & Recreation	Spectator Sports (indoor/outdoor)	R-2, R-3, MS-1, IE-1
Arts, Entertainment & Recreation	Kennel	MU-2, MS-1
Arts, Entertainment & Recreation	Amusement Arcades / Gambling / Adult Arcades	MU-2, MS-1
Arts, Entertainment & Recreation	Marinas	R-3, R-L
Arts, Entertainment & Recreation	Sexually Oriented Businesses	IE-1
Accommodation & Food Services	RV Parks & Recreational Camps	C-D, R-3, IE-1
Other Services	Automotive Repair & Maintenance	MU-1, MU-2, MU-3, IE-1
Other Services	Automotive Body, Paint, Interior & Glass Repair	MU-2, IE-1
Other Services	Car Washes	MU-2, IE-1
Other Services	Death Care Services	MU-3
Other Services	Cemeteries & Crematories	RC-D, R-1, R-L

(E) Special Regulations for Conditional Uses

Table 6 – Special Regulations for Conditional Uses	
MIXED USE	
Bed-Breakfast-Small/Medium Scale (NAICS 531390)	
1)	Location and Residency: The Bed and Breakfast must be in a single-family home or an owner-occupied duplex, with the operator living on-site.
2)	Guest Rooms and Capacity: There can be no more than four guest rooms, each accommodating up to two guests. A maximum of eight guests are allowed per night.
3)	Check-in/Check-out Times: Guests can check in and out only between 7:00 AM and 9:00 PM to avoid disturbances.
4)	Meals: Only breakfast can be served. Lunch and dinner are not permitted.
5)	Parking: At least four off-street parking spaces must be provided for each guest room, in addition to parking for the owner's residence. Parking should be behind or beside the main building and screened from public view.
6)	Traffic and Congestion: The Bed and Breakfast should not generate significant traffic or cause excessive street parking.
7)	Signage: Signs must be small (no more than two square feet), discreet, and comply with residential signage requirements. They should be placed near the entrance.
8)	Neighborhood Character: The property must retain the character of the neighborhood and maintain its original architectural style. Large-scale additions or commercial-style changes are not allowed.
9)	Landscaping: Residential landscaping standards must be maintained. Parking areas should be buffered or screened to protect the visual character of the area. Outdoor areas should be kept consistent with surrounding properties.
10)	Noise and Privacy: Noise levels must comply with local ordinances, especially in the evening. Outdoor gatherings or events are prohibited.
11)	Waste Management: Trash and recycling bins must be managed according to residential standards and kept out of street view.
12)	HOA Compliance: If the property is part of a Homeowners Association (HOA), the Bed and Breakfast must follow HOA guidelines and address any disputes through HOA channels.
13)	Owner-Occupied Proof: There must be evidence that the property is owner-occupied and intended for residential use.
AGRICULTURE	
Cultivator/Grower (NAICS 111419)	
1)	Prohibited Licenses: Large-scale Level I Cultivation License (up to 25,000 square feet of cultivation area) is prohibited.
2)	Allowed Licenses: Smaller-scale Level II Cultivation License (up to 10,000 square feet of cultivation area) is allowed with the following requirements:
3)	Security Requirements: Cultivators must have robust security systems, including 24/7 video surveillance, alarms, and security personnel. Video recordings must be kept for at least 90 days. Facilities must be secured with fencing, gates, and other physical barriers to prevent unauthorized access.
4)	Facility and Building Standards: Cultivators must adhere to building codes and fire safety regulations, which include maintaining proper ventilation, fire suppression systems, and safe handling of equipment. Cultivation areas should meet safety standards to protect employees and prevent contamination of plants.
5)	Waste Disposal: Cultivators are required to dispose of plant waste in a manner compliant with state regulations to prevent environmental damage or illegal diversion of marijuana.
6)	Environmental and Health Standards: Must meet state environmental standards for water use, air quality, and lighting. Cultivators must follow guidelines for odor mitigation and pest control to ensure that their operations do not negatively impact surrounding communities.
7)	Recordkeeping: Cultivators must maintain records of all marijuana plants and products, including tracking from seed to sale using Ohio's cannabis tracking system.
8)	Location Restrictions: Marijuana cultivation operations must be 500 to 1,000 feet from schools, daycare centers, parks, residential zones, and places of worship to reduce exposure to minors and maintain the character of residential neighborhoods. Marijuana cultivation facilities must be at least one mile (5,280 feet) from other marijuana-related businesses, such as dispensaries or other cultivation centers, to avoid clustering of marijuana businesses in one area.
9)	Operational Restrictions: The Planning and Zoning Commission may restrict operational hours, deliveries, and loading/unloading operations to minimize disruption to the surrounding area.
10)	Taxes and Fees: The city may impose impact fees on marijuana businesses to cover the costs of regulating and enforcing marijuana cultivation activities. These fees would fund law enforcement or other related services.
11)	Site Development and Landscaping: Cultivation sites must adhere to heavy landscaping and have a 6-foot solid security fence around the facility.
UTILITIES	
Solar (Farm) Electric Power Generation (NAICS 221114)	
1)	Accessory Use Regulations: All residential, commercial, office, and industrial buildings with solar panels for individual dwellings and structures are regulated in Chapter 330.7 Accessory Uses.

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Table 6 – Special Regulations for Conditional Uses	
<ol style="list-style-type: none"> 2) Solar Electric Power/Solar Farms: A solar farm is a large-scale installation of solar panels that generate electricity by capturing sunlight. These panels are typically arranged in rows across open land, like fields or deserts, and are connected to the power grid to supply renewable energy to homes, businesses, or industrial facilities. There are two main types of solar farms: <ol style="list-style-type: none"> a. Photovoltaic (PV) farms: Use solar panels to directly convert sunlight into electricity. b. Concentrated Solar Power (CSP) farms: Use mirrors or lenses to concentrate sunlight to heat a fluid, which then drives a turbine to generate electricity. 3) Setback Requirements: <ol style="list-style-type: none"> a. Front Yard: Minimum 100 feet from public road right-of-way. b. Side Yard: Minimum 50 feet from property line. c. Rear Yard: Minimum 50 feet from property line. 4) Height Restrictions: Maximum Panel Height: 15 feet above grade. 5) Equipment Buildings: Must comply with standard accessory structure height limits in the zoning district. 6) Fencing and Screening: <ol style="list-style-type: none"> a. A minimum 6-foot-high security fence is required around the perimeter. b. Visual screening (vegetative buffer or opaque fencing) is required if adjacent to residential property. c. Solar panels must be designed to minimize glare affecting nearby properties and roadways. 7) Decommissioning Plan: A decommissioning plan must be submitted and approved, outlining how the site will be restored once the system is no longer in use. Financial assurance (e.g., bond or escrow) may be required to cover decommissioning costs. 8) Environmental and Stormwater Review: Must comply with all local, state, and federal environmental regulations. 9) Planning and Zoning Review: <ol style="list-style-type: none"> a. Solar farms require Conditional Use Permit and Site Plan review by the Planning and Zoning Commission. b. Must follow requirements of the Ohio Power Siting Board (OPSB). 	
Microgrid Electric Power Generation (NAICS 22118, 221122)	
<ol style="list-style-type: none"> 1) Screening and Fencing: All outdoor equipment (e.g., transformers, inverters, battery containers) must be enclosed by an 8-foot solid fence and screened with year-round landscaping, such as evergreen shrubs or trees. Barbed wire or chain link fencing is not allowed in residential or mixed-use districts. 2) Additional Setbacks: All equipment structures must maintain a minimum setback of 30 feet from any property line abutting a residential zone or use. 3) Additional Building Height and Size Limits: Structures, including battery storage containers, must not exceed 30 feet in height unless specifically approved. 4) Noise: Noise generated by the facility must not exceed 55 decibels (dBA) at the property line from 7:00 AM to 10:00 PM and 50 dBA from 10:00 PM to 7:00 AM, measured using ANSI standards. 5) Hours of Operation (Construction & Testing): Construction and routine testing of backup generators or battery systems are limited to weekdays between 8:00 AM and 6:00 PM, unless in an emergency or utility-mandated situation. 6) Battery Storage and Fire Code Compliance: Battery Energy Storage Systems (BESS) must comply with NFPA 855 and be listed to UL 9540/9540A. 7) Fire Safety Plan: A fire safety plan must be submitted to and approved by the local fire department before installation. 8) Emergency Access and Shut-Offs: The site must include clearly marked emergency shut-off switches, fire access lanes, and signage as required by the fire code official. 9) Hazardous Materials: No hazardous materials may be stored on-site except for those necessary for energy generation, and such materials must be stored in accordance with local and state hazardous materials regulations. 10) Utility Interconnection: The facility must not operate in parallel with the public grid until all utility interconnection agreements and approvals are submitted to the zoning authority. 11) Power Output Limits: The microgrid must serve a defined campus, site, or neighborhood and not exceed a maximum rated capacity of [e.g., 5 MW] without additional review. 12) Monitoring and Reporting: The operator must provide annual compliance reports on safety inspections, incident logs, and interconnection status if required by the local authority. 13) Decommissioning Plan: A detailed Decommissioning and Site Restoration Plan must be submitted and approved before operation, including removal timelines and financial assurances (e.g., bond or escrow). 	
Wind Electric Power Generation (NAICS 211115)	
<ol style="list-style-type: none"> 1) Laws, Ordinances and Regulations Compliance. <ol style="list-style-type: none"> a. The construction and operation of all such proposed wind energy facilities shall be consistent with all applicable local, state, and federal requirements, including but not limited to all applicable safety, construction, environmental, electrical, communications and aviation requirements. b. Certification of height approval from the FAA if required. 2) Building Permit and Building Inspection. No wind energy system shall be erected, constructed, installed, or modified as provided in this section without first obtaining a Summit County building permit. 3) Minimum Acreage. The minimum acreage required per each Wind Turbine shall be five (5) acres and three (3) acres on publicly owned property. 	

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Table 6 – Special Regulations for Conditional Uses

<p>4) Plans and Maps. Plans and maps shall be prepared, stamped, and signed by a professional engineer licensed to practice in Ohio.</p> <p>5) Site Plan Requirements.</p> <ul style="list-style-type: none"> a. Property lines and physical dimensions of the site parcel and adjacent parcels within 300 feet of the site parcel. b. Outline of all existing buildings, including purpose (e.g. residence, garage, etc.) on site parcel and all adjacent parcels within 500 feet of the site parcel, including distances from the wind facility to each building shown. c. Location of the proposed tower, foundations, guy anchors, access roads, and associated equipment. d. Location of all existing and proposed roads, both public and private, and including temporary roads or driveways, on the site parcel and adjacent parcels within 500 feet of the site parcel. e. Location of existing overhead utility lines. f. Existing areas of tree cover, including average height of trees, on the site parcel and any adjacent parcels within a distance, measured from the wind turbine foundation, of 1.2 times the height of the wind turbine. g. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting (other than FAA lights), screening vegetation or structures. h. Tower foundation blueprints or drawings signed by a Professional Engineer licensed to practice in the State of Ohio. i. Tower blueprints or drawings signed by a Professional Engineer licensed to practice in the State of Ohio. j. One- or three-line electrical diagram detailing wind turbine, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and overcurrent devices. k. Documentation of the wind energy facility’s manufacturer and model, rotor diameter, tower height, tower type (freestanding or guyed), and foundation type/dimensions. l. Name, address, phone number and signature of the applicant, as well as all co-applicants or property owners, if any. m. The name, contact information and signature of any agent representing the applicant. n. A maintenance plan for the wind energy facility. o. Documentation of actual or prospective access and control of the project site. p. An operation and maintenance plan. q. A location map consisting of a copy of a portion of the most recent USGS Quadrangle Map, at a scale of 1:25,000, showing the proposed facility site, including turbine sites, and the area within at least two miles from the facility. Zoning district designation for the subject parcel should be included; submission of a copy of a zoning map with the parcel identified is suitable for this purpose. r. Proof of liability insurance. s. Certification of height approval from the FAA if required. t. A listing existing ambient sound levels at the site and maximum projected sound levels from the wind energy facility. <p>6) Description of Financial Surety. The Planning Staff may waive documentary requirements, as it deems appropriate.</p> <p>7) Site Control. The applicant shall submit documentation of actual or prospective access and control of the project site sufficient to allow for installation and operation of the proposed wind energy facility. Control shall include the legal authority to prevent the use or construction of any structure for human habitation within the setback areas.</p> <p>8) Operation & Maintenance Plan. The applicant shall submit a plan for maintenance of access roads and storm water controls, as well as general procedures for operational maintenance of the wind facility.</p> <p>9) Utility Notification. No wind energy facility shall be installed until evidence has been given that the utility company that operates the electrical grid where the facility is to be located has been informed of the customer’s intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.</p>
<p align="center">Wireless Telecommunication Facilities-Power and Communication Line and Related Structures Construction (NAICS 237130)</p>
<p>1) Purpose: To regulate and establish guidelines for the site process and construction of wireless telecommunications towers (cellular towers) in the City, ensuring the promotion of public health, safety, comfort, and welfare. The regulations in this Zoning Code are presented as minimum standards and requirements.</p> <p>2) General Construction Standards:</p> <ul style="list-style-type: none"> a. Permitted Use: The placement of wireless telecommunications antennas on any legal tower, building, or structure within the City is conditionally permitted in all Zoning Districts by the Planning & Zoning Commission. b. Compliance: All new construction or equipment placement must conform to the regulations of the district and additional development standards and supplementary regulations. c. Development Standards: Setback: The tower must be set back from any property line or existing structure by a distance equal to the tower's height. d. Height: The tower must not exceed 150 feet (including antenna) for a single user, 175 feet for two co-users, and 200 feet for three co-users. FAA clearance is required due to the proximity of the Akron-Canton Regional Airport.

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<ul style="list-style-type: none"> e. Equipment Shelter: The maximum size of the equipment shelter is 300 square feet, or 750 square feet if there is more than one shelter. f. Existing Use: When located on a property with an existing use, the existing use need not be affiliated with the wireless telecommunications provider. g. Automation: The facility must be fully automated and unattended daily, with periodic and necessary maintenance visits. h. Service Access: Service access to the equipment shelter should be provided along the circulation driveways of the existing use. i. Security Fencing: An 8-foot-high security fence must surround the tower, equipment shelter, and any guywires. j. Vegetative Screening: A vegetative screen consisting of evergreen and deciduous trees or privet hedge planted five feet on center is required. A landscaping plan must be submitted. k. Preservation of Vegetation: Existing vegetation (trees and shrubs) must be preserved to the maximum extent possible. l. Co-location Opportunities: Applicants must provide evidence of written contact with all wireless service providers within a mile of the proposed facility to inquire about potential co-location opportunities. m. Advertising: No advertising is permitted on the facility, except for identification signage. “No Trespassing” signs must be posted with emergency contact information. n. Legal Access: Applicants must provide evidence of legal access to the tower site and maintain this access. o. Lighting: No artificial lighting is allowed except for safety or as required by the FAA. Security lighting around the equipment shelter is prohibited unless specifically requested and approved. p. Painting: The tower must be painted in a neutral tone (e.g., desert sand or khaki) to minimize visibility unless otherwise required by the FCC or FAA. 	
<p>3) Additional Requirements:</p> <ul style="list-style-type: none"> a. Electromagnetic Field Levels: The tower must conform to standards developed by the National Council on Radiation Protection and Measurement (NCRP Report No. 86) or ANSI/IEEE C95.1-1992. b. Engineering Reports: A report prepared by an Ohio registered Engineer must confirm that the antenna(s) and/or tower(s) comply with all applicable Federal, State, and local regulations. c. Soil Report: A soil report prepared by a licensed professional engineer must document and verify the design specifications of the tower foundation and guywire anchors. 	
<p>4) Construction in Residential Districts:</p> <ul style="list-style-type: none"> a. Permit Application: Applicants must present substantial evidence of the technical infeasibility of locating in a non-residential zone before constructing in a residential district. b. Principal Use: When located on a property with another principal use, documentation of an easement or lease and vehicular access must be provided. c. Height: No antenna shall be higher than 20 feet above the existing tower, building, or structure. 	
<p>5) Mixed Use or Employment Districts: No antenna shall be higher than 20 feet above the tower or 20% above the building height.</p>	
<p>6) Equipment Shelters: Separate shelters must comply with all applicable development standards and not interfere with parking or vehicular circulation.</p>	
<p>7) Review and Approval of Plans:</p> <ul style="list-style-type: none"> a. Site Plan Review: No construction or placement of antennas without a site plan review, public hearing, and approval by the Planning & Zoning Commission. b. Site Plan Requirements: The site plan must include a vicinity map, antenna location, equipment shelter details, and evidence of legal access 	
MANUFACTURING AND CONSTRUCTION	
Specialty Trade Contractors (NAICS 238)	
<p>1) Storage Requirements.</p> <ul style="list-style-type: none"> a. Materials, equipment, and vehicles must be stored indoors or fully screened from public view. b. Outdoor storage areas shall be enclosed by a solid, opaque fence or wall at least six (6) feet in height. c. Additional landscape buffering may be required where appropriate. 	
<p>2) Hours of Outdoor Operations. Outdoor activities near residential areas shall be limited to the hours of 7:00 a.m. to 9:00 p.m.</p>	
<p>3) Safety and Environmental Compliance. Facilities handling flammable or hazardous substances must comply with all applicable local fire codes and environmental regulations.</p>	
<p>4) Minimum Lot Size. Contractor yards shall have a minimum lot area of one-half (½) acre.</p>	
Food Manufacturing (NAICS 311)	
<p>1) Air Quality. Facilities processing seafood, meat, or fermentation-based products shall be equipped with air filtration systems to mitigate odors and emissions.</p>	
<p>2) Waste Disposal and Water Management. Facilities must provide proper systems for:</p> <ul style="list-style-type: none"> a. Grease traps 	

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<ul style="list-style-type: none"> b. Organic waste handling c. Wastewater treatment d. Compliance with all local water treatment and conservation regulations is required, particularly for facilities with high water usage. <p>3) Chemical Storage and Safety. The storage or use of chemicals (including food preservatives, cleaning agents, and similar substances) near sensitive areas shall comply with all applicable Federal, State, and County Health Department standards.</p> <p>4) Screening and Buffering.</p> <ul style="list-style-type: none"> a. Outdoor storage areas must be enclosed by a solid, opaque fence or wall at least six (6) feet in height. b. Landscape buffering may be required to further reduce impacts on adjacent properties. <p>5) District-Specific Size Limitations. Within the MS-1 District, food processing facilities shall not exceed 10,000 square feet in total building area.</p>
Animal Slaughtering (NAICS 311611), Poultry Processing (NAICS 311615)
<p>1) Maximum Facility Size. Within the MS-1 District, slaughterhouse and meat processing facilities shall not exceed 5,000 square feet in total building area.</p> <p>2) USDA Compliance. All facilities shall comply with United States Department of Agriculture (USDA) requirements, including:</p> <ul style="list-style-type: none"> a. Humane slaughter practices, b. Cold storage operations maintaining regulated temperatures, and c. All applicable design and operational standards. <p>3) Biosecurity. Facilities shall implement and enforce biosecurity protocols to prevent the spread of infectious diseases.</p> <p>4) Building and Code Compliance. Facility design, construction, and operations shall comply with all applicable USDA standards, building codes, and local regulations.</p>
Beverage Manufacturing (NAICS 3121)
<p>1) Environmental Compliance.</p> <ul style="list-style-type: none"> a. All facilities shall comply with applicable EPA and local regulations regarding water discharge, including pH limits and organic waste disposal. b. Proper storage and disposal practices shall be implemented for all cleaning agents, CO₂ tanks, and industrial solvents. <p>2) Air Quality and Filtration. Fermentation-based processes (including breweries, wineries, and distilleries) shall be equipped with appropriate air filtration systems to mitigate odors and emissions.</p> <p>3) Alcohol Storage and Safety. Facilities engaged in alcohol storage shall comply with all applicable Alcohol, Tobacco, and Firearms (ATF) regulations and local fire codes, particularly with respect to distilleries.</p> <p>4) Noise and Soundproofing. Soundproofing shall be required for bottling plants and other large-scale production facilities to minimize noise impacts on surrounding properties.</p> <p>5) Transportation and Deliveries. Designated truck routes for deliveries and raw materials must be identified and utilized to reduce impacts on surrounding neighborhoods.</p> <p>6) Setbacks and Buffering.</p> <ul style="list-style-type: none"> a. The Planning and Zoning Commission may require increased setbacks where facilities are located near residential districts or sensitive land uses, such as schools and churches. b. Outdoor storage areas shall be fully enclosed by a solid, opaque fence or wall at least six (6) feet in height. c. Landscape buffering may also be required to further screen facilities and mitigate visual impacts. <p>7) District-Specific Size Limitations. Within the MS-1 District, brewery, winery, or distillery facilities shall not exceed 10,000 square feet in total building area.</p>
Leather and Allied Product Manufacturing (NAICS 316)
<p>1) Screening and Buffering.</p> <ul style="list-style-type: none"> a. Outdoor storage areas shall be fully enclosed by a solid, opaque fence or wall at least six (6) feet in height. b. Additional landscape buffering may be required where deemed necessary by the Planning and Zoning Commission. <p>2) Facility Size (MS-1 District). In the MS-1 District, facilities shall not exceed 5,000 square feet in total building area.</p> <p>3) Chemical Storage and Safety.</p> <ul style="list-style-type: none"> a. The storage and use of tanning chemicals and solvents must comply with all applicable Federal, State, and County Health Department standards. b. A proper ventilation system shall be required for all facilities. <p>4) Waste Disposal. Waste disposal practices shall comply with all EPA regulations and applicable local environmental requirements.</p> <p>5) Fire Department Approval. All processes and activities must receive approval from the Fire Department prior to operation.</p>

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Chemical Manufacturing (NAICS 325), Plastic and Rubber Product Manufacturing (NAICS 326), Nonmetallic Mineral Product Manufacturing (NAICS 327), Primary Metal Manufacturing (NAICS 331), Fabricated Metal Product Manufacturing (NAICS 332), Machinery Manufacturing (NAICS 333), Transportation Equipment Manufacturing (NAICS 336)
<ol style="list-style-type: none"> 1) Regulatory Compliance. Facilities shall comply with all applicable local, county, state, and federal regulations, including OSHA, EPA, and industry-specific codes. 2) Machinery and Equipment. All machinery and equipment must be regularly inspected and maintained to ensure safe operation. 3) Waste Management. Waste shall be managed and disposed of in accordance with all applicable environmental regulations. <ol style="list-style-type: none"> a. A Stormwater Pollution Prevention Plan (SWPPP) is required where appropriate. b. Spill containment systems shall be provided as necessary. 4) Facility Operations and Safety. <ol style="list-style-type: none"> a. Facilities must be maintained in a clean, orderly, and hazard-free condition. b. Access points shall be controlled and monitored. c. Firebreaks or clear zones shall be maintained between outdoor storage areas and principal buildings. d. Outdoor Storage Standards e. Materials stored outdoors must be protected from stormwater exposure. f. Materials must be stored on stable ground, using pallets, racks, or containment bins. g. Outdoor storage areas must be screened, clearly labeled, and posted with appropriate warnings. h. Outdoor storage areas shall be regularly inspected and maintained to prevent pest infestation. i. Lighting and Nuisance Control. Outdoor activity areas must be adequately lit, with lighting directed and shielded so as not to create a nuisance on neighboring properties. 5) Prohibited Activities. Outdoor manufacturing is prohibited.
RETAIL TRADE
Automotive Dealer (NAICS 4411)
<ol style="list-style-type: none"> 1) Minimum Lot Size. <ol style="list-style-type: none"> a. An automotive dealer lot shall contain a minimum area of one-half (½) acre. 2) Office and Site Requirements. <ol style="list-style-type: none"> a. A permanent office structure must be located on the dealership site. b. Automotive lots without an on-site office are prohibited. c. All parking and display areas must be paved. 3) Vehicle Condition and Restrictions. <ol style="list-style-type: none"> a. All vehicles displayed for sale shall be operable and drivable. b. The outdoor display of dismantled, partially dismantled, wrecked, or junk vehicles is prohibited. c. No outdoor repairs are permitted, except for minor sales preparation activities. d. No bodywork of any kind may be performed outdoors. 4) Lighting Standards. All sales lot lighting must be shielded to prevent glare or spillover onto adjacent properties. 5) Hours of Operation. Operations open to the public shall be limited to the hours of 8:00 a.m. to 9:00 p.m.
Other Motor Vehicle Dealers (boats, RV's) (NAICS 4412)
<ol style="list-style-type: none"> 1) Minimum Lot Size. A vehicle dealer lot shall contain a minimum area of one-half (½) acre. 2) Office Location. A permanent office structure must be located on the site of the dealership. Lots without an on-site office are prohibited. 3) Surface and Parking. All parking and display areas must be fully paved or have a dustless hard surface. 4) Vehicle Condition. All vehicles displayed for sale shall be operable and drivable. The outdoor display of dismantled, partially dismantled, wrecked, junk, or inoperable vehicles is strictly prohibited. 5) Repair and Body Work Restrictions. <ol style="list-style-type: none"> a. No repair work shall be conducted outside of enclosed buildings, except for minor sales preparation activities. b. Bodywork of any kind is prohibited outdoors. 6) Lighting Standards. All sales lot lighting shall be designed and installed so that it is fully shielded and does not spill over onto adjacent properties. 7) Hours of Operation. Vehicle dealer operations open to the public shall be limited to the hours of 8:00 a.m. to 9:00 p.m.
Gas Station and Convenience Store (NAICS 445120)
<ol style="list-style-type: none"> 1) Development Location and Access Standards. Developments shall be located on major thoroughfares or at intersections of major and/or collector thoroughfares at the edges of business districts. This placement is intended to: <ol style="list-style-type: none"> a. Avoid conflicts with pedestrian traffic between storefronts. b. Support the future expansion of pedestrian-oriented facilities.

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<p>2) Driveway Access.</p> <ul style="list-style-type: none"> a. A six-inch (6") high pedestrian safety curb shall be installed along all street right-of-way lines, except at designated driveway approaches. b. No more than two (2) driveway approaches may be constructed directly from any thoroughfare. Each approach shall be limited to a maximum width of thirty (30) feet at the property line. c. For properties with frontage on multiple streets, driveway locations shall be situated as far from street intersections as practicable. d. Where truck access requirements warrant, a single driveway with a maximum width of forty (40) feet may be permitted. <p>3) Building and Site Activity Standards.</p> <ul style="list-style-type: none"> a. All activities, except those required to be performed at fuel pumps, shall be conducted within a fully enclosed building. b. Any work performed on a vehicle must occur entirely inside the building. c. At least one (1) public restroom shall be made available for use. d. All gasoline pump islands shall be set back a minimum of twenty (20) feet from any right-of-way line or lot line. <p>4) Gasoline Pump Canopy Standards.</p> <ul style="list-style-type: none"> a. Setbacks and Dimensions: <ul style="list-style-type: none"> i. Canopies must be set back at least ten (10) feet from all property lines. ii. Maximum canopy height: twenty-two (22) feet. iii. Maximum canopy area: 4,000 square feet. b. Architectural Integration: <ul style="list-style-type: none"> i. The roof structure of any canopy must be consistent with the roof of the principal building. ii. Where the principal building roof is pitched, the canopy shall have a simulated pitch and use the same roofing material. iii. Where the principal building roof is flat with a parapet or cornice line, the canopy shall incorporate a similar parapet or cornice line. iv. All canopy columns must use the same material as, or an accent material complementary to, the principal building. <p>5) Lighting and Design Standards.</p> <ul style="list-style-type: none"> a. Light or glare from the site shall not spill onto adjacent properties or public rights-of-way. b. All light fixtures shall be recessed into the canopy or fully enclosed in a shielded box with a 90-degree cut-off that prevents direct light or glare. c. All exterior canopy structure materials and colors must be complementary to the principal building. <p>6) Compliance. All developments subject to these standards shall also comply with all applicable site plan review procedures and requirements of this Zoning Code.</p>	<p align="center">Tobacco, Electronic Cigarette, and other Smoking Supplies Retailers (Dispensaries) (NAICS 459991)</p> <p>1) Separation and Location Requirements.</p> <ul style="list-style-type: none"> a. Dispensaries must be located at least 500 feet from schools, churches, public libraries, public playgrounds, public parks, and opioid treatment programs. b. This distance shall be measured from the property line of the dispensary to the property line of the protected use. c. Dispensaries shall not be located within 1,000 feet of another dispensary. d. Dispensaries are prohibited in residential zoning districts. <p>2) Hours of Operation. Dispensaries may operate only between the hours of 8:00 a.m. and 8:00 p.m.</p> <p>3) Premises and Storage.</p> <ul style="list-style-type: none"> a. Facilities must be maintained in a clean, orderly, and sanitary condition, free from infestations. b. Medical marijuana shall be stored under conditions that preserve its identity, strength, quality, and purity. <p>4) Management and Oversight. Each dispensary must designate a responsible representative who:</p> <ul style="list-style-type: none"> a. Holds the necessary state licensure. b. Is physically present at the dispensary for at least 20 hours per week. c. Provides oversight of all deliveries and receipts of medical marijuana. <p>5) Signage and Advertising.</p> <ul style="list-style-type: none"> a. All dispensary signs must be wall-mounted or window signs and must be non-illuminated. b. Merchandise and product images shall not be visible from outside the premises. c. Windows must remain transparent and unobstructed; they may not be tinted, covered, or made opaque. d. A one (1) square-foot sign displaying hours of operation shall be posted on or adjacent to the main entrance door.
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e. All advertising shall comply with Section 3796:6-3-24 of the Ohio Administrative Code.
TRANSPORTATION AND WAREHOUSING
Truck Transportation (NAICS 484), Transit and Ground Passenger Transportation (NAICS 485), Couriers and Messengers (NAICS 492)
<ol style="list-style-type: none"> 1) Access and Traffic Management. <ol style="list-style-type: none"> a. All vehicle ingress and egress shall be from designated arterial or collector roads. b. A traffic impact study shall be required for all new or expanded facilities. 2) Truck Operations. <ol style="list-style-type: none"> a. Truck movement, loading, and other noise-generating activities shall be restricted to the hours of 7:00 a.m. to 11:00 p.m. b. Truck parking areas must be located at least fifty (50) feet from any residential zoning district and screened by a solid six (6) foot fence with additional landscape buffering. 3) Stormwater and Environmental Controls. Stormwater runoff from areas where vehicle maintenance or fueling occurs must be managed through the use of oil-water separators or catch basins. 4) Lighting and Security. <ol style="list-style-type: none"> a. Security lighting shall be required and designed to prevent glare or light spillover onto adjacent properties. b. All operational vehicles must be parked within a secure parking lot. 5) Autonomous and Drone Operations. The operation of drones or autonomous vehicles shall require appropriate approvals from the Federal Aviation Administration (FAA) or other applicable government agencies.
INFORMATION
Drive-In Motion Picture Theaters (NAICS 512131)
<ol style="list-style-type: none"> 1) Hours of Operation. Drive-in theaters may operate only between dusk and 1:00 a.m. 2) Audio and Sound Control. <ol style="list-style-type: none"> a. Audio systems shall be provided through low-power FM radio transmission. b. The use of external speakers is prohibited. c. A sound study may be required at the discretion of the Planning and Zoning Commission. 3) Lighting Standards. All lighting must be hooded, down shielded, and directed away from adjacent properties and roadways to minimize glare. 4) Screening and Buffering. A six (6) foot landscape buffer or solid fence shall be installed along all property lines adjacent to residential districts. 5) Special Events. Events such as concerts, flea markets, or live shows require separate permits and approvals.
FINANCE AND INSURANCE, REAL ESTATE AND RENTAL AND LEASING, PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES, ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES
Consumer Lending (Unsecured Cash, Payday, Title, Check Cashing, Pawnshops) (NAICS 522291, 522390)
<ol style="list-style-type: none"> 1) Separation and Location Requirements. Pawnshops and similar businesses shall not be located within 1,000 feet of: <ol style="list-style-type: none"> a. Another pawnshop or similar business, b. A residential zoning district, c. A school, park, or place of worship. 2) Hours of Operation. Hours of public operation shall be limited to 8:00 a.m. to 8:00 p.m. 3) Security and Visibility. <ol style="list-style-type: none"> a. Facilities must be equipped with a security camera system covering all public areas. b. Tinted, obscured, or fully covered windows are prohibited to ensure visibility and safety. 4) Community Impact Review. Operators must submit a community impact study as part of the application or renewal process. 5) Inventory and Holding Periods. All pawned items shall be held for a minimum of thirty (30) days prior to resale or disposition. 6) Prohibited Transactions. The sale of firearms, ammunition, or other restricted items is prohibited unless the operator holds all required federal, state, and local licenses.
Mini Warehouses and Self-Storage Units (NAICS 531130)
<ol style="list-style-type: none"> 1) Storage Location and Approval. <ol style="list-style-type: none"> a. All storage shall be located within a fully enclosed building, unless the Planning and Zoning Commission specifically approves outdoor storage. b. Outdoor storage of vehicles, trailers, or boats shall be permitted only in locations expressly approved by the Planning and Zoning Commission. 2) Office and Parking Requirements. <ol style="list-style-type: none"> a. An on-site leasing office shall be provided.

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<ul style="list-style-type: none"> b. A minimum of five (5) parking spaces shall be located in close proximity to the leasing office. 	
<ul style="list-style-type: none"> 3) Circulation, Paving, and Access. <ul style="list-style-type: none"> a. All drives, parking areas, and loading/unloading areas shall be paved and located in accordance with the approved site plan. b. Paved lanes serving storage units shall provide sufficient width to accommodate: c. The on-site movement of vehicles, and d. The parking, loading, and unloading of trucks, vans, trailers, and automobiles of persons using the storage units. 	
<ul style="list-style-type: none"> 4) Residential Use Restriction. No dwelling units shall be permitted on the same lot as the storage facility. 	
<ul style="list-style-type: none"> 5) Perimeter Fencing and Landscaping. <ul style="list-style-type: none"> a. A perimeter fence shall be provided, subject to the requirements of this Zoning Code and as approved by the Planning and Zoning Commission. b. Fencing shall be designed to promote security and present an appropriate appearance to adjacent properties. c. Landscaping shall be installed in accordance with the approved site plan to soften and screen fencing. 	
<ul style="list-style-type: none"> 6) Design Standards. Door openings facing residential districts shall be prohibited unless specifically approved by the Planning and Zoning Commission. 	
<ul style="list-style-type: none"> 7) Hours of Operation. Hours of operation shall only be as approved by the Planning & Zoning Commission, after consideration of the impact of the proposed use upon the character, safety, and tranquility of the neighborhood. 	
ARTS, ENTERTAINMENT, AND RECREATION	
Performing Arts, Spectator Sports, and Related Industries (NAICS 711), Spectator Sports (NAICS 71121)	
<ul style="list-style-type: none"> 1) Pedestrian Safety. A six (6) inch high pedestrian safety curb shall be installed along all street right-of-way lines, except at approved driveway approaches. 	
<ul style="list-style-type: none"> 2) Driveway Access. <ul style="list-style-type: none"> a. No more than two (2) driveway approaches shall be permitted directly from any thoroughfare. b. Each driveway shall not exceed thirty (30) feet in width at the property line. c. For properties with frontage on multiple streets, driveway locations shall be situated as far from street intersections as practicable. d. Points of entrance or exit shall be located no closer than: <ul style="list-style-type: none"> i. Two hundred (200) feet from the intersection of two major thoroughfares; or ii. One hundred (100) feet from the intersection of a major thoroughfare and a local or collector thoroughfare. 	
<ul style="list-style-type: none"> 3) Noise Control. The use of loudspeakers or sound equipment that creates a hazard or nuisance to surrounding properties shall be prohibited. 	
<ul style="list-style-type: none"> 4) Maintenance and Appearance. <ul style="list-style-type: none"> a. All permitted facilities and installations shall be maintained in a neat and orderly condition so as to prevent hazards or adverse impacts on adjacent properties, individuals, or the community. b. Landscaping shall be provided as necessary to ensure facilities are harmonious with surrounding residential uses. 	
<ul style="list-style-type: none"> 5) Utility and Service Standards. Such uses shall not require uneconomical extensions of utility services at the expense of the community. 	
<ul style="list-style-type: none"> 6) Code Compliance. All facilities and structures shall comply with all applicable Summit County and State of Ohio health, building, electrical, plumbing, HVAC, and related codes. 	
<ul style="list-style-type: none"> 7) Signage. No more than two (12 sign identifying the activity shall be permitted per abutting road. 	
Kennel (NAICS 711219)	
<ul style="list-style-type: none"> 1) Setbacks and Location of Activities. <ul style="list-style-type: none"> a. All structures, enclosures, and activity areas associated with the facility shall be located a minimum of one hundred (100) feet from all property lines. b. Outdoor exercise areas shall be situated and screened to minimize potential impacts on adjacent properties. 	
<ul style="list-style-type: none"> 2) Sanitation and Odor Control. <ul style="list-style-type: none"> a. Facilities shall implement sanitation practices adequate to ensure that odors are not detectable beyond the boundaries of the property. b. Waste materials shall be collected, stored, and disposed of in compliance with applicable health and environmental regulations. 	
<ul style="list-style-type: none"> 3) Noise and Soundproofing. Adequate soundproofing shall be required for all indoor areas where animals are housed, treated, or groomed, so as to limit noise impacts on neighboring properties. <ul style="list-style-type: none"> a. Outdoor animal exercise runs shall be designed and managed to control noise, including but not limited to: <ul style="list-style-type: none"> i. Limiting hours of outdoor use, ii. Providing fencing or solid barriers, and 	

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iii. Ensuring appropriate staff supervision and animal management practices.	
Amusement Arcades (NAICS 713120) Gambling Industries (NAICS 7132), All Other Amusement and Recreation Industries (Instant Bingo, Adult Arcade) (NAICS 71399)	
1) Separation and Location Requirements.	<ul style="list-style-type: none"> a. No sexually oriented business shall be located on any parcel within five hundred (500) feet of a residential district. b. No sexually oriented business shall be located on any parcel within one thousand (1,000) feet of: <ul style="list-style-type: none"> i. Any public library, ii. Any public or private elementary or secondary school, iii. Any public park, iv. Any church or place of worship, or v. Any other sexually oriented business.
2) Measurement of Distance.	All required separation distances shall be measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as part of the premises where the business is conducted, to the nearest property line of the protected use or the nearest boundary of a residential district or lot.
3) Hours of Operation.	Sexually oriented businesses shall be permitted to operate only between the hours of 9:00 a.m. and 11:00 p.m.
4) Security and Safety Requirements.	<ul style="list-style-type: none"> a. Facilities must be equipped with a security camera system covering all entrances, exits, and public areas. b. Tinted, obscured, or fully covered windows are prohibited. c. All exterior and interior doors must remain closed during operating hours. d. Operators shall take reasonable steps to discourage loitering, littering, and disruptive behavior on or near the premises.
5) Community Impact Review.	As part of the licensing or zoning approval process, operators shall submit a community impact study addressing potential effects on surrounding properties and land uses.
Marinas (NAICS 71393)	
1) Office and Site Requirements.	<ul style="list-style-type: none"> a. A permanent on-site office structure shall be provided for all marine-related businesses. b. Vacant lots used solely for the storage of marine vehicles, without an on-site office, are prohibited.
2) Prohibited Outdoor Conditions.	The outdoor storage of dismantled, wrecked, junk, or partially dismantled vehicles of any kind (marine or otherwise) is strictly prohibited.
3) Outdoor Storage of Marine Vehicles.	<ul style="list-style-type: none"> a. Outdoor storage of marine vehicles shall be located to the rear of the property. b. Such storage areas may consist of paved or gravel surfaces. c. Where outdoor storage areas about residential districts, they shall be screened with: <ul style="list-style-type: none"> i. Natural landscaping buffers, and ii. Privacy fencing, in accordance with the landscaping and buffer yard standards of this Zoning Code.
4) Sales Display of Marine Vehicles.	New or used marine vehicles offered for sale may be displayed in the side or front yard of the business only if such locations are included in a site plan approved by the Planning and Zoning Commission.
5) Hazardous Materials.	The storage and handling of inflammable liquids, liquefied petroleum gases, and explosives shall comply with: <ul style="list-style-type: none"> a. The rules and regulations of the City Fire Chief, b. The laws of the State of Ohio, and c. All other applicable local ordinances.
6) Outdoor Displays.	All outdoor displays associated with marine-related businesses shall comply with the applicable outdoor display regulations set forth in this Zoning Code.
7) Lighting.	All site lighting shall conform to the lighting standards established in this Zoning Code.
8) Retail Marine Equipment Stores.	<ul style="list-style-type: none"> a. Marine-related businesses established for the sole purpose of operating a retail store for marine equipment shall not be subject to the standards of this Section. b. Such businesses shall instead be regulated as retail uses under the City of New Franklin Zoning Code.
Sexually Oriented Businesses (any, as defined) (NAICS 713990)	
1) Separation from Residential Districts.	No sexually oriented business shall be located on any parcel within five hundred (500) feet of a residential district.
2) Separation from Protected Uses.	No sexually oriented business shall be located on any parcel within one thousand (1,000) feet of:

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Table 6 – Special Regulations for Conditional Uses	
<ul style="list-style-type: none"> a. A public library, b. A public or private elementary or secondary school, c. A public park, d. A church or place of worship, or e. Another sexually oriented business. 	<ul style="list-style-type: none"> 3) Measurement of Distance. Required separation distances shall be measured in a straight line, without regard to intervening structures or objects, as follows: <ul style="list-style-type: none"> a. From the nearest portion of the building or structure used as part of the premises of a sexually oriented business to the nearest property line of a church, school, public library, public park, residential district, or residential lot. b. Between two sexually oriented businesses, from the closest exterior wall of the structure in which each business is located. 4) Prohibited Establishments. No person shall establish, operate, or cause the operation of a sexually oriented business in violation of the provisions of this section. 5) Constitutional Protections. Nothing in this section shall be construed to prohibit or restrict the display, sale, or rental of descriptive printed, filmed, or video material, or the presentation of any live performance, which, when taken as a whole, contains serious literary, artistic, political, medical, educational, or scientific value.
ACCOMMODATION AND FOOD SERVICES	
RV Parks and Recreational Camps (NAICS 7212)	
<ul style="list-style-type: none"> 1) General Requirements. <ul style="list-style-type: none"> a. Uses shall not require uneconomical extensions of utility services at the expense of the community. b. A minimum lot size of fifty (50) acres shall be required for any use proposed under these regulations. c. All facilities and structures shall comply with all applicable Summit County and State of Ohio health, building, electrical, plumbing, HVAC, and related codes. 2) Occupancy and Residency. <ul style="list-style-type: none"> a. No campsite shall be continuously occupied by the same occupant or group for longer than thirty (30) consecutive days, nor shall any campsite be used as a principal residence. b. No cabin, lodge, room, or other rental accommodation shall be occupied by the same occupant or group for longer than thirty (30) consecutive days. 3) Accessory Retail Uses. <ul style="list-style-type: none"> a. Only retail uses customarily incidental or accessory to the primary recreational use shall be permitted. b. Such uses may include: <ul style="list-style-type: none"> i. Refreshment stands, ii. Souvenir stands, iii. Concession stands, iv. Park office, and v. The limited sale of groceries, provided that customers are primarily campers using the park. 4) Setbacks and Access. <ul style="list-style-type: none"> a. All structures and activity areas shall be located a minimum of one hundred (100) feet from all property lines. b. All points of entrance or exit shall be located no closer than: <ul style="list-style-type: none"> i. Two hundred (200) feet from the intersection of two major thoroughfares, or ii. One hundred (100) feet from the intersection of a major thoroughfare and a local or collector thoroughfare. 5) Noise and Sound Control. The use of loudspeakers or sound equipment that creates a hazard or annoyance shall be prohibited. 6) Signage. No more than one (1) sign identifying the activity shall be permitted for each abutting road. 7) Lighting. All lighting shall be designed to prevent nuisance impacts, shall not impair the safe movement of traffic on any street or highway, and shall not shine directly onto adjacent properties. 8) Landscaping and Appearance. <ul style="list-style-type: none"> a. All uses shall be properly landscaped to remain harmonious with surrounding residential areas. b. All facilities and installations shall be maintained in a neat and orderly condition to prevent hazards to property, individuals, or the community. 9) Supervision and Management. All activities, programs, and events shall be adequately supervised to prevent hazards and to avoid disturbances or nuisances to surrounding properties, residents, or the community. 	
OTHER SERVICES	
Automotive Repair and Maintenance (NAICS 811), Automotive Body, Paint, Interior and Glass Repair (NAICS 81112)	
<ul style="list-style-type: none"> 1) Air Quality and Emissions. 	

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Table 6 – Special Regulations for Conditional Uses

- a. Spray painting, solvent use, and similar activities shall require air filtration systems and any applicable permits to control emissions.
- b. All repair work shall be conducted inside a properly ventilated building.
- 2) **Hours of Operation.** Facilities may operate only between the hours of 7:00 a.m. and 9:00 p.m.
- 3) **Hazardous Materials and Safety.**
 - a. Facilities shall provide designated areas for the storage of hazardous materials and waste.
 - b. Fire extinguishers, spill kits, and appropriate storage for flammable materials (including gasoline and solvents) shall be maintained on-site.
 - c. Hazardous waste disposal procedures, including the handling of used oil, batteries, and antifreeze, shall require approval by the City Fire Department.
- 4) **Licensing and Permits.** Auto repair shops must obtain and maintain all required business licenses and any applicable environmental or hazardous waste handling permits.
- 5) **Setbacks and Outdoor Storage.**
 - a. A minimum setback of fifty (50) feet shall be required from any residential property.
 - b. Outdoor storage areas shall be screened by a solid six (6) foot stockade fence.
 - c. Long-term outdoor storage of inoperable vehicles is prohibited.
- 6) **Noise and Public Address Systems.** The use of outdoor public address systems or loudspeakers shall be prohibited.
- 7) **Lighting Standards.** All outdoor lighting shall be downward-shielded and designed to prevent light spillover onto adjacent properties or public rights-of-way.
- 8) **Parking and Vehicle Management.**
 - a. On-street parking for employees and customers is prohibited.
 - b. Parking of vehicles for sale on public streets or sidewalks is prohibited.
 - c. Safe ingress and egress shall be provided with appropriate signage and driveways designed for efficient traffic circulation.

Car Washes (NAICS 811192)

- 1) **Minimum Lot Size.**
 - a. A minimum lot size of one (1) acre shall be required for all car wash facilities.
 - b. Smaller, non-tunnel car wash facilities operated in association with gas stations or convenience stores may be permitted with reduced acreage, subject to Planning and Zoning Commission approval.
- 2) **Setbacks from Sensitive Uses.** A minimum setback of fifty (50) feet shall be maintained from all adjacent residential properties, schools, and parks for both rear and side yards.
- 3) **Landscaping and Screening.**
 - a. Landscaping in excess of the minimum standards established in Article 5, Chapter 500.9 – Landscape Design may be required to buffer adjacent properties and reduce visual and noise impacts.
 - b. Fences, walls, or dense landscape screening shall be provided where necessary to mitigate visual and auditory impacts.
- 4) **Vehicle Stacking and Circulation.**
 - a. A minimum stacking/queuing distance of two hundred (200) feet per wash bay shall be provided.
 - b. Stacking lanes shall be designed to prevent interference with on-site circulation and adjacent roadways.
- 5) **Traffic Impact Analysis.** A Traffic Impact Study (TIS) may be required during site plan review to evaluate potential effects on surrounding roadways, pursuant to Article 7 – Land Development Regulations.
- 6) **Hours of Operation.** To limit noise impacts on surrounding areas, car wash operations shall be restricted to the hours of 7:00 a.m. to 9:00 p.m.
- 7) **Noise Control Standards.** Facilities shall comply with the following maximum noise level recommendations:
 - a. Residential areas: 50–60 dB (daytime); 40–50 dB (nighttime)
 - b. Commercial areas: 60–70 dB (daytime); 50–60 dB (nighttime)
 - c. Industrial areas: 70–80 dB (daytime); 60–70 dB (nighttime)
 - d. Enclosures shall be required around equipment such as vacuums and dryers to reduce noise emissions.
 - e. Additional sound reduction measures, including but not limited to acoustic fencing, walls, or dense landscaping, shall be required where necessary, in accordance with Article 5, Chapter 500.8 – Enhanced Site and Building Standards.
- 8) **Lighting.** All exterior lighting shall be fully shielded and directed downward to prevent glare and light spillover onto adjacent properties.

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Table 6 – Special Regulations for Conditional Uses

Death Care Services (NAICS 8122), Cemeteries and Crematories (NAICS 812220)

- 1) **Location and Access.**
 - a. Cemeteries shall be located on major thoroughfares or at intersections involving major and/or collector thoroughfares to ensure accessibility and traffic safety.
 - b. All points of entrance or exit shall be located no closer than:
 - i. Two hundred (200) feet from the intersection of two major thoroughfares; or
 - ii. One hundred (100) feet from the intersection of a major thoroughfare and a local or collector thoroughfare.
- 2) **Permitted Uses.**
 - a. The cemetery site shall be used exclusively for cemetery purposes.
 - b. Only office uses incidental to cemetery operations shall be permitted.
 - c. No other business or commercial use of any kind shall be permitted on the cemetery site.
- 3) **Minimum Lot Area.** The minimum area required for a cemetery shall be forty (40) acres.
- 4) **Buildings and Structures.**
 - a. A building shall be provided for the storage of maintenance equipment and materials.
 - b. The location of cemetery buildings and all other structures shall conform to the front, side, and rear yard setbacks of the zoning district in which the cemetery is located.
- 5) **Driveways and Parking.**
 - a. Internal driveway pavement widths shall be at least twenty (20) feet (ten (10) feet per moving lane).
 - b. Sufficient parking shall be provided to ensure traffic flow within the cemetery is not obstructed.
- 6) **Signage.**
 - a. Only signs designating entrances, exits, traffic direction, and cemetery identification shall be permitted.
 - b. All signage must be approved by the Planning and Zoning Commission.
- 7) **Landscaping and Screening.**
 - a. Adequate screening consisting of shrubs, trees, or compact hedges shall be provided along property lines adjacent to or abutting residential dwellings.
 - b. Such plantings shall be not less than two (2) feet in height at installation and shall be maintained in good condition.
 - c. Additional landscaping shall be provided throughout the cemetery to enhance aesthetics and compatibility with surrounding uses.
- 8) **Gravesite Location Restrictions.**
 - a. No gravesite shall be located within one hundred (100) feet of the right-of-way line of any publicly dedicated thoroughfare.
 - b. No gravesite shall be located within two hundred (200) feet of an existing residence unless the property owner of such residence provides written consent.

300.6 Supplemental Uses

(A) Intent

The purpose of this chapter is to allow for accessory uses and structures that are customarily incidental and subordinate to the principal permitted use of a lot or building. Accessory uses are intended to support and enhance the functionality, convenience, or enjoyment of the principal use without altering the character, intensity, or purpose of the zoning district in which they are located. It is the intent of this section to:

- (1) Ensure that supplemental uses remain compatible in scale and impact with the principal use and surrounding properties.
- (2) Provide property owners reasonable flexibility in the use and enjoyment of their property, while maintaining the integrity of the district.
- (3) Avoid the establishment of uses that could evolve into primary or independent uses contrary to the purpose of the zoning district.
- (4) Define and regulate supplemental uses to provide consistency and predictability in development and enforcement.

(B) Accessory Buildings

- (1) An accessory building is a closed structures with a roof and walls, which are subordinated and customarily incidental to a main building.

Table 7 – Permitted Accessory Buildings

Land Uses (based on property use, not the zoning designation)				
Land Uses (Zoning)	Residential (C-D, R-1, R-2, R-3, R-L, Mu-1, MU-2, MU-3 and MS-1)	Commercial or Institutional (MU-1, MU-2, MU-3, MS-1, IE-1)	Industrial (MS-1, IE-1)	Additional Requirements
Attached				
Garage	P	P	P	Maximum 40% of any dwelling's footprint, (excluding garage footprint). Also, see Article 11 Definitions.
Greenhouse	P	P	P	Must not encroach into any setback lines. Also, see Article 11 Definitions.
Patio (Enclosed)	P	P	P	Must not encroach into any setback lines. Also, see Article 11 Definitions.
Porch (Enclosed)	P	P	P	Must not encroach into any setback lines. Also, see Article 11 Definitions.
Detached (Also see Table 9 – Detached Accessory Building Standards)				
Agricultural Buildings (Barn, Stable, etc.)	P	P	P	See Chapter 300.7 Agriculture Uses for all residential requirements.
Chicken Coop	P	P	P	See Chapter 300.7 Agriculture Uses for residential requirements. Also, see Article 14 Definitions.
Garage	P	P	P	See Article 11 Definitions.,
Greenhouse	P	P	P	See Article 11 Definitions.
Kennel	P	P	P	A dog kennel in a residential district must not exceed 80 SF and can only hold a maximum of two dogs. A residential kennel is only allowed in rear yard. A commercial kennel also requires a Conditional Use Permit. Also, see Article 11 Definitions.,

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Building Type	Code	Code	Code	Notes
Mini-Storage		C	C	Requires a conditional use permit. Also see, Article 11 Definitions.
Playhouse	P		P	See Article 11 Definitions.
Pool House	P	P	P	See Article 11 Definitions.
Shed	P	P	P	See Article 11 Definitions.
Silo	P		P	See Chapter 300.7 Agricultural Uses for residential use. Also, see Article 11 Definitions.
Shipping Container		P	P	See Section 300.6 (B) (4) for requirements.

Other similar accessory buildings shall be determined by the Zoning Administrator.

(2) Detached Accessory Building Standards.

Land Use	Residential				Other	
Zoning	C-D Conservation District, R-1 Rural Residential*	R-2 Medium Density*	R-3 High Density Residential	R-L Residential Lakefront	B-1, B-2 Commercial District	I-1, I-2 Industrial District
Number	2	2	2	1	2	No Limit
Square Foot (Max)	1,000 SF per acre; plus 150 SF for each additional ½ acre. 5,000 SF Max	1,000 SF per acre; plus 150 SF for each additional ½ acre.	500 SF	300 SF	500 SF per acre	500 SF per acre; 5,000 SF Max
Front Setback	10' behind rear building line or if located in a side yard, behind front building line and meeting all side yard setbacks.					
Rear Setback (from rear property line of water's edge)	50'	10'	10'	50'	10'	50'
Side Setback	50'	10'	10'	10'	10'	50'
Building Separation (Main and Accessory)	10'	10'	10'	10'	10'	10'
Maximum Height	20'	15'	15'	15'	20'	30'
All Agricultural Buildings must abide by 300.7 Agricultural Uses regulations.						
All accessory buildings shall be setback 10 feet from any easement or septic system component.						
Shipping Containers must abide by 300.6 (B) (4) Shipping Containers.						
All Residential Uses in MU-2 and MU-3 must meet R-2 Medium Density Standards.						

- (3) Specific Accessory Building Specifications
- (a) Accessory building storm water must be appropriately discharged.
 - (b) Accessory buildings are subordinate to the principal building in length, width, and height.
 - (c) Style, siding, color, and roof pitch shall be like the principal building.
 - (d) Accessory buildings must not be constructed of canvas, fabric, tarp, or mesh material.
 - (e) Accessory buildings over 200 square feet shall be securely mounted on a permanent foundation and be engineered to withstand fifty (50) mile per hour winds.
 - (f) Accessory buildings over 200 square feet may have a second story non-living storage space.
 - (g) A non-conforming garage may be replaced under these regulations, without going before the Board of Zoning Appeals and may be increased in size by fifty (50%) percent, provided it is no larger than 1,000 square feet.
- (4) Shipping Containers. A reusable, standardized metal container originally designed for intermodal freight transport, which may be repurposed for storage or structural use.
- (a) Permitted Locations and Uses.
 - (i) Shipping containers are permitted as accessory structures for storage use that supports commercial and industrial operations while maintaining public health, safety, and community aesthetics.
 - (ii) Shipping Containers are only allowed in R-1, C-D, MU-3, MS-1, and I-E zoning districts.
 - (iii) Shipping containers shall not be used for human habitation unless expressly authorized under other provisions of the zoning code.
 - (b) Prohibited Locations and Uses.
 - (i) Shipping containers are not allowed on residential property or mixed-use building property. They are prohibited in residential zoning districts, except for temporary use under Section 300.7 (D).
 - (ii) Shipping containers may not be used as offices, dwellings, or retail space, unless converted and approved under the building code.
 - (c) Size. Shipping Containers must have a footprint no larger than 200 square feet. A building permit may be required by Summit County for any structure 200 square feet or larger.
 - (d) Quantity Limitations. The number of shipping containers shall be based on lot size and principal use, subject to the following:
 - (iii) Up to 2 shipping containers per acre of lot area, with a maximum of:
 - 1) 5 shipping containers for parcels <2 acres
 - 2) 10 shipping containers for parcels 2–5 acres
 - 3) 1 additional shipping container per acre for parcels >5 acres, up to a maximum of 20 total.
 - 4) The Zoning Administrator may approve additional shipping containers via administrative review for uses that demonstrate operational necessity (e.g., distribution centers, equipment yards).
 - (e) Design and Placement Standards.
 - (i) Shipping containers must:
 - 1) Be placed only in rear yards.
 - 2) Not obstruct driveways, fire lanes, loading areas, or required parking spaces.

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- 3) Be placed on a stable, all-weather surface (e.g., asphalt, concrete, compacted gravel).
- 4) Stacking is prohibited unless approved through a site plan review and demonstrated to be safe and screened.
- 5) Containers must be:
 - a) Painted in neutral or muted colors (e.g., gray, brown, green).
 - b) Free of logos, lettering, rust, or structural damage.
 - c) Screened from public rights-of-way by fencing, landscaping, or placement behind buildings.
- (f) Nonconforming (Existing) Containers
 - 1) All shipping containers lawfully placed prior to the adoption of this ordinance shall be considered legal nonconforming uses. Shipping containers with undetermined legality may be treated as legal nonconforming structures if determined by the Board of Zoning Appeals.
 - 2) Existing shipping containers may remain subject to the following:
 - d) No new shipping containers shall be added unless brought into full compliance with this ordinance.
 - e) Existing shipping containers must be maintained in safe and sound condition (no rust-through, damage, or graffiti).
 - f) Any shipping container relocated or replaced must comply with placement and screening requirements of this section.
 - g) All nonconforming shipping containers are required to be removed at the time the property is sold.
- (g) A Zoning Certificate is required for all new containers, and modifications to location or number of existing containers. A site plan showing proposed container locations, setbacks, screening, and access shall be submitted for approval.

(C) Accessory Structures

- (1) Description of Accessory Structures. An accessory structure is an open structure that is either attached or not attached to a dwelling or accessory building.
- (2) Permitted Accessory Structures

Table 9 – Permitted Accessory Structures				
Land Use (Zoning)	Residential (C-D, R-1, R-2, R-3, R-L, Mu-1, MU-2, MU-3 and MS-1)	Commercial or Institutional (MU-1, MU-2, MU-3, MS-1, IE-1)	Industrial (MS-1, IE-1)	Additional Requirements
Attached				
Awnings (windows, doors)	P	P	P	Can be canvas, plastic or metal and can extend up to 3 feet into any setback line.
Carport	P	P	P	Residential carport shall not exceed 240 square feet. Maximum height is 15'. Setbacks must meet district side yard setbacks. Not constructed of canvas, fabric, tarp, or mesh materials.
Deck	P	P	P	Only allowed in rear yard. Can extend 10' into rear setback and side yard setback meets main building side yard setback. Also, see Article 11 Definitions.

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Table 9 – Permitted Accessory Structures				
Detached				
Bridge	P	P	P	Must meet Riparian Development Setback Regulations in Article 7 and meet all safety and engineering requirements. Also, see Article 11 Definitions.
Electric Generators HVAC Equipment	P	P	P	Allowed in rear and side yards and must be within 10 feet of foundation wall.
Fence, Walls and Hedges	P	P	P	See Chapter 300.6 (C) (1).
Fireplace, Balcony and Bay Window	P	P	P	Can project up to 3 feet from structure.
Gazebo	P	P	P	10-foot setback from front, rear, and side yards. Also, see Article 11 Definitions.
Lean-to Shed	P	P	P	Can be wood or metal and is only allowed in rear yard and can extend 5 feet into rear setback line. Also, see Article 11 Definitions.
Agricultural Structure	P	P	P	See chapter 300.7 Agricultural Uses and Article 11 Definitions.
Outdoor Kitchen	P	P	P	Any accompanied roof/overhang must meet porch requirements.
Pergola, Trellis	P	P	P	Can project up to 10' feet from structure. Also, see Article 11 Definitions.
Porch	P	P	P	Can extend 10' into front or rear setback. Also, see Article 14 Definitions.
Portico	P	P	P	Can extend 10' feet into front setback. Also, see Article 11 Definitions.
Ramps	P	P	P	Maximum projection in front yard is 12 feet. Also, see Article 11 Definitions.
Service Structures	P	P	P	See Section 300.6 (C) (3).
Solar Panel	P	P	P	See Section 300.6 (C) (4) Solar Panels and 300.6 (B) 2.
Stoop	P	P	P	Can extend 5' from foundation.
Swimming Pool	P	P	P	See Section 300.6 (C) (2)
Woodfired Boiler	P			See Section 300.6 (H) (5).
Other similar accessory structures shall be determined by the Zoning Administrator.				
*Land Uses are based on property use, not zoning designation.				

(3) Specific Accessory Structure Specifications

- (a) Fences, Walls, and Hedges. (Except for Agricultural Uses, See Chapter 300.9) (a) Regulations Applicable to All Zoning Districts).
- (b) Fences shall be constructed out of any of the following materials:
 - (i) Wood or vinyl simulating wood.
 - (ii) Wrought iron or aluminum simulating wrought iron.
 - (iii) Stone, brick, concrete with stone or brick veneer, or pre-cast concrete simulated stone or brick.
 - (iv) Chain link or vinyl clad chain link.
 - (v) Electrified fencing for domesticated animals.

- (vi) Other materials commonly used in the judgment of the Zoning Department for fencing or walls or other materials he or she approves.
- 1) A fence can be constructed on the property line or at least 3 feet from the property line. Any areas set back 3 feet or more from the property line, which could become enclosed by other similarly located fences, shall provide at least one gate for access and maintenance equipment. Fences constructed less than 3 feet must provide proper evidence for variation.
 - 2) No obstruction to view in excess of two (2) feet in height shall be placed on any corner lot within a triangular area formed by the street right-of-way lines and a line connecting them at points thirty (30) feet from the intersection of the street lines, except that street trees are permitted which are pruned at least eight (8) feet above the established grade of the roadway so as not to obstruct clear view by motor vehicle drivers.
 - 3) Property owner is responsible for accuracy of all property lines.
 - 4) Fences, walls, and hedges shall be well maintained and will be harmonious and appropriate in appearance with the existing character of the immediate area in which it is to be located and will not be hazardous to existing neighboring uses.
 - 5) No sharp wire or points shall project from the top, either side, end, or bottom of any fence.
 - 6) No electrified fence or fence containing broken glass, barbed wire, scrap materials or any other substance reasonably calculated to do bodily harm shall be permitted in any zoning district.
 - 7) No wall, fence, or hedge shall be placed on top of a berm or earth form that is higher than 18".
 - 8) When walls or fences are used to fulfill screening requirements, they shall be detailed on the landscaping plan. They are to be of weatherproof materials. This includes vinyl, pressure treating or painting of lumber if it is not redwood or cedar and using aluminum or galvanized hardware.
 - 9) No fence or wall shall be constructed in any platted no-build zone, conservation/no disturb zone, floodway, floodplain or drainage easement for any parcel or subdivision which would be detrimental to the public health and safety. A fence or wall shall not be located to adversely affect the vision of drivers on the public streets or from driveways intersecting public streets.
 - 10) Supporting members for fences and walls shall be located inside of the fenced or wall area away from the adjoining property unless the fence is designed such that the supporting members are identical in appearance on both sides of the fence or wall. In any case, all supporting members for fences and walls shall be located on the fence owner's property.
 - 11) All portions of the property shall remain accessible from outside the fence area by means of a gate or other opening.
 - 12) Chain link fences with or without wooded or synthetic slat material shall not be allowed when used to satisfy buffer yard and landscaping requirements.

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- 13) The height of a fence shall be measured from the established grade line to the highest point of the fence including posts and finials. The height of the fence in a side or rear yard may not be artificially increased using mounding unless otherwise required by this Article.
- (c) Accent Fences and Picket Fences. Accent fences and picket fences shall be permitted in all Zoning Districts if limited to four (4) feet in height as measured from grade, and if designed only to partially enclose an area and serve only an ornamental purpose.
- (d) Arbors and Trellises. Arbors or trellises shall be permitted in all Zoning Districts except for the R-L (Residential Lakefront) District, where they are considered a conditional use subject to Board of Zoning Appeals approval. Arbors or trellises, which are detached from the building, may encroach on a required side yard, side yard which abuts a street and forward of the principal structure provided that:
- (i) The surface of the arbor or trellis shall be at least fifty (50%) percent open,
 - (ii) Such arbors and trellises shall be of a size no greater than the following maximum dimensions:
 - 1) Maximum Height - 8 feet
 - 1) Maximum Width - 5 feet
 - 2) Maximum Depth - 3 feet
- (e) Solid Fences. Solid fences of an approved type shall be permitted in all Zoning Districts only in rear yards or to enclose a deck, patio, or pool. Solid fences shall not be located within a required side yard. Solid fences shall not be used to enclose the entire perimeter of the property except when used to enclose junk yards, landfills, or highly nuisance-oriented land uses.
- (f) Brick, Stone, or Masonry Walls. Brick, stone, or masonry walls are permitted, but forward of the building line shall not exceed three feet in height.
- (g) Regulations Applicable to CD-1, R-1, R-2, and R-3 Zoning Districts Only.
- (i) Fences, walls, and hedges may be permitted in any required yard or along the edge of any yard, provided that no fence, wall, or hedge between the front building line of the main structure and the road right-of-way shall be more than four (4) feet in height above grade.
 - (ii) Fences, walls, or hedges may be permitted along the side or rear lot lines to a height of not more than six (6) feet above the grade.
 - (iii) Informal planting, however, may be higher than six (6) feet. Hedges and living fences shall be located so that future growth shall not extend over the lot line.
- (h) Regulations Applicable to the R-L (Residential Lakefront) District Only.
- (i) From the lakefront towards the street, the height of a fence, wall or hedge shall not exceed three (3) feet in height for the first twenty (20) feet back from the water's edge. From this first twenty (20) feet to not closer than twelve (12) feet of the public right-of way; it shall be not higher than four (4) feet. If the fence is a completely see-thru security fence with all metal construction; then the fence shall not exceed four (4) feet in height along its total run. No fence, wall or hedge shall be erected within twelve (12) feet of the public right-of-way.
- (i) Regulations Applicable to All Other Districts.
- (i) Security or Industrial Fences. Security, electrified, and industrial fence can be conditionally permitted in business and industrial zoning districts an approved by the Planning & Zoning Commission.
 - 1) Such fences may not be placed forward of the primary structure and are restricted to side and rear yards.

- 2) Such fences may be erected parallel to and on, or approximately on, the common property line to a height not exceeding six (6) feet above the established grade.
- (4) Retaining Wall Regulations.
 - (a) Retaining walls shall be permitted in all Zoning Districts along all lot lines to a height of not more than six (6) feet above the existing natural grade prior to construction, provided that any retaining wall shall be well maintained,
 - (b) will be harmonious and appropriate in appearance with the existing character of the immediate area in which it is to be located and will not be hazardous or disturbing to existing or future neighboring uses.
 - (c) Retaining walls shall be subject to site plan review by the Planning & Zoning Commission and approved by the City Engineer and/or his or her designee when they meet any of the following conditions:
 - (i) The wall is three (3) feet or over in height above grade to the top of the wall.
 - (ii) The wall is supporting an additional load, such as a structure or driveway.
 - (iii) The wall is containing a surcharge for driveways and sidewalks when they are more than three (3) feet above an adjacent grade point that is within five (5) feet of the edge of the drive.
 - (d) All retaining walls shall be subject to the requirements of Section 800.01 (C) (1) ensuring proper visibility at corner lots. (v) A retaining wall site plan shall include the following:
 - (i) The distance to all property lines.
 - (ii) The contours of all adjacent grades that indicate the flow of the surface water on the lot that may be affected by the wall, and the height and type of fill contained by the wall.
 - (iii) The location of any easements near the proposed wall.
 - (iv) Technical drawings indicating the height, length, width, reinforcing, and drainage of the walls, the type of soil or other material being retained are required to be submitted prior to permit approval. Retaining walls shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift.
 - (5) Swimming Pools.
 - (a) Public or private in-ground or above-ground swimming, wading, or other pools containing over one and one-half (1 ½) feet of water depth shall be considered as structures for the purpose of permits, shall not be in the front or side yards, and shall conform to all required yard setback lines. The construction, plumbing, and electrical requirements, inspection, and other safety facilities shall be regulated by local and/or county codes.
 - (b) Every pool defined as a structure shall be surrounded by a fence or wall not less than 4 feet in height; and comply with Ohio Building Code railing requirements, except for doors or gates which shall be equipped with suitable locking and self-latching devices to prevent unauthorized intrusion. An accessory building for the housing of pool supplies may be used in or as part of such enclosure.
 - (c) Pools above-ground having vertical surfaces of at least 4 feet in height shall have fences and self-latching gates only where access may be had to the pool. Attached above ground 24" fences with a self-latching gate are acceptable.
 - (d) Portable pools do not require a fence as per the legal perspective. However, if unfenced between use they must be either emptied and stored or covered.
 - (e) Hot tubs and outdoor spas need to be equipped with either a cover or a fence.

- (6) Service Structures. Service structures shall include, but not be limited to, loading docks, dumpsters, electrical transformers, utility vaults which extend above electrical and other equipment or exterior components of plumbing, processing, heating, cooling, and ventilating systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling, and ventilating equipment fans, blowers, duct work, vents, louvers, meters, compressors, motors, incinerators, ovens, etc.).
- (a) Service structures shall be screened with fencing or landscaping and shall not be directly visible at ground level from the public right-of-way or any residential district.
 - (b) Exterior components of plumbing, processing, heating, cooling, and ventilating systems, and their screening devices which will be visible from upper floors of adjacent buildings shall be installed in a neat and compact fashion and shall be painted such a color as to allow their blending with their visual backgrounds.
 - (c) The location and dimensions of trash receptacles and/ or any other solid waste disposal facilities shall have adequate capacity for the proposed use of the site. Trash dumpsters with screening shall be accessible without occupying required parking, loading or vehicular movement areas.
- (7) Solar Panels.
- (a) Roof-mounted Solar Panels. Roof-mounted solar energy systems shall be permitted in all zoning districts provided the roof-mounted solar systems are subject to all other requirements of zoning and building regulations, and all applicable local and state fire and building codes.
 - (i) Building or roof-mounted solar energy systems must not exceed the maximum allowed height in any zoning district. For purposes of height measurement on flat roofs, solar energy systems will be given an equivalent exception to height standards as building-mounted mechanical devices or equipment elsewhere in this code.
 - (ii) The collector surface and mounting devices for roof-mounted solar energy systems must not extend beyond the exterior perimeter of the building on which the system is mounted or built unless the collector and mounting system has been explicitly engineered to safely extend beyond the edge, and setback standards are not violated. Exterior piping for solar hot water systems is allowed to extend beyond the perimeter of the building on a side yard exposure. Solar collectors mounted on the sides of buildings and serving as awnings are building-integrated systems and are regulated as awnings.
 - (iii) Roof-mounted systems on pitched roofs visible from the nearest edge of the front right-of-way must have the same finished pitch as the roof and be no more than ten inches above the roof.
 - (iv) Roof-mounted systems on flat roofs visible from the nearest edge of the front right-of-way must not be more than five feet above the finished roof and are exempt from any rooftop equipment or mechanical system screening requirements.
 - (v) Solar carports in non-residential districts must not exceed 20 feet in height.
 - (vi) Solar carports in non-residential districts are exempt from lot coverage limitations but must meet all parking standards in this ordinance.
 - (vii) Other state-of-the-art ground mounted solar applications meeting other code and industry standards may permitted with approval of the Zoning Administrator.
 - (b) Ground-mounted solar panels. Ground or pole-mounted solar energy systems must not exceed 15 feet in height above the adjacent grade when oriented at maximum tilt. Additionally:

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- (i) All related mechanical equipment, other than the actual photoelectric panels shall be fully buffered from the adjacent properties by fencing and/or by evergreen plantings as prescribed in the landscaping chapter of this Code and must be maintained and effective through the life of the system.
 - (ii) Ground-mounted solar panel arrays shall not exceed 30 percent of remaining area of rear yard and must meet all accessory structure setbacks defined in this Code.
 - (iii) Ground-mounted solar energy systems are permitted in all rear yards of residential, commercial, retail, and civic uses with a 20-foot setback. Industrial and commercial ground-mounted solar panels are allowed in front yards but only at building setback lines.
 - (iv) Ground-mounted solar energy equipment shall be installed in compliance with the applicable building code.
 - (v) Rainwater run-off otherwise not retained by immediate soils from ground-mounted solar panels, or their support structure shall be limited to the subject property.
 - (vi) Other state-of-the-art ground mounted solar applications meeting other code and industry standards may permitted with approval of the Zoning Administrator.
- (b) Large scale micro-grid/utility-scale solar installations are only allowed in industrial districts.

(D) Temporary Accessory Structures

- (1) Description of Temporary Structures. A temporary structure is a detached building or structure that is erected to fill a temporary need, lasting for hours, days, weeks, and sometimes months instead of years.
- (2) Permitted Temporary Accessory Structures

Table 10 – Permitted Temporary Accessory Structures

Land Use (Zoning)	Residential (C-D, R-1, R-2, R-3, R-L, MU-1, MU-2, MU-3 and MS-1)	Commercial or Institutional (MU-1, MU-2, MU-3, MS-1, IE-1)	Industrial (MS-1, IE-1)	Additional Regulations
Detached				
Construction Trailers	P	P	P	See 300.3 (C)
Food Trailers	P	P	P	See 300.3 (C) (1) (c)
Greenhouses	P	P	P	Maximum 400 SF in residential district.
Inflatable Structures	P	P	P	See Definitions, Article 11
Play sets, trampolines	P	P	P	See Definitions, Article 11
Storage Dumpsters	P	P	P	See 300.7 (D) (3)
Portable Storage Container (POD)	P	P	P	See 300.7 (D) (3)
Tents	P	P	P	See Article 11 Definitions.
Other similar Temporary Structures shall be determined by the Zoning Administrator.				
All Agricultural Temporary Structures must abide by Chapter 300.8 Agricultural Uses regulations.				
*Land Uses are based on property use, not zoning designation.				

- (3) Specific Temporary Structure Specifications.
- (a) Storage Dumpsters. Portable, heavy-duty container typically made of metal with open top and designed to be delivered and removed by specialized truck. It is used for temporary storage and collection of waste debris, often during construction, demolition, renovation, or large-scale cleanouts.
- (i) No more than one (1) temporary storage container not more than 500 cubic feet or covering more than 120 square feet shall be placed on any residential lot at one time. The duration of the placement shall be limited to no more than thirty (30) consecutive days and not more than twice per year. The unit cannot be placed in the public street, road, alley, or public right-of-way.
 - (ii) No more than three (3) temporary storage containers more than 1,600 square feet shall be placed on any commercial, industrial, or civic lot at one time. The duration of the placement shall be limited to no more than 45 consecutive days and no more than 2 events in a calendar year. The container shall be behind the rear of the building line; on corner lots, containers shall be behind the side building line facing the street.
 - (iii) Temporary structures when used in conjunction with official local events. The structures are to be removed at the conclusion of the event. If not removed within 24 hours thereafter, the owner shall have given up any rights in the structure and the City shall have the right to remove the structure.
 - (iv) When necessary to facilitate clean-up and/or restoration activities resulting from a natural disaster of fire or flood for a period of not more than 180 days (180) days.
 - (v) When necessary to facilitate clean-up and/or restoration activities resulting from a natural disaster of fire or flood for a period of not more than 180 days (180) days.
- (b) Portable Storage Container (POD): A portable, weather-resistant storage unit designed for temporary use to store and/or transport household goods during moving, remodeling, or emergency situations.
- (i) General Requirements.
 - 1) A zoning permit shall be required for placement of a POD on any residential property for more than 3 consecutive days.
 - 2) No fee is required for PODs used for fewer than 72 hours.
 - (ii) Placement.
 - 1) PODs must be placed on a paved surface such as a driveway or parking pad.
 - 2) Placement on public streets, sidewalks, or in right-of-way's is prohibited without explicit municipal approval.
 - (iii) Duration.
 - 1) PODs may remain on the property for a maximum of 30 consecutive days in a 12-month period.
 - 2) Extensions of up to 30 additional days may be granted by the Zoning Administrator upon written request and justification (e.g., delayed closing, construction, insurance claim).

- (iv) Size Limit.
 - 3) Maximum size allowed: 8 feet wide by 8 feet high by 16 feet long.
 - 4) Only one POD may be placed on a property at a time.
- (v) Prohibited Uses. Use for retail sales, business storage, habitation, or hazardous materials is strictly prohibited.
- (vi) Exemptions. PODs used in connection with active building permits for renovations, repairs, or construction may be exempt from certain provisions, subject to approval by the Building or Zoning Department.
- (vii) Temporary Construction Shed/Offices. In all districts, temporary buildings or uses for purposes incidental to construction work shall be permitted provided such buildings or uses shall be utilized for the duration of construction and shall not be continued as permanent structures or uses. Prior approval for specified time and location must be secured from the Zoning Department.

(E) Outdoor Storage and Display

- (1) Outdoor Storage Standards and Requirements.
 - (a) Outdoor storage is the intentional placement of vehicles, equipment and/or other personal property and bulk materials outside an enclosed building for purposes other than decoration, ornamentation and/or proper disposal.
 - (b) Outdoor storage regulations shall apply to residential, commercial, civic, or industrial uses.
- (2) Residential Outdoor Storage Requirements.
 - (a) Outdoor storage of accessory recreational vehicles, boats, trailers, or commercial vehicles are prohibited in the front-yard except for driveways. Outdoor storage is allowed in rear and side yards with a 10-foot property line setback. On street facing side yards of corner lots, there shall be no outdoor storage within the required principal building setback area.
 - (i) Mobile homes are not permitted except a legal nonconforming mobile home within an existing trailer park.
 - (ii) Trailers and mobile homes used or intended to be used for residential purposes and trailer parks shall not be permitted in any of the zoning districts.
 - (iii) Trailers and mobile homes used or intended to be used for residential purposes and trailer parks shall not be permitted in any of the zoning districts.
 - (iv) Outdoor Storage of other large equipment or bulk materials are only allowed on lots that are greater than 3 acres. No permanent storage containers are allowed.
 - (v) Public right-of-way shall not be used to store such items.
 - (vi) No vehicle, camper or tent shall be used for permanent or temporary (up to 72 consecutive hours) residential purposes.
 - (vii) Semi-trailers are prohibited as outdoor storage containers unless previously approved by the city, prior to the approval date of these amendments.
 - (viii) Storage of hazardous materials is prohibited.

- (3) Commercial Outdoor Storage and Display Requirements
- (a) Commercial and Industrial Outdoor Storage and Display Requirements.
- (i) General Requirements Descriptions.
- 1) Outdoor storage is the commercial storage or keeping of building materials, equipment, fuels, vehicles, goods, commodities, or raw materials outside of a building or structure.
 - 2) Outdoor display is the placing or placement of merchandise in the outdoor area adjacent to a commercial or industrial establishment, for the purpose of the sale of such goods to the public in the ordinary course of business.
 - 3) Outdoor Sales means the use of land, buildings and structures for the retail sale or rental of items that are of such a size or quantity to typically and primarily be displayed outdoors.
 - 4) Outdoor means land that is used to show, exhibit, or make visible products, good, or equipment for the purpose of sale or promotion.
 - 5) Outdoor display locations shall be subject to and approved by the Zoning Administrator upon the application of the record owner of the property.
- (ii) Display of Merchandise. No outdoor storage or commercial display of furniture, lawn monuments, or other manufactured goods and materials may occur outside of a building in any required yards, except for new vehicles, boats, and trailers displayed for sale.
- 1) Used vehicles, boats, and trailers displayed for sale when in conjunction with new vehicle sales on the lot.
 - 2) Lawn and garden centers, plant nurseries, or other merchandise for sale or rental may be displayed in front yards of commercial districts other than the minimum required yards, if they are suitably screened or fenced from street- level view from the public right-of-way or adjacent residential properties.
- (iii) Display of Bulk Goods. The outdoor storage or display of bulk goods including seasonal items such as firewood and mulch shall be controlled by the following regulations:
- 1) The outdoor storage or display of merchandise, inventory or materials shall not interfere with parking or the safe and unobstructed use of vehicular or pedestrian access ways or walkways.
 - 2) The outdoor storage or display of merchandise, inventory or materials shall not be located within the first twenty (20) feet of the minimum front yard area within the lot, and not within the minimum side yards.
 - 3) Outdoor storage areas shall be buffered from adjoining properties as required by the landscaping regulations.
 - 4) No storage of raw materials, building materials, unlicensed or inoperative vehicles, recreation vehicles, merchandise, waste products, junk, or other material or equipment shall be stored or displayed on any lot outside of a fully, enclosed building unless expressly permitted by this section.
- (iv) Raw Materials. No raw materials used as inventory or for value-added retail or other processing may be stored or displayed outside of a building on the premises.

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- (v) Building Materials. Building materials or equipment intended for use in connection with construction upon the premises may be stored or placed in yards other than minimum required yards for a period not to exceed one year only upon receipt of a permit for such outside storage from the Zoning Administrator as long as the materials or equipment are screened or fenced in such a way so that the same are not visible from any residential zoning district or the public right-of-way by persons standing at the street level. Provided further, that all construction debris shall be removed from any premises within 30 days after occupancy thereof.
- (vi) Building materials shall include, but shall not be limited to, lumber, bricks, concrete or cinder blocks, dirt, topsoil, gravel, mulch, plumbing materials, electrical wiring or equipment, heating ducts or equipment, shingles, mortar, concrete or cement, nails, screws, or any other materials used in landscaping and construction.
- (vii) Such screening or fencing shall be constructed and maintained at a height of not less than 4 feet and not more than 6 feet above grade and shall be constructed of similar materials to match or blend with the building in appearance and color. If decorative masonry or wood is used, upright evergreens shall, in addition thereto, be planted on the side of the wall or fence nearest to the residential district or the public right-of-way. The maximum spacing between such plantings shall not exceed 5 feet.
- (viii) Such screening or fencing shall be constructed and maintained at a height of not less than 4 feet and not more than 6 feet above grade and shall be constructed of similar materials to match or blend with the building in appearance and color. If decorative masonry or wood is used, upright evergreens shall, in addition thereto, be planted on the side of the wall or fence nearest to the residential district or the public right-of-way. The maximum spacing between such plantings shall not exceed 5 feet.
- (ix) Review. Outdoor storage will require a site plan approval, zoning certificate and potentially a conditional use permit.
- (b) Waste Products or Junk. Waste products or junk may be stored or placed in yards other than minimum required yards for a period which does not exceed 30 days, provided the matter shall be adequately screened from view of the public right of way and residential areas and not create a nuisance.
- (c) The term “waste products” shall include discarded or salvage materials, including, but not limited to, waste materials, remnants of lumber, metal, or any other used building materials, used glass, paper, rags, rubber in any shape or form, barrels, or other material of this character.
- (d) The term “junk” shall include parts of machinery or motor vehicles, unused or inoperable appliances stored in the open, or other castoff materials of any kind whether same could be put to any reasonable use.
- (4) Hazardous Materials.
- (a) No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground, except tanks or drums of fuel directly connected with energy devices or heating appliances located and operated on the same lot as the tanks or drums of fuel. All outdoor storage facilities for fuel shall be enclosed by an approved safety fence.
- (b) All materials or wastes which might cause fumes or dust, or which constitute a fire hazard, or which may be edible or otherwise attractive to rodents or insects, shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.

- (5) Natural Resource Protection. No materials or wastes shall be deposited upon a lot in such form or manner that they may be transported off the lot by natural causes or forces, nor shall any substance which can contaminate a stream or watercourse or otherwise render such stream or watercourse undesirable as a source of water supply or recreation, or which will destroy aquatic life, be allowed to enter any stream or watercourse.

(F) Accessory Uses

Accessory Use are uses that are customarily incidental to and subordinate to an allowed principal use and located on the same lot as the principal use (unless specifically allowed by this code to be on another lot).

- (1) Home Occupations.

- (a) Purpose and Intent.

- (i) A Home Occupation is an accessory use carried on in a dwelling unit by the resident thereof; provided that the use is limited in extent and incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character thereof.
- (ii) It is the purpose of this Code to maintain and preserve the residential character of its neighborhoods and to further promote the public health, safety, and welfare through the regulation of home occupations. It is further the intent of this Code to allow limited non-residential accessory uses in residential structures which are compatible with the residential character of their surrounding neighborhood.
- (iii) All said uses should be clearly subordinate and incidental to the residential use of the property to protect the character of the surrounding residential neighborhood, while recognizing that with changing technology and the changing job market that traditional workplaces are also changing.

- (b) Allowed Home Occupation Class Types.

- (i) Class A Home Office.

- 1) An accessory use of a residential dwelling unit, where home office activities are conducted. Typically, a home office is a sole proprietorship business or an ancillary use for a primary business or office use located elsewhere.
- 2) Other Standards.
- a) Has little or no impact on the surrounding residential area.
- b) Office is conducted within dwelling or in an accessory structure.
- c) No on-site sales or on-site parking of commercial vehicles.
- d) No on-site storeroom or storage.
- e) No more than five client contacts in the home per week.
- 3) Class A Home Office Types.

Table 11 – Class A Home Office Types

<ul style="list-style-type: none">• accountant architect• attorney• author• consultant contractor (office)• electrician (office) engineer• surveyor medical billing• on-line work• plumber (office)• real estate agent
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Table 11 – Class A Home Office Types

- telephone answering
- travel agent
- other similar home occupations as determined by the Zoning Administrator

(ii) Class B Home Business.

- 1) An accessory use of a residential dwelling where a home-based business consisting of service-oriented, and craft related trade activities take place. A home business is typically more intense than a Home Office, due to assembly, fabrication, storage, and clients coming to the residence.
- 2) Typically, a Home Business is conducted as a sole proprietorship or are an ancillary use for a primary business located elsewhere.
- 3) Has little or no impact on the surrounding residential areas.
- 4) Business is conducted within dwelling or in an accessory structure.
- 5) All on-site storerooms and product storage is limited to the home occupation square footage requirements.
- 6) On-site sales and parking of commercial and customer vehicles is limited to a driveway or public street.

Table 12 – Class Home Business Types

- art instructor
- barber
- beautician
- computer/electronic repair
- drawing
- dressmaking
- electrician
- knitting
- landscaper
- manicurist
- musician
- painting
- plumber
- sculpting
- tutor
- woodworking
- Other similar home occupations as determined by the Zoning Administrator

(iii) Prohibited Home Occupations. The following uses and activities shall be prohibited as a home occupation: (under NO circumstances)

Table 13 – Prohibited Home Occupations

- automotive, truck, recreational vehicle, trailer, motorcycle, all-terrain and boat bodywork, customization, detailing, painting, reconditioning and mechanical repair
- bed and breakfast inn
- boarding house
- dispatch center
- funeral home or crematoria
- hotels and motel
- lawn mower and/or small engine repair or reconditioning
- machine shop

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Table 13 – Prohibited Home Occupations

- massage parlor
- medical and/or dental offices and medical laboratories medical/dental clinic
- new or used automotive and/or vehicle sales or rentals.
- restaurant
- retail sales and service
- sale or use of hazardous materials more than consumer quantities sexually oriented business
- tow truck service
- veterinary facilities and/or small animal clinics or kennels
- welding
- other similar home occupations deemed detrimental or inconsistent with the residential character of the neighborhood as determined by the Zoning Administrator.

- (c) Approval Methods and Procedures. No home occupation activities shall be conducted until an application for a home occupation Class A permit or Class B permit is submitted to the Zoning Administrator for home occupation classification, review, and approval.
- (d) Approval Methods.
- (i) Class A Home Office types are allowed as-of-right. As-of-Right means that as long as the home occupation meets all specified limitations then there is no permit required for the resident.
- (ii) Class B Home Business require a conditional use permit. A conditional use permit requirements are in Chapter 200.4.
- (e) Home Occupation Standards. The City shall permit home occupations in the B-1, C-D, R-1, R-2, R-3, and R-L Zoning Districts only if the following provisions and regulations are met throughout the duration of the home occupation:

Table 14 – Home Occupation Standards

Standard	Requirement
Residency & Employment	Must be conducted by a resident of the dwelling unit or an immediate family member. Renters must provide written permission from the owner. No more than one non-resident employee permitted.
Location of Activity	Conducted entirely within the dwelling or approved accessory structure; must be incidental and secondary to residential use; cannot change residential character.
Outdoor Activity & Storage	No outdoor activity, storage of goods, products, or materials, or operations allowed.
Nuisances & Hazardous Materials	No equipment, process, materials, or chemicals that create noise, odors, vibrations, glare, fumes, hazardous waste, or electrical interference detectable outside. No fire hazards or hazardous/toxic materials storage (including ammunition, gunpowder, certain chemicals).
Exterior Appearance	No exterior changes to accommodate home occupation; dwelling must maintain neighborhood character.
On-Site Business Operations	Residence may be business base, but no active trade/business phases may occur on-site.
Number of Home Occupations	Only one home occupation per property.
Code Compliance	Dwelling or accessory structure must comply with all building, environmental, health, safety, and zoning codes.
Permit Transferability	Permits are non-transferable and expire upon sale, transfer, or lease to a new owner/tenant.
Deliveries	No delivery/receipt of goods by anything other than passenger vehicles or parcel carriers (USPS, FedEx, UPS, Amazon) using typical residential vehicles; no tractor-trailers.
Courier Volume	Courier services cannot exceed typical residential delivery volume; no semi-freight carrier deliveries.

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Table 14 – Home Occupation Standards	
Off-Site Commodities	Sale of commodities not produced on-site allowed if listed in application and related to the home occupation.
Product Display	No visible product displays from street or neighboring properties.
Service Hours	Personal/professional services by appointment only, between 8:00 AM and 9:00 PM.
Water/Sewage Approval	Must provide proof of water and sewage system approval from appropriate agency.
Signage	Only one unlighted nameplate allowed: max 2 sq. ft.
Storage of Business Equipment	Landscaping, construction, or related business equipment must comply with Section 800.4(B) Residential Outdoor Storage requirements or be stored in an enclosed garage/accessory building.
Parking	Must provide adequate additional off-street parking (max 2 spaces); parking not allowed in front yard except driveway.
Regulatory Compliance	Must submit proof of compliance with all applicable local, state, or federal regulations upon request.

(f) Enforcement. Home occupation businesses are subject to all provisions and regulations as stated in this Zoning Code. The Zoning Administrator shall monitor and enforce all home occupation provisions and regulations.

(G) Accessory Dwelling Units

- (1) Purpose. The purpose of this section is to permit and regulate accessory dwelling units (ADUs) to:
 - (a) Increase housing choice and affordability.
 - (b) Support aging-in-place and multi-generational living.
 - (c) Ensure compatibility with surrounding neighborhoods.
 - (d) Provide clear, objective standards to facilitate enforcement.
- (2) Applicability.
 - (a) ADUs shall be permitted by right in the following zoning districts: C-D, R-1, R-2, R-3.
 - (b) Only one ADU shall be permitted per lot containing a lawful principal dwelling unit.
 - (c) ADUs must be attached to or within the main dwelling on lots under 2 acres. On lots 2 acres or larger, ADUs must be within 100 feet of the principal dwelling.
- (3) Development Standards. Table 15 – ADU Development Standards identifies ADU standards and requirements.

Table 15 – ADU Development Standards	
Standard	Requirement
Minimum Lot Size	Same as the underlying zoning district for a principal dwelling.
Maximum Floor Area	The lesser of 750 sq. ft. or 35% of the gross floor area of the principal dwelling.
Height	Not to exceed principal dwelling height.
Setbacks	Must comply with principal building setbacks standards.
Lot Coverage	Must comply with the maximum lot coverage for the district.
Parking	No additional spaces required, however, the Zoning Administrator may require 1 space per ADU if current off-street parking is limited.

- (4) Design Standards.
 - (a) Exterior Compatibility. ADU exterior materials, roof pitch, and window proportions shall be similar to or complementary with the principal dwelling.
 - (b) Entrances. A new exterior entrance for an attached ADU shall not be located on the same façade as the principal dwelling’s main entrance unless it faces a side or rear yard.
 - (c) Utilities. ADUs shall connect to the same water, sewer, and electric service as the principal dwelling unless separate service is required by the utility provider.
 - (d) Addressing. Each ADU shall be assigned a secondary address for emergency response.

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- (5) Occupancy and Use.
- (a) Owner Occupancy. The property owner shall occupy either the principal dwelling or the ADU as their primary residence.
 - (b) Rental Term. No ADU shall be rented for a term of less than 30 consecutive days.
 - (c) Number of Residents. Occupancy shall comply with the definition of family or household.
 - (d) The ADU shall not be used as short-term rental.
- (6) Prohibited Actions.
- (a) An ADU may not be sold or otherwise conveyed separately from the principal dwelling.
 - (b) Mobile homes, recreational vehicles, or travel trailers shall not be used as ADUs.
 - (c) ADUs shall not be used for commercial or industrial purposes.
- (7) Permitting & Registration.
- (a) Permit Required. A zoning certificate shall be obtained prior to construction or conversion of an ADU.
 - (b) Registration. All ADUs shall be registered annually with the Zoning Department, providing:
 - (i) Owner's contact information and local agent if applicable.
 - (ii) Floor plan and site plan on file.
 - (iii) Certification of ongoing compliance with this section.
 - (c) Expiration. Failure to maintain registration for more than 12 months shall result in revocation of ADU status. A new owner of the dwelling shall re-register ADU when purchased.
- (8) Enforcement.
- (a) Violations of this section shall be subject to the same penalties and remedies as other zoning violations.
 - (b) The Zoning Administrator may require removal of any ADU that is not maintained in compliance with this section or that was constructed without proper permits.

(H) Outdoor Wood-Fired Boilers.

- (1) Outdoor wood-fired boiler or outdoor wood-fired hydronic heater or outdoor wood heater or outdoor wood burning furnace means a fuel burning device specified by the manufacturer for outside installation and designated to heat interior building space and/or water via the distribution, typically through pipes, of a fluid heated in the device, typically water or a water/antifreeze mixture.
- (2) Outdoor wood-fired boilers are conditionally permitted only in the C-D, R1 and R-2 Zoning Districts after a review and approval by the Planning & Zoning Commission. (Revised effective 5-17-17)
- (3) No person shall construct, install, establish, modify, operate, or use an outdoor wood-fired boiler unless all the following conditions are met:
 - (a) Outdoor wood-fired boilers must be USEPA Phase 2 Program Qualified Models, or better.
 - (b) Outdoor wood-fired boilers may be located only in a rear yard.
 - (c) Minimum setback to all property lines shall be one hundred and fifty (150) feet.
 - (d) Except for the principal residence being serviced, an outdoor woodfired boiler shall be placed at least two hundred and fifty (250) feet from the nearest building intended for human habitation, place of assembly, education, or occupancy by the public on the surrounding properties.
 - (e) The maximum height for the outdoor wood-fired boiler and/or enclosure shall not exceed fifteen (15) feet, measured from the average grade at the base of the furnace to the top, not including the chimney stack.
 - (f) The property owner shall obtain all required building permits from the Summit County Building Standards Department prior to construction.
 - (g) Operation of outdoor wood-fired boilers is permitted only during the established burning season, from September 15 through May 1.
 - (h) Outdoor wood-fired boilers shall have a chimney stack that is recommended by the manufacturer's specifications. The chimney stack of the boiler shall be extended to height higher than the highest roof peak of the principal residence and any other residence within 500 feet of the outdoor wood-fired boiler, but in no event may the chimney stack exceed fifty-five (55) feet in height.
 - (i) The outdoor wood-fired boiler shall be located at least fifty (50) feet from the residential structure on the same lot.
 - (j) The outdoor wood-fired boiler shall be located at least twenty-five (25) feet from accessory buildings on the same lot.
 - (k) Installation shall be done by a qualified professional and shall be operated with strict adherence to manufacturer's instructions.

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- (l) No person shall operate an outdoor wood-fired boiler in such a manner as to create a nuisance.
 - (m) As a condition of approval of use, the property owner will provide for access to the property for inspection of the system by City officials during periods of operation, to determine compliance with all regulations.
 - (n) Outdoor wood-fired boilers and the area containing the fuel materials shall be enclosed by a six (6) foot high fence and landscaping and be completely screened from view of any public right-of-way or from viewing of any adjoining property.
- (4) Fuel burned in any outdoor wood-fired boiler shall be only natural untreated clean wood, wood pellets, corn products, biomass pellets or other listed fuels specifically permitted by the manufacturer's instructions, unless the materials are otherwise prohibited to be used by this Section. The following fuels are strictly prohibited in outdoor wood-fired boilers:
- (a) Wood that has been painted, varnished, or coated with similar material and/or pressure-treated with preservatives and contains resins or glues as in plywood, particle board or other composite wood products.
 - (b) Construction and demolition debris, rubbish, or garbage, including but not limited to food wastes, food packaging, food wraps, yard waste, asphalt products, animal waste including manure and carcasses.
 - (c) Any plastic materials including but not limited to nylon, PVC, ABS, polystyrene or urethane foam, and synthetic fabrics, plastic films, and plastic containers.
 - (d) Rubber including tires and other rubber-like products.
 - (e) Newspaper, cardboard, or any paper with ink or dye products.
 - (f) Chemicals, waste petroleum products, creosote waste materials, paint, and paint thinners.
 - (g) Coal
 - (h) Any other items not specifically allowed by the manufacturer or this Section.
- (5) Visible Emission Standard. No person shall cause or allow the emission of a smoke plume from any outdoor wood-fired boiler to exceed an average of 20 percent opacity for six consecutive minutes in any one-hour period.
- (6) Nuisance Conditions. No person shall cause or allow emissions of air contaminants to the outdoor atmosphere of such quantity, characteristic or duration that are injurious to human, plant, or animal life or to property, or that unreasonably interfere with the comfortable enjoyment of life or property. Notwithstanding the existence of specific air quality standards or emission limits, this prohibition applies to, but is not limited to, any particulate, fume, gas, mist, odor, smoke, toxic, or deleterious emission, either alone or in combination with others.
- (7) Effective Date. All wood fire boilers, existing and installed on or before the effective date of this Section shall be subject to the following:
- (a) All wood fire boilers, existing and installed on or before the effective date of this Section, shall be operated in an environmentally safe manner.
 - (b) All wood fire boilers, existing and installed on or before the effective date of this Section, shall always be operated according to the manufacturer's specifications and shall only use environmentally safe fuels. Failure to operate a wood fire boiler in such a manner or the failure to use environmentally safe fuels shall constitute a nuisance.

- (c) Any wood fire boiler, existing and installed on or before the effective date of this Section, which is operated in a manner as to constitute a nuisance to surrounding properties, as determined by New Franklin officials, shall, after notice from the New Franklin Zoning & Planning Department, be brought into compliance with the requirements of this ordinance chapter in a timely manner. Requirements relative to minimum setbacks and distances from other residences and/or buildings may be waived upon the granting of a variance by the New Franklin Board of Zoning Appeals.
- (d) In enacting this Section, New Franklin City Council determines that without adequate regulation, existing wood fire boilers can constitute a nuisance as that term is generally used in the Ohio Revised Code and associated case law. New Franklin, pursuant to its police powers found in the Ohio Revised Code, has the authority to abate a preexisting use that has become a nuisance.

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300.7 Agricultural Uses

(A) Purpose

It is in the best interests of the city to regulate agricultural land uses. Such uses described in this chapter shall only be permitted in the C-D, R-1, R-2, and B-1 zoning districts. However, the growing of fruits, vegetables, flowers or trees for the owner’s consumption or enjoyment is permitted in any zoning district. Thus, agricultural activities in all districts can serve as a locally sustainable food source that encourages growing, processing, distributing, cooking, and eating.

(B) Accessory Building and Structure Regulations.

Buildings or structures incident to the use of the land for agricultural purposes shall consist of structures associated with agricultural use including barns, coops, silos, granaries, cribs, and storage sheds for agricultural equipment such as tractors, combines, balers and spreaders, but exclude commercial storage, industrial usage, vehicle storage, or the accumulation of non-operative motorized equipment. All agricultural-related buildings, fences and structures shall require a zoning certificate.

- (1) Buildings and structures that serve as accessories to agricultural land use are permitted in accordance with the provisions set forth in Table 16 – Accessory Agricultural Building Standards.

Lot Size	Setbacks	Size / Lot Coverage	Height
Less than 1 acre (Governed by general accessory building rules.)	Refer to Chapter 300.1, Accessory Buildings, Section (c) Detached Accessory Buildings	As specified in referenced chapter.	As specified in referenced chapter.
Greater than 1 acre but less 5 acres	<ul style="list-style-type: none"> • Front: subject to district restrictions • Side/Rear: 20 ft + 1 ft per 1 ft of building height above 20 ft (roof peak) 	One building/structure up to 1,800 sq. ft. permitted	<ul style="list-style-type: none"> • 40 ft max • Silos/storage towers exempt from setback requirements if set back from all property lines at least the height of the structure.
5 acres to 10 acres	<ul style="list-style-type: none"> • Front: subject to district restrictions • Side/Rear: 20 ft + 1 ft per 1 ft of building height above 20 ft (roof peak) 	Lot coverage limited to 10% of total lot area	<ul style="list-style-type: none"> • 40 ft max • Silos/storage towers exempt from setback requirements if set back from all property lines at least the height of the structure.
Greater than 10 acres	<ul style="list-style-type: none"> • Front: subject to district restrictions • Side/Rear: 20 ft + 1 ft per 1 ft of building height above 20 ft (roof peak) 	No restriction on size or number of buildings/structures	<ul style="list-style-type: none"> • 40 ft max • Silos/storage towers exempt from setback requirements if set back from all property lines at least the height of the structure.

- (2) Fences. Incident to the use of the land for agricultural purposes shall be regulated as follows:
 - (a) Maximum height - six (6) feet.
 - (b) No required set back from property line.
 - (c) On parcels greater than one (1) acre, generally accepted types of agricultural fencing are permitted, including low impedance electric fencing and barbed wire fencing, provided the barbed wire strands are located not less than four (4) feet above the ground. On parcels less than one acre, only residential grade fencing shall be used.
 - (d) Only perimeter fences defining the boundaries of agricultural-related parcels shall require a permit. Fencing of interior feedlots and such shall not require a permit.
- (3) Signs.
 - (a) Signs used to advertise agricultural products shall be permitted with a maximum size of thirty-two (32) square feet.
 - (b) No obstruction to view in excess of two (2) feet in height shall be placed on any corner lot within a triangular area formed by the street right-of-way lines and a line connecting them at points thirty (30) feet from the intersection of the street lines, except that street trees are permitted which are pruned at least eight (8) feet above the established grade of the roadway so as not to obstruct clear view by motor vehicle drivers.

(C) General Regulations

- (1) Housing of Animals. All domestic animals whether harbored for agricultural or any other purpose, shall be properly sheltered and maintained in such sanitary conditions as not to be offensive to neighboring properties according to generally accepted agricultural practices.
- (2) Roadside Stands. Roadside stands for the display and sale of farm and truck garden and forest products of which at least 75% are grown on the premises is permitted provided there is only one such stand on the premises and that such stand does not exceed 100 square feet in area. There is no minimum front yard setback for a roadside stand, but it shall not be in the road right-of-way. Adequate off-street parking shall be as provided in the parking chapter of this code.
- (3) Operation of a Farm Market - Class B. - A Class B farm market shall be permitted only in MS-1 zoning Districts. Such use shall be subject to the following standards:
 - (a) Be considered a separate use on an active farm site.
 - (b) Be confined to an area within an existing barn or similar structure or, if new construction is proposed, the scale and design shall be compatible with the residential/agricultural area.
 - (c) Shall have its primary means of access from a public street and adequate parking shall be provided as per the parking chapter of this code. Such uses shall be considered open-air markets for parking space determination.
 - (d) Promotes community agriculture with support buildings that include livestock buildings and structures, a community and agricultural training buildings, small food processing facilities, farm markets, locally produced product shops, and historic buildings.

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- (e) Shall be limited to the sale of the following items: fruits, vegetables, plants, flowers, trees, shrubs and similar items, processed foods such as wines, jams, preserves, pickled foods, honey, maple syrup, baked goods, eggs, and similar products grown or produced within the City, as well as a full range of dairy products, which may be produced on or offsite. The facility may provide seating for the public and tables where food and beverages may be consumed. The Planning & Zoning Commission may permit the sale of items not produced or grown within the city where it is necessary to supplement the variety of items for retail sale.
- (f) Such uses shall be separated from all other buildings or occupancies as per the Ohio Building Code.
- (g) The facility shall meet all state and local codes and health requirements and shall be classified as Occupancy Group Class M per the Ohio Building Code and have a certificate of occupancy issued by the Summit County Building Standards Department.
- (h) The Planning & Zoning Commission may limit the size and scope of the facility in relation to the size of the farm based on acreage and production.
- (i) One non-illuminated freestanding sign with a maximum size of thirty-two (32) square feet and one wall sign with a maximum size of thirty-two (32) square feet shall be permitted
- (j) Permitted uses are specified in Table 17– Market Square NAICS Allowed Uses.

Table 17 – Market Square NAICS Allowed Uses

Land Use / Activity	NAICS Code(s)	Description
Working Farms / Orchards	111219 / 111339	Vegetable & Fruit Farming
Greenhouses / Community Gardens	111422 / 111998	Floriculture & Misc. Crop Farming
Farm Markets / Produce Stands	445230	Fruit and Vegetable Markets
Artisan Food Markets / Baked Goods	445291 / 445299	Baked Goods & Specialty Food Stores
CSA Distribution / Local Food Hubs	424480 / 492210	Food Wholesalers & Local Delivery
Farm-to-Table Restaurants	722511	Full-Service Restaurants
Food Halls / Pop-Up Vendors	722330 / 722513	Mobile & Limited-Service Food Providers
Cooking Classes / Food Workshops	611710	Educational Support Services
Seasonal Festivals / Hands-On Agri-Events	713990	Other Amusement & Recreation Industries
Ag Education Centers / Tours	712190	Nature & Cultural Education Facilities
Composting / Sustainability Programs	325314 / 924110	Fertilizer Production & Environmental Programs
Storage / Aggregation for Local Food	493110	General Warehousing and Storage

(D) Livestock Regulations

- (1) Ohio Revised Code Requirements. The keeping of livestock shall comply with current or future Ohio Revised Code (ORC) Title 9 Department of Agriculture requirements. Table 18 references the ORC Livestock Chapters or Sections.

Table 18 – Ohio Revised Code Requirements

Ohio Revised Code	Chapters/Sections
Livestock (defined)	904.01

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Table 18 – Ohio Revised Code Requirements	
Equine (Horses, Ponies, Mules, and Donkeys)	901:12-15
Hogs and Minks	901:12-8, 901:35
Veal	901:12-5
Dairy Cattle	901:12-6
Beef Cattle	901:12-7
Sheep	901:12-8
Goats	901:12-13
Alpacas and llamas	901:12-14
Poultry	901:12-9
Apiaries	909

(2) Site Requirements.

(a) Equine (Horses, Ponies, Mules, and Donkeys).

- (i) Keeping of horses, ponies, mules, and donkeys is permitted only when the building, yards, and all other confinements for said animals are located at least one hundred (100) feet distant from any building used for human habitation or occupancy, other than the residence of the owner, manager, or caretaker of these animals.
- (ii) Horses shall be prohibited on a lot of less than two (2) acres in size. A maximum of two (2) horses may be permitted on a lot of two (2) acres in size. For each additional horse over two, at least one-quarter (1/4) acres per horse is required.
- (iii) The Zoning Department may allow less acreage for miniature horses, based on environmental circumstances.

(b) Hogs and Minks.

- (i) Keeping of hogs or mink, whether harbored for agricultural or any other purpose, is permitted only when the building, yard and all other confinements for said animals are located at least three hundred (300) feet distant from any building used for human habitation or occupancy, other than the residence of the owner, manager, or caretaker of these animals, and at least one hundred (100) feet distant from all property lines, reservoirs, or public streets.
- (ii) The keeping of hogs or mink harbored for agricultural, or any other purpose shall be permitted only upon the issuance of a Conditional Zoning Certificate by the Planning & Zoning Commission.

(c) Other Hoofed Animals.

- (i) Keeping of other hoofed animals, as defined in this code, are permitted only when the building, yards, and all other confinements for said animals are located at least one hundred (100) feet distant from any building used for human habitation or occupancy, other than the residence of the owner, manager, or caretaker of these animals.
- (ii) Keeping of other hoofed animals is permitted on lots that are at least two (2) acres.

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- (3) Poultry. Keeping of poultry is permitted in accordance with the following requirements.
- (a) Chickens.
 - (i) Coops must not be closer than 15 feet to any lot line or public right-of-way, unless it is an existing nonconforming building.
 - (ii) Must be kept within a fenced runs in a rear or side yard. All fenced poultry runs must be setback at least 15 feet from property lines and 40 feet from any neighboring dwelling. Fence types are described in Section 300.8 (C) (2).
 - (iii) Must have suitable and properly maintained housing that is regularly cleaned to prevent odors. All related accessory buildings and structures (coops, enclosures, hutches, and runs) must meet setback and size requirements set forth in Section 300.8 (C) (1).
 - (iv) All runs must be properly maintained.
 - (v) Two (2) acres are required for roosters over twelve (12) weeks old, unless they are fully enclosed between 9:00 PM and 8:00 AM.
 - (vi) Noise, noxious odors, and lighting shall be limited to the poultry property. Odors shall not be perceptible at the lot line. Noise shall not be perceptible at lot lines to the extent that it results in a public nuisance or is in violation of the municipal noise ordinance.
 - (vii) That manure and other refuse shall be removed from a coop and associated structures and shall be properly and lawfully disposed or composted.
 - (b) Turkeys and Other Poultry.
 - (i) Coops must not be closer than 15 feet to any lot line or public right-of-way.
 - (ii) Must be kept within a fenced runs in a rear or side yard. All fenced poultry runs must be setback at least 15 feet from property lines and 40 feet from any neighboring dwelling. Fence types are described in Section 300.8 (C) (2).
 - (iii) All runs must be properly maintained.
 - (iv) Noise, noxious odors, and lighting shall be limited to the poultry property. Odors shall not be perceptible at the lot line. Noise shall not be perceptible at lot lines to the extent that it results in a public nuisance or is in violation of the municipal noise ordinance.
 - (v) That manure and other refuse shall be removed from a coop and associated structures and shall be properly and lawfully disposed or composted.
 - (vi) Must have suitable and properly maintained housing that is regularly cleaned to prevent odors. All related accessory buildings and structures (coops, enclosures, hutches, and runs) must meet setback and size requirements set forth in Section 800.8 (C) (1).
- (4) Apiaries. Keeping of Apiaries is permitted in accordance with the following requirements:
- (a) Must comply with Ohio Revised Code Chapter 909 Apiaries. A copy of certificate of registration from the Ohio Department of Agriculture must be available.
 - (b) Take place on a parcel or property of at least 1/4 acre.
 - (c) Hive setback locations.
 - (i) Rear and side yards. No hive shall be kept closer than twenty-five (25) feet to any lot line or public right-of-way. Hive entrances shall face away from adjacent properties and public right-of-way's and only point towards a right-of-way if there is no other option.
 - (ii) Front yard. No hive shall be in a front yard unless it is setback from the front property line at least 100 feet.

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- (iii) A supply of fresh water must be maintained in a location readily accessible to all bee colonies on the site throughout the day. This water source must be closer than any other water source not owned by the property owner.

(E) Agricultural Permitted and Conditional Land Uses.

Table 19, Agricultural Permitted and Conditional Land Uses, specifies the zoning districts in which Permitted Uses (P) or Conditional Uses (C) are authorized.

Table 19-- Permitted and Conditional Uses in Agricultural Areas				
Descriptions	CD-1	R-1	R-2	MS-1
Growing of fruits, vegetables, flowers or trees for the owner's consumption or enjoyment	P	P	P	P
Orchards, Nursery	P	P	P	P
Domestic animals kept for the use of the property owner or lessee thereof and his family and/or friends invited to use said animal(s) without the payment of any fee.	P	P	P	P
Riding academies and the keeping, training, and otherwise harboring of domestic animals for a fee	C	C	C	P
Crop farming	P	P	P	P
Raising of domestic animals and poultry (except hogs and mink)	P	P	P	P
Raising of hogs and mink	C	C	C	C
Farm Market – Class A	P	P	P	P
Market Square/Farm Market – Class B (SEE TABLE 20)				P
Apiculture	P	P	P	P
Viticulture	P	P	P	P
Growing of sod	P	P	P	P
Cultivation of mushrooms	P	P	P	P

ARTICLE 5 Site and Building Design

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**PLANNING AND ZONING COMMISSION APPROVED DRAFT
OCTOBER 16, 2025**

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500.1 Site and Building Design Standards Overview

(A) Purpose of Site & Building Design Standards

The Site & Building Design standards are established to achieve a higher standard of architectural excellence, enhance site functionality, and ensure compatibility with surrounding neighborhoods. These standards are designed to guarantee that new buildings and site developments contribute positively to the public environment, preserve the unique character of established neighborhoods, and support the broader long-term planning and design goals of the community.

(B) Objectives

- (1) Promote compatibility between new developments and existing neighborhoods and districts.
- (2) Enhance community character, improve aesthetics, and maintain or increase property values.
- (3) Mitigate potential negative effects such as noise, glare, increased traffic, or visual clutter.
- (4) Encourage designs that prioritize pedestrian orientation, safety, and accessibility.
- (5) Establish clear expectations for high-quality design, particularly for uses with unique impacts or high visibility.
- (6) Protect the health, safety, and welfare of residents, workers, and visitors.

(C) Standards

The standards are organized into three main categories:

- (1) **Building Design.** This chapter provides façade standards for residential, commercial, mixed-use, office, industrial and agri-business structures.
- (2) **Site Design.** This chapter provides site standards for off-street parking/loading, commercial drive-throughs, outdoor lighting, landscaping, and signs.
- (3) **Conservation Design.** This chapter creates standards for developing residential subdivisions that conserve open space. It clusters homes on smaller lots to preserve significant portions of the site as permanent open space, protecting natural features such as woodlands, wetlands, and scenic views.



Figure 1 – Site and Building Design Standards

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(D) Applicability

- (1) **Zoning.** The standards outlined in this Section apply specifically to those uses identified in Table 1—Zoning Districts and Uses requiring Special Building and Site Design (“SBD”). The standards are applicable in all zoning districts where the identified uses are either permitted or conditionally permitted, unless expressly exempted by other provisions.
- (2) **New Development.** All new principal buildings and site improvements associated with uses subject to SBD standards must comply fully with the requirements of this Section.
- (3) **Expansions and Alterations.** Any expansion, alteration, or renovation of an existing building or site that results in an increase of the gross floor area or site area for the use by more than fifty percent (50%) is required to comply with these standards.
- (4) **Site Plan and Conditional Use Review.** Compliance with the SBD standards is verified during the site plan review, conditional use review, or any other development review process established in this Code.
- (5) **Conflict with Other Provisions.** If there is a conflict between the standards in this Section and other building, site, or design requirements set forth in this Code, the more restrictive requirement will take precedence.
- (6) **Exemptions.** Routine maintenance, repair, or replacement of materials in kind are not subject to these standards unless the scope of work exceeds the thresholds established in subsection (2)(b).

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500.2 Building Design

(A) Purpose

The purpose of the Building Design Requirements is to ensure that the scale, form, and architectural quality of buildings contribute positively to the character, identity, and visual quality of the community. These standards are intended to:

- (1) High-Quality Design. Encourage durable materials, human-scale architecture, and cohesive design to enhance development and community image.
- (2) Contextual Compatibility. Ensure buildings respect zoning, local architectural styles, and neighborhood character in all settings.
- (3) Sense of Place. Support a distinctive city image with consistent design elements, while allowing for some architectural variety and ensuring quality.
- (4) Pedestrian Experience. Promote designs that add visual interest and transparency along public spaces to foster walkability.
- (5) Sustainability & Longevity. Use durable, climate-responsive materials and prioritize long-term maintenance for environmental and economic resilience.
- (6) Economic Vitality. Encourage developments that raise property values, attract investment, and create appealing destinations.
- (7) Property Values. Preserve community character and support long-term property value.

(B) Applicability

The provisions of this Section shall apply to all buildings and structures requiring zoning or site-plan approval, as follows:

- (1) New Construction. All new buildings, both principal and accessory, must comply regardless of use or zoning.
- (2) Building Expansions. Additions, façade renovations, or changes exceeding 50% of gross floor area or street-facing façade require compliance.
- (3) Change in Use. Any occupancy or land use change involving exterior modifications triggers design review.
- (4) Redevelopment or Adaptive Reuse. Substantial rehabilitation or conversion in designated districts requires design compliance.
- (5) Zoning Districts. All projects must meet zoning and general building design standards plus any district-specific criteria.
- (6) Exemptions. Minor repairs, maintenance, and interior-only work that does not affect the exterior are exempt.

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(C) Residential Design

(1) Detached Single-Family Structures.

Table 1 – Residential Building Façade Components	
Standard	Description
Purpose	The objective is to promote attractive, human-scaled residential development that aligns with the established character of the neighborhood, improves curb appeal, and prevents monotonous or blank building façades.
Applicability	These standards are applicable to new detached single-family and attached single-family residential buildings within the R-2, R-3, and R-L zoning districts, as well as to all major exterior remodels and additions visible from a public street or right-of-way in the R-3 and R-L zoning districts. All site plans and subdivision plats must adhere to these standards.
Design Standards	
Façade Articulations	Street-facing façades longer than 25 feet must include a projection or recess of at least 12 inches, a change in exterior material or color, or a feature such as a porch, bay window, or roof variation every 25 feet.
Façade Materials	<ul style="list-style-type: none"> Allowed materials include brick, stone, vinyl, fiber-cement siding, painted wood, and stucco. Unfinished concrete block, unpainted plywood, or reflective metal is prohibited. Wall colors must be muted or neutral; bright or high-saturation colors may be used only for trim or accents. All windows and doors must be trimmed or recessed to add depth. All street-facing façades must include windows totaling at least 10% of the wall area. Blank walls facing the street are not allowed.
Garages and Driveways	Garage doors must not dominate the front façade. For single-family homes, garage doors must not exceed 50% of the front façade width. Front-facing garages must be set back at least 2 feet behind the front wall, porch, portico or garage roof overhang. Driveway widths must not exceed 25 feet within the front yard setback for lots less than 60 feet wide.
Primary Entrances	Main entrance must face the street or be clearly visible from it and be defined by a porch, stoop, overhang, or other feature.
Roof Design	<ul style="list-style-type: none"> Roofs must include visual interest, such as gables, hips, dormers, or variations in ridge height. Flat roofs must include a parapet with a finished cap or decorative trim. Gable or Hip Roofs: 6:12 to 12:12 pitch range, Shed Roof: 3:12 to 6:12 pitch range, Flat Roof (Modern): 2:12 pitch range, must be well-drained and parapeted or concealed from street.
Example Illustrations	
<div style="display: flex; justify-content: space-around;">   </div>	

(2) Attached Single-Family Residential Structures.

Table 2 – Attached Single-Family Façade Components	
Standard	Requirement
Purpose	Attached single-family dwellings are intended to integrate with neighborhood character, maintain architectural consistency, and offer suitable transitions

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Table 2 – Attached Single-Family Façade Components	
	between single-family and multi-family housing types. This type of housing is designed for empty-nesters, younger couples, and small families.
Applicability	Applies to all attached single-family dwellings in R-3, R-L, and Mixed-Use districts.
Design Standards	
Façade Articulation	<ul style="list-style-type: none"> • Required every unit, changes in roofline, projections, recesses, or material variation. • Maximum Units per structure is 3 units. • Minimum unit widths are: <ul style="list-style-type: none"> ○ Front facing garages – Center Units: minimum 32 ft; End Units: minimum 42 feet. ○ Rear facing garages – Center Units: minimum 28 ft; End Units: minimum 38 feet.
Façade Materials	Combination of brick or stone (minimum 30% front façade) and siding (fiber cement, engineered wood, or similar durable material). Vinyl siding and unfinished block prohibited.
Garage Requirements	<ul style="list-style-type: none"> • Two-car garage required for each unit. Front garage door(s) shall not exceed 40% of front façade width • Front-facing garages must be set back at least 2 feet behind the front wall, porch or portico of the house Rear-facing garages are accessed from public or private alleys or rear lanes.
Maximum Building Height	<ul style="list-style-type: none"> • Maximum building height is 35 feet, not to exceed 3 stories (exclusive of roof deck). • Roof decks are permitted on flat or low-slope roofs; railing max. 42” excluded from building height; equipment and deck features must be screened from public view.
Primary Entrances	Each unit shall have a defined street-facing front entrance, distinguished by porch, stoop, canopy, or roof overhang.
Roof Design	<ul style="list-style-type: none"> • Gable or Hip Roofs: 6:12 to 12:12 pitch range, Shed Roof: 3:12 to 6:12 pitch range, Flat Roof (Modern)): 2:12 pitch range, must be well-drained and parapeted or concealed from street. • Rooflines shall vary between units to avoid monotony; dormers, gables, or vertical projections encouraged.
Example Illustrations	
<div style="display: flex; justify-content: space-around;">   </div>	

(3) Multi-Family Structures.

Table 3 – Multi-Family Facade Components	
Category	Description
Purpose	Ensure high-quality, livable housing supporting walkability, safety, and sustainability. Fits into mixed-use neighborhoods and City’s long-range plans by creating structures that are limited in size and volume with varied rooflines, and durable materials.
Applicability	Allowed in MU-1, MU-2 and MU-3 districts. Includes multi-family structures (maximum units is 12), townhomes, triplexes, and duplexes.

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Table 3 – Multi-Family Façade Components	
Design Standards	
Architectural Character	<ul style="list-style-type: none"> Fit into existing neighborhoods while supporting allowed density. Match general massing, height transitions, and roof forms of adjacent context. Avoid large areas of a single color or material, using natural or neutral tones on primary façades. For larger sites, organize buildings around shared courtyards, greens, or shared narrow drives. Each building must use a minimum of two high-quality, durable façade materials, and vinyl siding is prohibited on elevations facing public streets. Smaller townhomes, triplexes and duplexes should mimic single-family structures.
Façade Materials	Combination of brick or stone (minimum 30% front façade) and siding (vinyl, fiber cement, engineered wood, or similar durable material).
Entrances	Primary entrances must be visible from the street. Ground-floor units should include individual entries with stoops, porches, or patios.
Roof Design	<ul style="list-style-type: none"> To avoid monotony and ensure contextual design, multi-family buildings should incorporate varied rooflines or parapets for structures longer than 100 feet. Use projections, balconies, bays, and material changes every 20-30 feet. Gable or Hip Roofs: 6:12 to 12:12 pitch range, Shed Roof: 3:12 to 6:12 pitch range, Flat Roof (Modern)): 2:12 pitch range, must be well-drained and parapeted or concealed from street.

Example Illustrations



(4) Live-Work Structures.

Table 4 – Live Work Façade Components	
Requirements	Details
Purpose	Live work structures are designed to combine an upper-floor residence with ground-floor commercial or office space, both owned and used by the same individual.
Applicability	Allowed in MU-1, MU-2 and MU-3. Buildings shall be mid-sized; 2 to 3 stories. There shall be separate entrances for residential and commercial spaces.
Design Standards	
Architectural Character	<ul style="list-style-type: none"> The building should remain small to mid-sized (2-3 stories) with architectural styles and materials that harmonize with the semi-rural environment. Live-Work units must meet transparency and signage standards similar to those for commercial storefronts.
Façade Materials	Combination of brick or stone (minimum 30% front façade) and siding (fiber cement, engineered wood, or similar durable material). Vinyl siding and unfinished block prohibited.
Commercial Use and Separate Access Points	<ul style="list-style-type: none"> The first or lower floors should be designated for commercial activities, such as small retail shops, coworking spaces, or service-oriented businesses. These areas should be easily accessible to both residents and the broader community. The building should be designed such that commercial and residential spaces have separate entrances to ensure privacy and convenience. This helps both functions operate independently without compromising comfort or security.

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Table 4 – Live Work Façade Components	
Requirements	Details
Materials and Garages	<ul style="list-style-type: none"> The building should utilize materials that blend seamlessly into the natural surroundings. Suggested materials include wood, brick, and natural stone, ensuring the design does not appear overly imposing or urban. Each dwelling shall include a rear-loaded garage or a front-loaded garage that is set back from the dwelling and driveway. Customer parking should be located on the street or in designated off-street parking areas.
Roof Design	<ul style="list-style-type: none"> Gable or Hip Roofs: 6:12 to 12:12 pitch range, Shed Roof: 3:12 to 6:12 pitch range, Flat Roof (Modern): 2:12 pitch range, must be well-drained and parapeted or concealed from street. Rooflines shall vary between units to avoid monotony; dormers, gables, or vertical projections encouraged.
Example Illustrations	
	

(5) Nursing and Residential Care Structures.

Table 5 – Nursing and Residential Care Structures	
Requirements	Details
Purpose	<p>The design standards for nursing and residential care facilities are intended to ensure that these establishments are safe, functional, and compatible with their surrounding contexts. These standards achieve the following objectives:</p> <ul style="list-style-type: none"> Ensure Safety and Accessibility. Establish requirements for building placement, entries, exits, and parking areas to provide a secure and universally accessible environment for residents, staff, and visitors. Promote Compatibility. Integrate facilities harmoniously with adjacent residential neighborhoods through appropriate setbacks, buffering, and landscaping to minimize impacts and maintain neighborhood character. Regulate Traffic Flow. Design ingress and egress points to safely accommodate peak traffic volumes and emergency access, minimizing congestion and conflicts with surrounding streets. Maintain Aesthetic Quality. Apply landscaping and façade design requirements to ensure that facilities contribute positively to the overall appearance of the community.
Applicability	Nursing and residential Care Facilities are allowed in R-2, R-3, MU-1, MU-2, and MU-3 Districts.
Design Standards	
Character of facility	Shall reflect the architectural character and scale of adjacent or less intensive residential uses.
Façade Materials	<ul style="list-style-type: none"> In R-2 and R-3 districts, primary façades shall incorporate residential-quality materials such as brick, stone, wood, or fiber-cement siding. Synthetic stucco (EIFS) may be used as an accent only. Façade composition shall include residential-scale elements such as windows, gables, and porches. In MU-1, MU-2, and MU-3 districts, buildings may incorporate contemporary materials such as brick, stone, fiber-cement panels, architectural metal, or high-quality composite panels. Façades shall

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	exhibit articulation through changes in plane, material, or fenestration consistent with the surrounding mixed-use architectural character.
Roof Design	<ul style="list-style-type: none"> In R-2 and R-3, roofs shall be pitched or hipped with a minimum 6:12 slope to reinforce a residential appearance. In MU-1, MU-2, and MU-3, flat or low-slope roofs may be permitted, provided parapets are used to screen rooftop equipment and create a defined roofline.
Canopies and Entrances	Main entrances shall include covered canopies or porticos designed to provide resident and visitor protection from weather. These elements shall be designed as integral architectural features of the building rather than add-on structures. In mixed-use districts, entrance features may be more urban in form—using flat canopies, metal awnings, or glass vestibules consistent with surrounding commercial development.
Outdoor Refuse and Service Areas	Dumpsters, loading areas, and service functions shall be located at the rear or side of the building and fully screened by a solid wall or opaque fence of at least six (6) feet in height, with landscaping on the exterior side of the enclosure. Materials shall match or complement the principal building.
Pedestrian Access and Open Space	Sidewalks and walkways shall provide safe and convenient pedestrian connections between building entrances, parking areas, and adjoining streets. Facilities are encouraged to provide outdoor courtyards, patios, or walking paths for residents.
Front setback	40 feet
Side Setbacks	50 feet
Rear Setback	100 feet
Maximum building height	40 feet
Minimum lot size	Three (3) acres
Number of units	<ul style="list-style-type: none"> Maximum density shall not exceed one (1) resident bed per 2,000 square feet of lot area in the R-2 and R-3 districts. In MU-1, MU-2, and MU-3 districts, density may increase up to one (1) bed per 1,000 square feet of lot area, provided that height, setback, and parking requirements are met and the facility design demonstrates compatibility with surrounding development.
Noise	Emergency vehicles shall not use sirens or flashing lights within the property except in the event of an actual emergency.

Example Illustrations



(D) Commercial Design

(1) Retail Structures.

Table 6 – Commercial Building Façade Components	
Category	Description
Purpose	The objective is to support high-quality development, strengthen the visual appeal of the built environment, and promote harmony with adjacent buildings and land uses.
Applicability	These standards are applicable to all new principal structures, significant exterior renovations, and additions that are visible from a public street or right-of-way within MU-1, MU-2, MU-3, and IE-1 districts. Figure 2 illustrates a typical street elevation featuring commercial buildings.
Design Standards	
Color, Finishes, Windows, Transparency and	<ul style="list-style-type: none"> Neutral or earth tones for building colors. Brighter colors allowed as accents (up to two). Reflective finishes prohibited.

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Table 6 – Commercial Building Façade Components	
Category	Description
Pedestrian Interest	<ul style="list-style-type: none"> Street-facing facades must include windows/glass doors totaling at least 15% of the ground-floor wall area. Mirrored or highly reflective glass prohibited. Include pedestrian-scaled features like awnings, lighting, planters, benches, or other streetscape elements.
Façade Articulation & Architectural Variety	Recesses, projections, or material variations every 20-40 feet. Larger buildings (10,000 sq. ft.+) must include vertical and horizontal divisions every 60 feet.
Façade Materials	<ul style="list-style-type: none"> Permitted: Brick, stone, stucco, fiber-cement, wood, high-quality metal panels, architectural concrete, masonry with decorative finishes. Prohibited: Plain concrete block, untextured plywood, vinyl siding (unless approved for residential), reflective metal.
Primary Entrances	Main entrance must be clearly identifiable from the street or primary access point. Emphasized with features like canopies, porches, awnings, recesses, or projections.
Roof Design	<ul style="list-style-type: none"> Variation in form required (e.g., gables, hips, parapets, dormers). Flat roofs must include a parapet or cornice with a defined cap. Flat Roof: 2:12 or less (standard for most commercial buildings). Decorative Pitched Roof: 4:12 to 6:12 (optional for aesthetic enhancement).
Screening of Equipment	Mechanical equipment and utility meters must be screened from public view using walls, fencing, or landscaping.

Example Illustrations



(2) Bed and Breakfast Inns, Hotels and Motel Structures

Table 7 – Bed and Breakfast Inns, Hotels, and Motel Structures	
Requirements	Details
Purpose	<p>The purpose of these design standards is to ensure that Bed and Breakfast Inns, Hotels, and Motels are safe, functional, and compatible with their surroundings. These standards achieve the following objectives:</p> <ul style="list-style-type: none"> Ensure Safety and Compliance. Establish clear requirements for building, health, and safety standards. Promote Compatibility. Encourage architectural and operational harmony with adjacent uses. Minimize Nuisance. Prohibit activities or equipment that generate excessive noise, light, odor, or other disturbances. Regulate Location and Operation. Locate such facilities along arterial streets, near parks, or within mixed-use districts. Maintain Aesthetic Quality. Require landscaping, façade articulation, and appropriate materials.
Applicability	Bed and Breakfast Inns (Large Scale), Hotels, and Motels are permitted in the MU-1, MU-2, MU-3, MS-1, and IE-1 districts.

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Table 7 – Bed and Breakfast Inns, Hotels, and Motel Structures	
Building Character	Architecture shall reflect the scale and design intent of the district. Bed and Breakfast Inns shall resemble large residential dwellings; Hotels and Motels shall incorporate high-quality architectural design consistent with mixed-use or commercial corridors.
Façade Materials	In Mixed-Use and Market Square districts, façades shall use durable materials such as brick, stone, fiber-cement panel, or architectural metal. In residential or lakefront contexts, use brick, stone, wood, or fiber-cement siding to maintain compatibility. EIFS or synthetic stucco may only be used as an accent.
Roof Design	In residential contexts, roofs shall be pitched or hipped with a minimum 6:12 slope. In mixed-use or commercial contexts, flat or parapet roofs are permitted if the parapet provides a finished roofline and fully screens rooftop equipment.
Canopies and Entrances	Main entrances shall include covered canopies, porticos, or awnings proportionate to the building scale. Bed and Breakfasts may feature residential-style porches, while Hotels and Motels may include architectural canopies or porte-cocheres integrated into the façade design.
Outdoor Refuse and Service Areas	Refuse containers, loading zones, and mechanical equipment shall be located at the rear or side of the building and fully screened by a wall or opaque fence at least six (6) feet in height. Screening materials shall match or complement the building materials and be landscaped.
Site Landscaping	Landscaping shall include foundation plantings, street trees, and parking lot screening. Perimeter landscaping shall buffer adjacent residential uses.
Activities	All activities shall be conducted within the structure and accessory buildings; no outdoor operations or entertainment permitted unless approved.
Guestrooms	Each guestroom shall be used for temporary lodging only and shall not contain cooking facilities. A common lounge or breakfast area may be provided.
Guestroom Count	Bed and Breakfast Inns shall contain a minimum of four (4) and a maximum of eight (8) guestrooms. Hotels and Motels shall comply with district intensity and bulk regulations.
Commercial Kitchen Deliveries	Required to be licensed by the Summit County Public Health Department. Food, laundry, and supply deliveries shall occur to the rear of the building and only during daylight hours.
Location	The parcel shall abut or be adjacent to an arterial street, park, body of water, or commercial district providing adequate access and visibility.
Meals	Meals may only be served to registered guests of the facility.
Retail Sales	Limited to products customary and incidental to lodging, such as toiletries or local souvenirs.
Nuisance Control	No equipment or activity shall produce noise, odor, glare, vibration, or electrical interference detectable beyond the property boundary.
Signage	Signs shall comply with the applicable district signage standards and complement the building's materials and design.

Example Illustrations



(3) **Breweries, Drinking Places and Full-Service Restaurant Structures.**

Table 8 – Breweries, Drinking Places, and Full-Service Restaurants	
Requirements	Details
Purpose	The purpose of these design standards is to ensure that Breweries, Drinking Places, and Full-Service Restaurants operate in a safe, functional, and context-sensitive manner. The

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	<p>standards prevent adverse impacts on nearby properties, maintain the character of the zoning district, and promote high-quality, pedestrian-oriented development through thoughtful site and building design. Key objectives include:</p> <ul style="list-style-type: none"> • Protect Adjacent Uses. Reduce potential nuisances such as noise, odor, glare, and late-night activity near residential areas. • Enhance Corridor Character. Ensure that buildings contribute positively to the appearance and vitality of mixed-use districts. Promote Safe Access. Improve pedestrian circulation, loading access, and refuse management. • Support Outdoor Activity. Allow outdoor patios and gathering areas that are well-designed and appropriately located.
Applicability	These standards apply to Breweries, Drinking Places, and Full-Service Restaurants located in the MU-1 (Lakefront Mixed-Use), MU-2 (Historic Mixed-Use), MU-3 (Corridor Mixed-Use), and MS-1 (Market Square) districts.
Design Standards	
Primary Use Composition	At least 50% of the gross floor area shall be dedicated to restaurant use for on-site food and beverage service. Retail sales shall be accessory and limited to 10% of the gross floor area.
Building Character	Buildings shall reflect the zoning district through transparency, articulated façades, and human-scaled architectural detailing. Front façades shall face the primary street and include active windows and entrances.
Façade Materials	Primary façades shall use high-quality, durable materials such as brick, stone, fiber-cement siding, or architectural metal panels. Wood accents are encouraged, especially in lakefront or market square settings. EIFS and synthetic stucco may only be used as an accent and not exceed 25% of any façade. Blank walls visible from streets or public spaces are prohibited.
Roof Design	Roofs shall be flat with a parapet or pitched or hipped with a minimum 6:12. In lakefront or market square settings, pitched roofs with standing seam metal or architectural shingles are permitted. All rooftop mechanical equipment must be fully screened from view by parapets or roof forms.
Canopies and Entrances	Entrances shall be clearly defined and may include awnings, canopies, or recessed entries to provide shelter and architectural interest. Outdoor entrances shall be oriented toward the sidewalk or public plaza. Drive-thru canopies (if permitted) shall be designed as integral architectural elements matching building materials.
Outdoor Patios and Dining Areas	Outdoor seating areas are encouraged and may occupy up to 25% of the lot area or building footprint. Patios must be enclosed by decorative fencing, planters, or low masonry walls (maximum height 42 inches). Lighting shall be shielded and directed downward. Amplified music is prohibited within 100 feet of residential property.
Outdoor Refuse and Service Areas	Refuse and recycling enclosures shall be located at the rear or side of the site and fully screened by a solid masonry wall or opaque fence of at least six (6) feet in height. Enclosure materials shall match the primary building. Service areas must be visually and acoustically screened from public rights-of-way and adjacent residences.
Delivery Access	Delivery and loading access shall be screened and, whenever feasible, oriented away from residential streets or pedestrian zones. Delivery hours adjacent to residential areas shall be limited to 7:00 AM–7:00 PM.
Brewing Equipment and Ventilation	Exhaust, stacks, or vents associated with brewing or kitchen operations shall be directed away from residential properties and screened from view. Odor control systems shall meet industry best practices.
Outdoor Storage	Outdoor storage of brewing equipment, barrels, or materials is prohibited unless within a screened service area.
Operating Hours	Hours of operation shall be limited to 6:00 AM–10:00 PM when within 200 feet of residential districts. Extended hours may be approved by the Planning and Zoning Commission if mitigation measures (sound walls, buffering) are provided.
Noise and Nuisance Control	Noise, light, odor, or vibration shall not be detectable beyond the property line. Outdoor speakers shall face inward and be turned off after 9:00 PM.
Lighting and Signage	Lighting shall be shielded, warm-toned, and pedestrian-scaled. Wall signs and projecting blade signs shall be consistent with the architectural style of the building. Neon and internally illuminated box signs are prohibited unless approved as part of a thematic design.
Example Illustrations	

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(4) Banquet Halls / Event Centers.

Table 9 -- Banquet Halls/Event Center	
Requirements	Details
Purpose	<p>The purpose of these design standards is to ensure that Banquet Halls and Event Centers operate in a functional, safe, and context-sensitive manner. These standards are intended to prevent negative impacts on adjacent properties, maintain the visual and functional character of the zoning district, and promote high-quality, pedestrian-friendly site design. Key objectives include:</p> <ul style="list-style-type: none"> • Protect Adjacent Uses. Reduce noise, traffic, and light impacts through thoughtful site and building design. • Promote Quality Design. Encourage architectural treatments that contribute to the corridor and district character. • Ensure Safe Operations. Regulate event hours, parking, and traffic circulation to avoid disruption to neighboring uses. • Enhance Community Character. Support visually attractive buildings and landscaped outdoor spaces appropriate for public gatherings.
Applicability	Banquet Halls and Event Centers are permitted in the R-L (Lakefront Residential), MU-1 (Lakefront Mixed-Use), MU-2 (Historic Mixed-Use), MU-3 (Corridor Mixed-Use), and MS-1 (Market Square) districts.
Design Standards	
Building Character	Buildings shall be designed to complement the scale and character of adjacent development. In lakefront or historic settings, façades shall reflect traditional architecture; in corridor or market square districts, more contemporary materials and forms are encouraged. Blank walls visible from streets or public spaces are prohibited.
Façade Materials	Primary façades shall use high-quality, durable materials such as brick, stone, architectural metal, or fiber-cement panels. Wood accents are encouraged in lakefront or historic areas. Synthetic stucco (EIFS) may be used as an accent only and shall not exceed 25 % of any façade. Transparent glass and architectural detailing shall be used along public frontages to activate the streetscape.
Roof Design	Roofs shall be flat or low slope with parapets in mixed-use districts. Pitched or hipped roofs with architectural shingles or standing-seam metal are permitted in residential or lakefront contexts. Rooftop mechanical equipment must be fully screened from view.
Canopies and Entrances	Main entrances shall include a canopy, portico, or awning designed as an integral architectural feature. Facilities hosting frequent public events are encouraged to include covered drop-off areas or porte-cocheres that match the building's materials and detailing.
Outdoor Patios and Event Areas	Outdoor gathering or dining areas are permitted provided they are screened or buffered from residential districts. Outdoor seating or event space shall not exceed 25 % of the lot area unless approved by the Planning and Zoning Commission. Amplified sound is prohibited within 100 ft of residential property without specific approval.
Outdoor Refuse and Service Areas	Refuse, recycling, and service areas shall be located at the rear or side of the property and fully enclosed by a solid masonry wall or opaque fence at least six (6) feet high. Materials shall match or complement the principal building. Landscaping shall be provided on the outside of the enclosure.
Parking and Circulation	Parking shall be located to the side or rear of the building whenever feasible. Required parking: 1 space per 3 guests plus 1 per employee. Shared parking with adjacent commercial

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	uses may be permitted by the Planning and Zoning Commission. Pedestrian walkways shall connect parking areas to main entrances.
Traffic Management	A Traffic Management Plan is required for facilities with a capacity of 100 or more persons. The plan shall address event scheduling, valet or shuttle service, and coordination with police or event staff for major functions.
Operating Hours	Events shall conclude by 11:00 PM (Sunday–Thursday) and 12:00 AM (Friday–Saturday). Extended hours may be approved by the Planning and Zoning Commission if sound attenuation measures are incorporated.
Noise Control	A Noise Management Plan is required for facilities located within 200 ft of a residential district. Outdoor amplification or live music shall require approval from the Planning and Zoning Commission. All outdoor sound systems must be directed inward and off by 10:00 PM.
Alcohol Licensing	Must comply with local and state alcohol laws. A security plan shall be required as part of site plan approval for any facility serving alcohol to large groups.
On-Site Manager	A responsible manager shall be present on-site during all events and shall be accountable for adherence to operating and noise standards.
Lighting and Signage	Exterior lighting shall be shielded and downcast to minimize glare and light spillover. Signs shall comply with district signage standards and be designed to complement the building’s materials and style.
Landscaping and Screening	Landscaping shall be provided along property edges, parking areas, and building foundations. Perimeter buffering shall be required adjacent to residential uses, consistent with Code Landscaping Standards.
Temporary Structures (Tents, Conservatories, or Pavilions)	<ul style="list-style-type: none"> • Duration. Temporary tents or pavilions may be erected for a maximum of seven months per calendar year, either continuously or cumulatively, unless otherwise approved by the Planning and Zoning Commission • Location. Temporary structures shall be located behind the front building line and not within required setbacks. They must be placed on an improved or stabilized surface to prevent erosion or drainage issues. • Design Compatibility. Conservatory or pavilion structures shall use materials compatible with the principal building—such as glass, metal, or high-quality fabric—and shall maintain the same color palette or finish as the main facility. • Anchoring and Safety. All temporary structures shall comply with Fire, Building, and Health Department regulations, including flame-retardant certification and anchoring methods. • Utilities. Any temporary electrical, plumbing, or HVAC connections shall be safely installed and inspected as required by the Building Department • Lighting and Sound. Lighting shall be shielded and directed downward. Outdoor sound systems within these structures must comply with the facility’s Noise Management Plan and cease no later than 10:00 PM. • Removal and Site Restoration. Temporary structures shall be promptly removed upon permit expiration, and the site shall be restored to its original condition within 10 days of removal.

Example Illustrations



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(E) Mixed-Use Design

(1) Corridor Mixed-Use Structures.

Table 10 – MU-3 Corridor Mixed-Use District Façade Components	
Category	Description
Purpose	These standards are established to promote vibrant, appealing architectural design; facilitate the integration of residential and commercial uses in a walkable, corridor environment; and discouraging large-scale commercial strip.
Applicability	The following standards apply to all new mixed-use construction, as well as major renovations or additions to existing mixed-use structures within the MU-3 Corridor Mixed-Use District, which is generally located along Manchester Road.
Design Standards	
Entrances	Separate, clearly marked entrances for residential and commercial components; commercial entrances must face a street or public space.
Façade Articulation, Materials, Roof Types, Line, and Height Variation	<ul style="list-style-type: none"> High-quality, durable materials (brick, stone, stucco, wood, fiber-cement); ground floor visually distinct from upper floors. Projections, recesses, balconies, material changes, or vertical bay breaks every 30 feet. Vary parapets or roofline every 50 feet; incorporate step-backs on upper floors adjacent to lower-scale buildings.
Ground Floor, and Pedestrian Elements and Balconies and Projections	<ul style="list-style-type: none"> Minimum ceiling height of 12 feet; 60% window transparency facing the street. Include awnings, signs, planters, lighting, benches, and other elements to enhance street-level engagement. Allowed above the first floor; must maintain 8 ft vertical clearance above sidewalks; encouraged for residential units.
Roof Design	Flat Roof (w/ Parapet): Pitch no less than 2:12 (urban centers). Pitched Roof: Pitch 4:12 to 8:12 (traditional neighborhoods). Mansard/Faux Pitched Roof: Varies (8:12 front face).
Screening	Mechanical/utility equipment must be fully screened and away from public view; dumpsters/service areas must be in the rear.
Windows, Balcony and Projections	Ground floor commercial: 60% window opacity; Upper floors residential/office: 20% window opacity.
Example Illustrations	
	

(2) Lakefront Mixed Use Structures.

Table 11 – MU-1 Lakefront Mixed-Use District Façade Components	
Category	Description
Purpose	The objective is to maintain scenic lake views and public access, promote walkable and dynamic waterfront development, integrate recreational, residential, and commercial uses, and embody nautical, cottage, or lodge-style design aesthetics within the district.
Applicability	These standards pertain to all new mixed-use buildings as well as significant renovations or additions in the MU-1 District, which is situated along Turkeyfoot Road.
Design Standards	

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Table 11 – MU-1 Lakefront Mixed-Use District Façade Components	
Façade Articulation, Entrances, Balconies, Windows and Projections	<ul style="list-style-type: none"> • Projections, recesses, balconies, material changes, or vertical bay breaks every 30 feet. • Separate, clearly marked entrances for residential and commercial components. Commercial, restaurant, or live/workspaces required along main frontage • Ground floor commercial: 60% window opacity; Upper floors residential/office: 20% window opacity. Minimum ceiling height of ground floor is 12 feet. • Residential allowed above the first floor; must maintain 8 ft vertical clearance above sidewalks; encouraged for residential units. • Double-hung or casement; wood or simulated wood trim; no tinted glass.
Materials, Colors, Roof Design Requirements Roof Types, Line, and Height Variation	<ul style="list-style-type: none"> • Natural wood siding, fiber cement board, or brick (no vinyl or metal panels). • Earth tones, lake blues, whites, and natural stains (no neon or bright primary colors) • Vary parapets or roofline every 50 feet; incorporate step-backs on upper floors adjacent to lower-scale buildings. • Gabled or hipped roofs preferred, metal or dimensional asphalt shingles • Flat Roof (w/ Parapet): Pitch ≤ 2:12 (urban centers) • Pitched Roof: Pitch 4:12 to 8:12 (traditional neighborhoods) • Mansard/Faux Pitched Roof: Varies (8:12 front face)

Example Illustrations



(3) Historic Mixed-Use Structures.

Table 12 – Historic Mixed-Use District Façade Components	
Category	Description
Purpose	The intent is to preserve the historic character, architectural integrity, and rural charm of the district; to ensure that new construction, renovations, and additions are compatible with both current and historic structures; and to promote the use of traditional materials and building techniques.
Applicability	These standards apply to the former Manchester Village area as designated within the MU-2 District.
Design Standards	
Façade Articulation, Entrances, Balconies, Windows and Projections	<ul style="list-style-type: none"> • Projections, recesses, balconies, material changes, or vertical bay breaks every 30 feet. • Allowed above the first floor; must maintain 8 ft vertical clearance above sidewalks; encouraged for residential units. • Separate, clearly marked entrances for residential and commercial components; commercial entrances must face a street or public space. • Ground floor commercial: 60% window opacity; Upper floors residential/office: 20% window opacity. • Minimum ceiling height of 12 feet; 60% window transparency facing the street.
Materials, Colors, Roof Design Requirements Roof Types,	<ul style="list-style-type: none"> • High-quality, durable materials (brick, wood, fiber-cement); ground floor visually distinct from upper floors. • Flat Roof (w/ Parapet): Pitch ≤ 2:12 (urban centers) • Pitched Roof: Pitch 4:12 to 8:12 (traditional neighborhoods)

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Table 12 – Historic Mixed-Use District Façade Components	
Line, and Height Variation	<ul style="list-style-type: none"> • Mansard/Faux Pitched Roof: Varies (8:12 front face) • Gabled or hipped roofs preferred, metal or dimensional asphalt shingles.
Example Illustrations	
	

(F) Office Structures

Table 13 – Mixed-Use and Integrated Employment Districts		
Purpose	Purpose. The purpose of these guidelines is to establish consistent façade and design expectations for office buildings located within the City's Mixed-Use and Integrated Employment districts. These standards encourage quality architecture, reinforce neighborhood and district character, and ensure that office buildings contribute positively to the public realm.	
Applicability	These provisions apply to all new office buildings and major exterior remodels of existing office buildings within the Mixed-Use (MU-1, MU-2, MU-3) and Employment/Industrial (IE-1) districts.	
Design Standards		
Design Element	Mixed-Use Districts (MU-1, MU-2, MU-3)	Integrated Employment District (IE-1)
Height	1–3 stories (max. 45')	1–3 stories (max. 45')
Massing Breaks	Every 30–40 ft with projections, recesses, or material changes	Every 50–60 ft with articulation or fenestration
Façade Transparency	Ground floor: 50–60% Upper floors: 30% minimum	Street-facing facades: 25–35% No blank walls
Entrances	Must face the street or parking lot highlighted with canopy, recess, or detailing	May face parking but must be defined with canopy, recess, or detailing
Materials	Brick, stone, fiber-cement, wood, glass; high-quality stucco	Brick, CMU block, precast, concrete, finished metal panels, glass
Prohibited Materials	Vinyl siding, untreated metal, reflective glass	Corrugated metal, unfinished block (on public sides)
Roof Types	Pitched (4:12–8:12) or flat with parapet/cornice	Flat or low-slope roofs; screening required for rooftop equipment
Example Illustrations		
		

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(G) Industrial Structures

Table 14 – Industrial, Office, Warehouse Building Façade Components	
Category	Description
Purpose	The objective is to promote industrial, office, and warehouse development that is both operationally efficient and visually attractive, ensuring long-term durability. Such development is intended to support the local economy, generate employment opportunities, and minimize adverse effects on surrounding land uses.
Applicability	These standards are applicable to all new construction projects, major exterior renovations, and additions involving office buildings, technology/research & development (R&D) facilities, industrial structures (light and heavy), warehouses, and distribution centers located within IE-1 districts.
Design Standards	
Color, Finishes, Windows Transparency and Pedestrian Interest	<ul style="list-style-type: none"> • Durable materials required: pre-cast concrete, brick, stone, non-reflective metal panels, or architectural CMU. • Neutral, earth-tone, or muted colors preferred; bright colors allowed only as accents. Reflective finishes require approval. • Offices/public-facing facades: minimum 15% window area; industrial/warehouse facades: minimum 10% transparency if street-facing.
Façade Articulation and Entrances	<ul style="list-style-type: none"> • Visual breaks every 30 feet for walls longer than 50 feet using recesses, projections, material changes, or architectural elements. • Main entrances must be clearly visible and include features like canopies, glass doors, awnings, or signage.
Roof Design and Pitch	<ul style="list-style-type: none"> • Flat roofs permitted with parapets or articulated rooflines on street-facing facades. • Flat Roof: 2:12 or less (Almost universally used; allows equipment placement.) • Low-Slope Gable: 2:12 to 4:12 (Permitted for form or branding, often at office components.) • Shed or Sawtooth: Varies from 4:12 to 6:12. (Used for natural light in tech/flex spaces.) •
Service Areas, Screening of Equipment	<ul style="list-style-type: none"> • Overhead doors/loading bays must not face public streets unless building is setback greater than 75-feet or is screened or recessed. • Mechanical equipment, loading docks, and utility meters must be screened from public view using walls, fencing, or landscaping.
Example Illustrations	
	

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(H) Agri-Business Design

Table 15 – Agribusiness Façade Components	
Category	Description
Purpose	The objective is to enhance local agri-businesses, farmers markets, and agricultural enterprises through functional, aesthetically pleasing, and rural-inspired design that fosters public participation and pedestrian accessibility.
Applicability	These standards pertain to all new construction, significant exterior renovations, and additions for agri-businesses, farm-based operations, agri-food activities, ag-tech, and other agriculture-related ventures within MS-1 districts.
Design Standards	
Building Form, Façade Articulation, and Entrances	<ul style="list-style-type: none"> • Use simple, rectangular or barn-like forms with low to medium roof pitches. Prefer multiple small buildings over large boxes. • Utilize porches, canopies, lean-tos, and open-air sheds to create human-scaled fronts and covered outdoor spaces. • Primary building frontage must have a principal pedestrian entrance facing a street, plaza, or walkway. Overhead doors must include glazing or detailing. Secondary service entrances should be on rear/side elevations and screened with fencing, vegetation, or outbuildings.
Loading and Storage	Loading docks, trailers, and storage areas must be located to the rear or side and screened with fencing or vegetation.
Other Structures	<ul style="list-style-type: none"> • Pergolas, covered stalls, and pole barns are permitted and encouraged for seasonal or semi-permanent vending. • Greenhouses.
Roof Design	Gable, shed, or saltbox-style roofs are encouraged. Metal roofing is preferred. Roof pitch ranges from 4:12 to 8:12. Overhangs and eaves are required.
Signage	Hand-painted or crafted wooden signs are preferred. Pole signs are prohibited. Wall, hanging, or monument signs are encouraged.
Windows, Transparency Materials, Colors and Finishes	<ul style="list-style-type: none"> • Front facades must include at least 30% glazing or open-air space for pedestrian-level interaction. Roll-up doors and operable windows are encouraged. • Use natural or rustic materials like wood siding, board-and-batten, metal roofs, corrugated panels, stone, and recycled materials. • Materials should be earth tones, natural wood, muted greens, barn red, and off-whites. Bright colors are allowed for trim or signage only.
Example Illustrations	
	

500.3 Site Design

(A) Off-Street Parking, Loading and Access Management

- (1) Purpose.
 - (a) Promote Traffic Safety and Circulation Efficiency
 - (i) Prevent on-street congestion by requiring adequate off-street parking and loading areas sized to serve the specific land use.
 - (ii) Reduce conflicts between vehicles, pedestrians, and bicycles by regulating driveway spacing, location, and sight-distance.
 - (iii) Encourage shared access points and internal circulation connections between developments to minimize turning movements on major roads.
 - (b) Protect Public Health, Safety, and Welfare.
 - (i) Ensure that emergency vehicles, delivery trucks, and service vehicles can safely access and maneuver within a site.
 - (ii) Require paved surfaces, drainage control, and delineated drive aisles to prevent dust, flooding, or environmental hazards.
 - (iii) Separate loading and refuse areas from pedestrian entries and public rights-of-way to maintain safe and sanitary conditions.
 - (c) Enhance Community Character and Design Quality.
 - (i) Locate parking lots, loading areas, and access drives in ways that reduce visual and noise impacts on streets and neighboring properties.
 - (ii) Encourage landscaping, screening, and pedestrian linkages to integrate parking areas into the site design.
 - (iii) Prevent large expanses of asphalt and promote context-sensitive placement (e.g., parking to the side or rear of buildings in mixed-use or village areas).
 - (iv) Support Multi-Modal Transportation Goals
 - (v) Coordinate vehicular access with pedestrian walkways, transit stops, and bicycle facilities.
 - (vi) Promote shared and reduced parking ratios in mixed-use, walkable, or transit-served areas.
 - (vii) Encourage design solutions that balance convenience for motorists with accessibility for non-drivers.
- (2) Applicability. These regulations typically apply to:
 - (a) All new developments, redevelopments, and building expansions that increase floor area, seating capacity, or occupancy.
 - (b) Changes in use that alter parking or loading demand (e.g., office converted to restaurant).
 - (c) Site plans, subdivisions, and conditional uses requiring review to ensure proper access, circulation, and parking layout.

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- (3) Parking Space Calculation.
- (a) Off-street parking and loading areas must adhere to minimum standards regarding their quantity, location, design, and accessibility, and all designs must be reviewed before a Zoning Certificate is issued.
 - (b) For any new development or conversion that requires a Zoning Certificate, off-street parking is required; parking along public rights-of-way does not count toward meeting these requirements.
 - (c) The minimum number of parking spaces needed is outlined in Table 18, and if a specific use is not listed, the Zoning Administrator or Planning & Zoning Commission will establish the appropriate standards. Additionally, handicapped parking spaces must meet all applicable federal, state, and local regulations.

Table 16 – Parking Space Calculation			
NAICS Code	Type of Use	Spaces Required	Unit of Measurement
Residential Uses			
8141	Single-family, Attached single-family, Two-family, Conservation Neighborhood	2 spaces	Per dwelling unit
8141	Multi-family	1 space	Per bedroom
Mixed Uses			
531110, 531390	Vertical/Horizontal Mixed-Use, Live-Work	2 spaces per dwelling unit + 1-2 spaces	Per commercial space
721191	Bed-Breakfast (Small-Medium Scale)	2 spaces per facility + 0.75 spaces	Per bedroom
Agricultural Uses			
111, 112	Crop Production, Animal Production	None	
111419, 111422, 111998	Marijuana Cultivation, Floriculture, Miscellaneous Crop Farming	1 space	Per 2 employees
Utilities			
221114, 211115	Solar/Wind Power Generation	1 space	Per 2 employees
237130, 517	Telecommunication Towers	1 space	Per tower installation
Manufacturing & Construction			
Various (e.g., 311, 3121, 323)	Most Manufacturing Types	1 space	Per 1,000 sq. ft.
312120, 722410, 722511	Breweries/Restaurants	1 space per 1,000 sq. ft. for breweries; 1 space	Per 2-4 seats for restaurants
Wholesale Trade			
423, 424, 424480	Durable/Nondurable Goods	1 space	Per 1,500 sq. ft.
Retail Trade			
4411, 4412, 4413	Automobile Dealers, Motor Vehicle Dealers, Automotive Parts	1-2 spaces per 200-1,000 sq. ft. + 1 space	Per employee/service bay
4451, 445120	Grocery Stores, Gas Stations	0.5-1 space	Per 500-1,000 sq. ft./filling pump
Transportation & Warehousing			

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Table 16 – Parking Space Calculation			
NAICS Code	Type of Use	Spaces Required	Unit of Measurement
484, 485, 493	Warehousing, Truck Transportation	1 space	Per 1,000 sq. ft.
Information			
512131, 512132	Motion Picture Theaters, Drive-In Theaters	1 space	Per 3–4 seats/vehicle viewing space
Finance, Insurance, Real Estate			
52211, 52213	Banks, Credit Unions	1 space per 1,000 sq. ft. + 1 space	Per employee
Educational Services			
6111, 6113, 611710	Schools, Colleges, Universities	1 space per classroom + 1 space	Per 5 students/faculty/staff
Health Care & Social Assistance			
6211–6219	Physicians, Dentists, Labs, Outpatient Care	4 spaces	Per 1,000 sq. ft.
622, 623	Hospitals, Nursing Facilities	1–4 spaces	Per bed/staff member/1,000 sq. ft.
Arts, Entertainment, Recreation			
712, 71391	Museums, Golf Courses	1–30 spaces	Per 500 sq. ft./9 holes
Accommodation & Food Services			
721110, 722511	Hotels, Restaurants	1 space per guest room/3 seats + 1 space (Drive-thru)	Per employee
Other Services			
811, 81211	Automotive Repair, Hair/Nail Salons	1.5–2 spaces	Per service bay/chair/station + 1 space
Public Administration			
9211, 9221, 92311	Government Offices	1 space per 300 sq. ft. + 1 space	Per employee
<p>Square Feet means the "usable floor area" of the principal building on a lot used for service to the public and excludes area used principally for nonpublic purposes such as storage, incidental repair, processing, show window, rest rooms and dressing rooms.</p> <p>Employee refers to the total number of employees during the shift of greatest employment.</p> <p>Any derived number with a fractional value of more than one-half (½) shall be rounded to the next highest whole number.</p>			

- (4) **Parking Area Design.** The design and construction of parking areas and driveways shall be approved by the Zoning Administrator, unless a Site Plan is required for approval by the Planning & Zoning Commission. Parking area design shall meet the requirements in Table 19.

Table 17 – Parking Area Design	
Requirement	Details
Off-street parking for multifamily or non-residential uses	In a row or multiple rows of individually marked parking spaces
Access for each row of parking spaces	Shall have access from a parking aisle
Parallel parking designs along a parking aisle	Require preliminary approval by the Planning & Zoning Commission
Parking spaces required for residential uses	Shall be located on the lot with the principal building

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Parking spaces required for non-residential uses	Shall be located on the lot or within five hundred (500) feet of the use measured along lines of public access to the property; non-adjacent, off-site parking spaces not allowed in residential districts
Off-street parking facilities in C-D and Residential districts	Shall not occupy any part of any required front yard and may not be located closer than five (5) feet to a property line
Off-street parking facilities in other zoning districts	Permitted in required front yard (minimum seven (7) feet wide landscaped strip between parking area and street right-of-way line), side yard, and rear yards pursuant to buffer and screening landscaping requirements set forth in Landscaping Regulations

- (5) Minimum Parking Space Size. The required minimum size of a parking space is indicated in Table 20 – Minimum Parking Spaces.

Parking Angle	Width	Length	Width of Parking Aisle
90° parking	9 feet	18 feet	25 feet
60° parking	9 feet	18 feet	17.5 feet
45° parking	12 feet	19 feet	13 feet
Parallel parking	9 feet	23 feet	12 feet

All dimensions for parking spaces shall be exclusive of driveways, aisles, and other circulation areas.

- (6) General Design Standards. Table 21 describes the following standards that apply to the design of off-street parking areas for all new or converted multifamily, commercial, industrial or quasi-public uses:

Requirement	Description
Construction Materials	All parking areas, regardless of size, shall be improved with hard surface materials (excluding gravel). Pavement type and thickness shall be approved by the Zoning Administrator prior to construction, taking into consideration soil conditions and traffic loadings.
Turning Radii	Parking areas shall be designed to allow for sufficient turning radii in accordance with approved engineering standards so as to be adequate for all vehicle movement, including that of fire and safety vehicles, school buses, or other oversize vehicles which may make use of the area.
Storm Water Management	Storm water runoff created as a result of improvements to a parking area shall be controlled in such a manner so as to reduce and/or eliminate drainage onto neighboring properties.
Slope	Parking area gradients shall not exceed five (5%) percent.
Landscaping	Parking lots shall have landscaping pursuant to Landscape Requirements.
Lighting	Lighting shall be installed pursuant to Section to 500.8 Outdoor Lighting Design.
Maintenance	All off-street parking areas shall be continually maintained in satisfactory condition so as to be safe, attractive and free of any hazard, nuisance or other unsafe condition.

- (7) Parking Area Extension into Contiguous Residential Zoning Districts. In all zoning districts, the extension of parking into a contiguous residential zoning district shall be a conditional use subject to Table 22 conditions and criteria.

Requirement	Details
Land Ownership	Extension is on land owned, rented or leased by owners of the lot containing the use or structure
Extension Distance	Parking area may not extend more than one hundred and fifty (150) feet into a zone other than in which the structure or use is located
Contiguity	Extension shall be on land contiguous to the lot containing the use or structure
Parking Conformance	Parking shall conform to all screening, setbacks and other requirements of this Zoning Code
Adverse Effect	Extension does not adversely affect adjacent or surrounding properties and will contribute to the orderly development and function of the area
Entrances and Exits Distance	Entrances and exits shall be at least twenty (20) feet distance from any adjacent property located in any residential district
Parking Lot Use	Parking lot shall be used solely for the parking of passenger vehicles, and no commercial repair work or service of any kind shall be conducted

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Signage	No sign of any kind, other than those designating entrances, exits, and conditions of use shall be maintained
Screening	Parking lot shall be screened pursuant to 500.7 Landscape Design

- (8) **Joint Use of Off-Street Parking Areas.** In all zoning districts, joint use of an off-street parking area to meet minimum parking requirements requires the owner to grant a perpetual easement for specified access drives, aisles, and parking spaces to all sharing parties. Additional conditions include:
- The easement must be in a form approved by the city.
 - The easement must allow assignment to any successor of the original beneficiaries.
 - The proposed arrangement shall not adversely affect adjacent or surrounding properties and must contribute to the orderly development and function of the area.
- (9) **Deferred Off-Street Parking Requirements.** In recognition of varying circumstances such as differences in access to and distance from public transit, ride-sharing trends, and the availability of shared-parking facilities, the Planning & Zoning Commission may determine that the specific location, unique characteristics, or anticipated demand for off-street parking for a particular use is uncertain. In cases where the assessed need for off-street parking is less than the minimum requirements established by this Chapter, the Commission may authorize the deferred completion of the parking requirement prior to the issuance of an Occupancy Permit by the Summit County Building Standards Department. The following conditions shall apply when deferred off-street parking is authorized:
- Up to 50% of required parking may be deferred and left unimproved. The Planning & Zoning Commission can review parking needs at any time and require some or all deferred spaces to be built.
 - Deferred parking areas must be kept as open space and landscaped according to approved plans and landscape or open space regulations.
- (10) **Loading Requirements.**

Requirement	Details
Applicability	Buildings over five thousand (5,000) square feet of gross floor area used for non-residential purposes and which customarily receive or distribute goods by motor vehicle
Loading/Unloading Location	On premises; not on right-of-way of any publicly dedicated thoroughfare
Minimum Number of Loading Spaces	At least one (1) truck loading and unloading space for buildings over 5,000 sq ft; additional space for every additional twenty thousand (20,000) sq ft
Location of Truck Loading Spaces	Building service location with direct access from public street access point or alley/service drive
Dimension	Minimum twelve (12) feet width, forty (40) feet length, fourteen (14) feet height clearance
Off Street Parking	Loading spaces are additional to off-street parking spaces and not considered for satisfaction of minimum off-street parking requirements
Construction Materials	Hard surface materials (excluding gravel) from street apron to entrance; pavement type and thickness approved by Zoning Administrator
Landscaping	Loading spaces screened from any residential use by buffer yard pursuant to Landscaping Regulations

- (11) **Access Management Standards for Off-Street Parking and Loading.**

Category	Details
Number of Access Points	Each property is allowed one two-way access point from a public road or alley/service drive. A second access point may be allowed if: <ul style="list-style-type: none"> It does not harm highway safety or increase traffic congestion. It is necessary for safe and efficient property use.

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Table 22 – Access Management Requirements	
	<ul style="list-style-type: none"> • It does not interfere with pedestrian access at street corners. • It does not negatively impact access to neighboring properties. • Examples for a second access point – large properties with adequate spacing, properties with alley/service drive access, corner lots with access to both streets meeting setback rules and maximum of two access points per street.
Location of Access Points	<ul style="list-style-type: none"> • Setback from Intersections: Must be at least 30 feet from intersecting street right-of-way lines. • Spacing Between Adjacent Access Points: <ul style="list-style-type: none"> ○ 25–35 mph: 50 feet. ○ 36–45 mph: 100 feet • Driveway Alignment: <ul style="list-style-type: none"> ○ New driveways should align with existing ones unless undesirable. ○ If alignment is undesirable, opposing driveways must be offset by at least 30 feet.
Access Dimensions	<ul style="list-style-type: none"> • Access Apron: Must allow emergency and service vehicles to turn and maneuver safely. • Curb Cut Width: <ul style="list-style-type: none"> ○ Minimum width: 20 feet. ○ Maximum width: 30 feet (unless otherwise approved). • Wider Openings: Consult the ODOT Driveway Access Manual and provide justification for widths exceeding 30 feet.

(12) Driveways.

- (a) Residential use driveways shall have a width of not less than ten (10) feet.
- (b) Commercial and industrial use two-way drives shall have a width of not less than twenty (20) feet. One-way driveway widths shall be a minimum of twelve (12) feet.
- (c) The minimum length of a driveway located in the front yard shall allow for at least one vehicle to fully enter the driveway before encountering a parking space (C) Outdoor Lighting Design.

(B) Drive-Thru Lane and Traffic Flow Design

- (1) Purpose. The establishment of special design standards for drive-thru lanes serving food, beverage, financial, pharmacy, and other commerce uses is intended to ensure that such facilities function safely, efficiently, and with a high degree of aesthetic compatibility. These standards regulate traffic flow, minimize congestion, and protect the character of adjacent neighborhoods by:
 - (a) Traffic Management. Preventing conflicts between vehicles, pedestrians, bicycles, and public roadways.
 - (b) Neighborhood Protection. Reducing potential noise, headlight glare, and light spillover onto residential properties.
 - (c) Environmental Integration. Incorporating landscape buffers, fencing, and screening to soften visual impact and maintain a cohesive streetscape.
 - (d) Operational Responsibility. Ensuring hours, signage, and speaker systems minimize disruption to surrounding land uses.
 - (e) Design Compatibility. Requiring orderly, attractive site layouts that promote safety, cleanliness, and long-term maintenance.

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- (2) Applicability. Drive-thru lanes shall be permitted only in the following zoning districts, subject to compliance with this section and other applicable code provisions:
- (a) MU-1, MU-2, MU-3 Mixed-Use Districts. As a permitted accessory to commercial, retail, food, or beverage uses.
 - (b) E-11 Integrated Employment District. For uses that are limited in scale and integrated into a larger employment or commercial site.
- (3) Design Standards.

Table 23 – Drive-Thru Design Standards	
Requirement	Detailed Standard
Directional Signs	Clear, visible signage must be provided at all driveways and within the site to indicate entry, exit, drive-thru lanes, and bypass routes. Signs shall conform to local sign regulations and not exceed 6 feet in height. Pavement markings may be required for additional clarity.
Drive-thru Lane Setback	Drive-thru lanes, stacking areas, or order stations must be set back a minimum of 50 feet from public sidewalks and marked crosswalks, ensuring unobstructed pedestrian circulation.
Hours of Operation	Where adjacent to or within 200 feet of a residential district, hours of operation shall be limited to 6:00 a.m. – 10:00 p.m. In MU-3 and non-residential districts, 24-hour operations may be permitted.
Landscape Buffer	A continuous 10-foot-wide landscaped buffer with shade trees (planted at 35-foot intervals), shrubs, or fencing shall be installed between drive-thru facilities and any property line abutting a public right-of-way or residential district. Plantings must achieve 75% opacity within 3 years of installation.
Lighting Restrictions	All lighting shall be fully shielded and downward facing. Light levels shall not exceed 0.5 foot-candles any property line adjacent to residential zoning. Lighting shall not produce glare visible from public streets.
Location Restrictions	<ul style="list-style-type: none"> • A minimum separation of 200 feet must be maintained between any drive-thru restaurant and residential zoning, schools, parks, or hospitals. • All drive-thru elements (stacking lanes, menu boards, pick-up windows) must be at least 50 feet from any residentially zoned lot. • Entrances and exits are prohibited on block faces containing residential uses.
Menu Boards	Menu boards shall be electronic/LED with automatic dimming from dusk to dawn. Flashing, scrolling, or animated content is prohibited. No more than two menu boards per lane, with each not exceeding 50 square feet in area.
Outdoor Speakers	<ul style="list-style-type: none"> • Outdoor speakers are limited to the immediate menu-ordering area and must use directional, volume-controlled technology. • Sound levels shall not exceed 55 dBA at any property line. Speakers, signs, or service windows must not be visible or audible from residential properties.
Proximity to Intersections	<ul style="list-style-type: none"> • Drive-thru lanes are prohibited within 100 feet of major intersections. • Facilities must have direct access to an arterial or collector road, not a local residential street. • A maximum of two driveway approaches may be permitted per site, not exceeding 30 feet in width. Driveways shall be placed as far from intersections as practical.
Queuing Areas	Queuing or stacking lanes shall not intersect or impede pedestrian connections, sidewalks, or crosswalks. Pedestrian pathways must be clearly marked and raised or differentiated with contrasting materials where they cross vehicle lanes.
Screening and Cleanliness	<ul style="list-style-type: none"> • Service and queuing areas must be fully screened with landscaping, fencing, or berming where visible from public streets or residential properties. • All facilities must be maintained in a neat, clean, and orderly manner at all times, free of litter and debris.
Side/Rear Setback	A minimum 30-foot setback is required between drive-thru lanes and any side or rear property line, unless abutting a commercial or industrial district where the setback may be reduced to 15 feet with landscaping.
Signage Size	Drive-thru informational signage shall not exceed 50 square feet per sign. Signs must be compatible with the principal building in terms of materials, color, and design.
Site Design	Drive-thru circulation must be designed so vehicles do not reverse, back into, or block sidewalks, fire lanes, or public roadways. Emergency bypass lanes shall be provided where stacking lanes exceed 150 feet in length.

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Stacking Lane	<ul style="list-style-type: none"> • Each lane shall accommodate a minimum of 6 vehicles and a maximum of 10 vehicles (approx. 120–200 feet in length). • A minimum of one emergency exit shall be provided for each stacking lane, allowing vehicles to bypass the ordering area if needed.
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(C) Outdoor Lighting

- (1) Purpose. The purpose of the outdoor lighting design regulations are to preserve the night sky and reduce light pollution, prevent light trespass onto adjacent properties, enhance public safety and security and promote energy-efficient lighting practices.
- (2) Applicability. These regulations apply to all new construction, major site redevelopment, and substantial exterior renovations for nonresidential properties, including but not limited to parking lots, building-mounted lighting, driveways and internal circulation, walkways, loading areas and security lighting.

Table 24 – Outdoor Lighting Definitions	
Full Cut-Off Fixtures	A lighting fixture designed and installed to direct all emitted light below the horizontal plane.
Light Trespass	Illumination from outdoor lighting that extends beyond the property lines onto adjacent lots or public rights-of-way.
Kelvin (K)	A unit of measurement for the color temperature of light, with lower values producing warmer, less disruptive lighting.
Shielded Fixtures	A fixture equipped with opaque barriers or directional elements to block upward and outward light emissions.
Foot-Candle (fc)	A unit of illumination equal to the amount of light falling on a surface one foot away from a uniform light source.
These definitions also are in the Article 9 Glossary/Definition.	

- (3) General Standards. All lighting in all Zoning Districts shall be controlled in such a way as to not shine up into the sky or onto any neighboring properties. Light sources shall be fully shielded and shall feature cutoff capability so as to minimize up-light, spill light, glare and to minimize light trespass onto adjacent property.
- (4) Shielding and Direction.
 - (a) All exterior lighting shall be fully shielded and directed downward to prevent skyglow, glare, and light trespass.
 - (b) Upward-facing lighting is prohibited, except for permitted architectural accent lighting.
 - (c) Lighting Color Temperature. The correlated color temperature (CCT) of all outdoor lighting shall not exceed 3000 Kelvin.
- (5) Hours of Operation.
 - (a) Non-essential lighting shall be extinguished or dimmed by at least 50% between 11:00 PM and sunrise, unless the business operates continuously.
 - (b) Security lighting may remain active but must comply with shielding and reduced intensity requirements.
- (6) Lighting Levels.

Table 25 – Maximum Average and Peak Illumination		
Area	Max Average (fc)	Max at Any Point (fc)
Parking Lots	2.0	5.0
Pedestrian Walkways	1.0	3.0
Building Entrances & Exits	5.0	8.0
Loading Areas	2.0	5.0
Property Boundaries (residential adjacency)	0.1	0.2

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- (7) Parking Lot and Site Lighting.
 - (a) Pole Heights.
 - (i) 15 feet within 100 feet of residential properties.
 - (ii) 25 feet elsewhere.
 - (iii) Lower heights are encouraged to minimize light spread.
 - (b) Uniformity Requirement. Lighting shall be designed to provide consistent illumination with no excessive dark spots or glare.
- (8) Security Lighting.
 - (a) Security lights shall be shielded, directed downward, and designed to prevent glare or trespass.
 - (b) Floodlights or wall packs above 15 feet are prohibited unless motion activated.
 - (c) Motion-activated fixtures are encouraged to enhance security while reducing continuous lighting impacts.
- (9) Other Requirements.
 - (a) Where used for security purposes or to illuminate walkways, roadways, equipment yards and parking lots, only fully shielded light fixtures shall be utilized.
 - (b) Where used for signs or for decorative effects or recreational facilities, such as for building or landscape illumination, the outdoor light fixtures shall be equipped with automatic timing devices and shielded and focused to minimize light trespass.
 - (c) All outdoor light fixtures installed and maintained upon private property shall be turned off between 11:00 P.M. and sunrise, except when used for security purposes or to illuminate walkways, roadways, equipment yards and parking lots.
 - (d) All outdoor light pole fixtures, except for ball field lighting, shall not exceed a maximum height of sixteen (16) feet in residential Zoning Districts and thirty (30) feet in commercial and industrial districts. Ball field lighting may exceed thirty (30) feet in height but shall be so designed to minimize light trespass onto adjacent properties.
 - (e) All outdoor light fixtures producing light directly by the combustion of fossil fuels, (such as kerosene lanterns or gas lamps), all low-voltage lighting rated twenty-four (24) volts or less and holiday lighting shall be exempt from the requirements of this section.
 - (f) Island canopy ceiling light fixtures shall be recessed so that direct light cannot radiate onto adjacent properties or roadways.
 - (g) In addition to the provisions of this article, all outdoor light fixtures shall be installed in conformity with all other applicable provisions of this resolution.
 - (h) Because of their unique requirements for nighttime visibility and their limited hours of operation, ball diamonds, playing fields, tennis courts, and another similar outdoor public and commercial recreational uses are exempt from these lighting regulations, except that such uses must meet the following standards:
 - (i) The outdoor recreational uses (ball diamonds, playing field and tennis courts) may exceed a total cutoff angle of ninety (90) degrees, provided that the luminaire is shielded to prevent light and glare spillover to adjacent residential property.
 - (j) Exterior lighting shall be extinguished no later than 11:00 P.M.
- (10) Outdoor Lighting Exemptions, Adjustments and Waivers.

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Table 26 – Outdoor Lighting Exemptions, Adjustments and Waivers	
Exemptions	
<ul style="list-style-type: none"> • Holiday decorative lighting between November 15 and January 15, provided it is turned off by midnight. • Temporary construction or emergency lighting, provided it complies with shielding requirements. • Public safety or governmental lighting as determined necessary. 	
Submittal Requirements	
<ul style="list-style-type: none"> • All applicable development proposals must submit: <ul style="list-style-type: none"> • A photometric lighting plan showing: <ul style="list-style-type: none"> • Fixture locations, mounting heights, and types • Lighting levels across the site and at property lines • Manufacturer's specifications for all proposed fixtures demonstrating compliance with shielding and Kelvin standards. 	
Adjustments and Waivers	
<ul style="list-style-type: none"> • The Zoning Administrator may approve minor adjustments to lighting standards where strict compliance is impractical, provided: <ul style="list-style-type: none"> ○ The adjustment does not result in excessive glare, light trespass, or skyglow. ○ The site remains safe and reasonably illuminated. 	

- (11) Dark Sky Certification. Developments are encouraged to utilize Dark Sky Approved Lighting fixtures and seek certification from recognized organizations such as the International Dark-Sky Association (IDA).

(D) Landscape Design

- (1) Purpose. Sets minimum standards for maintaining natural features and installing landscape improvements. Landscaping mitigates visual, noise, and lighting impacts, enhances aesthetics, promotes sustainability, reduces urban heat islands, improves stormwater management, buffers incompatible land uses, preserves trees and vegetation, minimizes erosion, and reestablishes native plants.
- (2) Applicability. Applies to new commercial, office, industrial, institutional, multi-family developments, parks, open spaces, parking lots (5 spaces or smaller), and substantial expansions of existing structures (criteria in Table 17). Excludes single-family and two-family dwellings. See Table 29 -- Landscaping Applicability.

Table 27 – Landscaping Applicability	
When Existing Structure is...	A Substantial Expansion is...
0 -1,000 sq. ft.	50% or greater
1,001 - 10,000 sq. ft.	40% or greater
10,001 - 25,000 sq. ft.	30% or greater
25,001 - 50,000 sq ft.	20% or greater
50,001 sq. ft. and larger	10% or greater

- (3) Registered Engineer or Architect. Landscaping plans for developments or expansions over 5,000 sq. ft. must be prepared by a registered architect or civil engineer in Ohio.
- (4) Landscaping Plan Requirements. Plans must include existing vegetation, proposed plantings, irrigation systems, maintenance notes, property details, contour lines, and stormwater management features. See Table 30 for full requirements.

Table 28 – Landscape Plan Requirements	
Requirement	Description
Existing vegetation	Must be included in landscape plan
Proposed plantings	Location, species, and size
Irrigation systems	Watering methods
Planting details	Maintenance notes
North Arrow and Scale	Reasonable scale for site, matching site plan scale

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Table 28 – Landscape Plan Requirements	
Drawing sheets	24" X 36"
Scale	One inch = 20 feet for sites < 1 acre, one inch = 40 feet for larger sites
Applicant and owner details	Name, address, phone number
Preparation firm details	Name, address, phone number
Date	Submitted or revised
Property lines and easements	Must be shown
Contour lines	2-foot intervals with elevations
Existing and proposed buildings	Must be shown
Natural land features	Tree canopy cover, meadows, planted areas, water resources
Water resources	Ponds, lakes, streams, wetlands, flood plains, drainage ditches, retention areas, rivers
Site grading changes	Must be shown
Landscaping and buffering	Retained, protected, added, removed
New landscaping materials	Common and botanical names, installation sizes, planting dimensions, quantities, remarks
Planting details	Trees, shrubs, ground cover
Tree removal justification	Minimizing removal of trees 18 inches in diameter or more
Barricade methods	Protect existing landscape
Temporary barricades	Erected along drip line of tree
Re-grading details	Retaining walls, drainage tile installation
Storm water management	Rain gardens, detention/retention ponds, wetland benches, filter strips
Additional information	Determined by Zoning Administrator or Planning & Zoning Commission
Irrigation plan	Irrigation plan must include location and type of sprinkler heads, size of mainline and piping, water meter, backflow prevention device, valves and irrigation controller.

- (5) Approvals.
 - (a) Major site plans require Planning and Zoning Commission Approval.
 - (b) Minor site plans require Zoning Administrator approval.
 - (c) No Zoning Certificate issued unless landscaping plan is implemented or guaranteed by performance bond.
- (6) Commercial, Office and Industrial Building Landscape Standards. (See Table 31)
 - (a) Foundation landscaping: Shade trees, shrubs, and ground cover required.
 - (b) Parking lot landscaping: Minimum 5% landscaped area, shade trees, shrubs, and screening along public streets.
 - (c) Street frontage landscaping: Shade trees, shrubs, and ground cover required.

Table 29 – Commercial, Office and Industrial Building Landscape Standards	
Foundation Landscaping Standards	
Plant Types and Standards	Minimum Requirements
Shrubs	1 per 100 sq ft
Ground Cover/Grass	3 per 100 sq ft
Landscape Area	75% of non-paved
Foundation Landscape Example Illustrations	

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Table 29 – Commercial, Office and Industrial Building Landscape Standards

	
Parking Lot Screening and Landscaping	
Plant Types and Standards	Minimum Requirements
Interior Landscaping for Parking Lots Standards	
Minimum landscaped area	5% of the parking lot for areas with 40 or more vehicles
Distribution of landscaped islands	Reasonably distributed throughout the parking lot
Minimum dimensions of landscaped islands	10 feet in any horizontal dimension
Shade trees in landscaped islands	1 major shade tree for every 10 parking spaces or every 30 feet, whichever is greater. One shrub every 10 feet or four per island, whichever is greater.
Perimeter landscaped areas	Not counted as interior parking lot landscaped areas
Parking lot area definition	Total vehicular surface area, including circulation aisles
Screening Along Public Streets and Perimeter	
Applicability	Parking areas with 5 or more spaces visible from a public street
Height of shrubs, berms, walls, and fences	Minimum: 3 feet; Maximum: 5 feet
Location of landscaping and screening	Parallel to and within 5 feet of the edge of the parking lot
Visibility for vehicles	Must not obstruct the view for vehicles entering and exiting the parking lot
Parking Lot Screening and Landscape Example Illustration	
	
Foundation Landscaping Standards	
Plant Type and Standards	Minimum Requirement
Shade Deciduous Trees	1 per 100 sq ft
Shrubs	3 per 100 sq ft
Ground Cover/Grass	75% of non-paved
Landscape Area	Landscape areas shall be installed within twenty (20) feet of the building wall.
Foundation Landscaping Example Illustrations	

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Table 29 – Commercial, Office and Industrial Building Landscape Standards



(7) Residential Areas Landscape Standards.

- (a) Protective screening and buffers for residential areas adjacent to non-residential areas shall be provided for the purpose of minimizing the friction between incompatible land uses and improving the aesthetic and functional quality of new development.
- (b) When any non-residential or multifamily land use is proposed to abut any C-D, R-1, R-2, R-3, or R-L zoning district, a minimum buffer yard composed of a wall, fence, greenbelt, or mounding providing seventy-five (75%) percent year-round opacity is required. Tables 28 to 32 describes methods and standards.

Table 30 – Screening and Buffering in Residential Districts

Option	Description
Wall or Fence	A six (6) foot high wall or solid fence placed six (6) feet from the nonresidential property line. The area between the wall/fence and the property line must have tree and shrub plantings to form a permanent landscaped area. Any portion of the screening and buffer yard area not covered by plantings must be kept in healthy growing condition and maintained in a neat and orderly appearance.
Greenbelt	A greenbelt of at least ten (10) feet in width along the property line. It must be planted and maintained with evergreens (spruce, pine, or firs) at least five (5) feet in height or a hedge of evergreens at least four (4) feet in height to provide an effective and permanent visual buffer.
Mounding	A two (2) to five (5) foot undulating earthen mound constructed within the required setback adjacent to residentially zoned property. The mound must align with any existing mound on adjacent properties, have a maximum slope of 3:1 (horizontal to vertical), and be covered with grass or suitable vegetation to prevent erosion. A staggered row of coniferous trees and shrubs (minimum height of four (4) feet) must be planted on top, spaced an average of ten (10) feet apart.
Existing Vegetation	Existing vegetative and/or topographic conditions that provide natural screening and buffering must be retained whenever possible prior to property development.
<p>Buffer yard Establishment. Once a buffer yard has been approved by the Planning and Zoning Commission and established by the owner, it may not be used, disturbed, or altered for any purpose.</p> <p>Modification of Requirements. The Planning & Zoning Commission may waive the requirements for a wall, fence or greenbelt if equivalent screening is provided by existing or planned parks, recreation areas or by topography or other natural conditions.</p>	

(8) Landscaping Materials and Installation Standards.

Table 31 – Landscaping Materials and Installation Standards

Landscaping Materials	Installation Standards
Existing Vegetation	Existing landscaping material or natural vegetation shown on a Landscaping or Site Plan that is in satisfactory condition may be used to satisfy any requirements of this Article in whole or in part, as determined by the Zoning Administrator, if protected and maintained in accordance to generally accepted nursery industry principles and procedures during the construction phase of the development.

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Table 31 – Landscaping Materials and Installation Standards	
New Plant Material	All new plant material shall conform to the latest version of the American Standard for Nursery Stock (ANSI Z60.1) and shall have passed any inspection required under state regulations. Alternatives to these materials that can be shown to meet both the intent and requirements of this Zoning Code may be approved as part of a Landscaping Plan.
Quality of Plant Material	Plant material shall be of standard quality or better, true to name and type of the required species or variety, and free of disease, insects, and/or damage.
Plant Material Selection	Plant material selection should include consideration of soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site.
Installation	All required new landscaping, screening, and buffering materials shall be installed in accordance with generally accepted nursery industry principles and procedures.
Nursery Stock Identification Tags	Nursery stock identification tags shall not be removed from any planting prior to inspection and approval of final installation by the Zoning Administrator.
Vision Clearance Areas	All landscaped areas on corner lots and road rights-of-ways in buffer yards or median strips must meet traffic safety vision clearance standards and shall be reviewed by the Service Director. No vegetation which obscures driver visibility should be planted within a twenty-five (25) foot sight distance triangle for a street intersection; however, trees with at least eight (8) feet of limbless trunk may be permitted.
Vegetative Landscaping Materials	Table 28 Specific Vegetative and Landscape Material Requirements identifies materials.

(9) Specific Vegetative and Landscape Material Requirements.

Table 32 – Specific Vegetative and Landscape Material Requirements	
Vegetative Landscape Materials	Specific Types
Grass and Ground Cover	Grass of the Fescus (Gramineak) or Bluegrass (Poaceae) family shall be planted in species normally grown as permanent lawns in Summit County. Grass species shall be selected to assure slow growth and low water consumption whenever possible. In swales or other areas subject to erosion, solid sod, erosion reducing nets, or suitable mulch shall be used and nurse grass seed shall be sown for immediate protection until complete coverage otherwise is achieved and shall be reviewed by the Summit County Soil and Water Conservation District. Grass sod shall be clean and free of weeds and noxious pests or diseases. Ground cover shall provide 75% complete coverage after one complete growing season. If approved as part of a Landscaping Plan, ground cover may also consist of rocks, pebbles, wood chips, and/or other natural material.
Shrubs and Hedges	Shrubs and hedges shall be at least 36 inches average in height and spread at the time of planting. Where required as buffering, all shrubs and hedges shall be designed to provide a continuous, year-round, solid visual screen. Shrubs and hedges shall be permitted in all zoning districts, but shall not be located within a drainage easement, floodway, flood plain or other area which would be detrimental to the public health and safety.
Trees	Trees shall be desired species which are resistant to insects and disease and should not be placed in locations which could cause interference with above and below ground utilities or street lighting. Required trees shall have the following specifications at the time of planting:
Deciduous Trees	Deciduous trees shall have a minimum caliper of at least two (2) inches (as measured 6 inches above ground) conforming to acceptable nursery industry procedures at the time of planting. If deciduous trees are to be used for screening purposes, additional materials listed in this Section must be used to create a dense buffer and tree species should be used which have an ultimate height no greater than 40 feet.
Evergreen Trees	Evergreen trees shall be a minimum of 6 feet in height at the time of planting. Evergreen plantings shall be planted at a maximum distance of 15 feet on center to provide an effective, dense screen within 4 years of planting.
Retention of Existing Trees	Every development shall retain all existing trees 18 inches in diameter or more unless during the Landscaping Plan review process, it is determined that the retention of such trees would unreasonably burden the development.

(10) Desired and Undesired Species.

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Table 33 – Desired and Undesired Species		
Category	Species	Notes
Desired Shade Trees	Small: Hedge Maple, Sourwood, Hornbeam, Paperbark Maple, Amur Maple, European Hornbeam, Dogwood Species, Crabapple, Eastern Redbud	Mature height under 30'. Native and hardy to Zone 5.
	Medium: Amur Cork, River Birch, Yellowwood, Thornless Honeylocust, Japanese Zelkova, Dawn Redwood, Callery Pear, Littleleaf Linden, Hackberry	Mature height between 30'-50'. Native and hardy to Zone 5.
	Large: Red Maple, Norway Maple, Sugar Maple, European Beech, Red Oak, Pin Oak, London Planetree, Scarlet Oak, Willow Oak, Shumardi Oak, Shingle Oak, Ginkgo Biloba (Male Only), Elm	Mature height over 50'. Native and hardy to Zone 5.
Desired Flowering Trees	Callery Pear, Dogwood Species, Saucer Magnolia, Crabapple, Lilac, Star Magnolia, Eastern Redbud, Carolina Silverbell, Hawthorne Species, Downy Serviceberry, Golden Raintree, Allegheny Serviceberry, Sweet bay Magnolia	Deciduous trees hardy in Zone 5. Mature height not exceeding 30'.
Desired Evergreen Trees	American Holly, Austrian Pine, Canadian Hemlock, White Fir, Carolina Hemlock, Norway Spruce, Colorado Blue Spruce, Scotch Pine	Hardy in Zone 5. Mature height over 30'. Can create a screen from ground level up.
Desired Deciduous Shrubs	Burning Bush, Viburnum Species, Forsythia Species, Witch Hazel, Azalea Species, Winterberry Barberry, Quince, Shrub Cinquefoil, Shrub Roses, Honey Suckle	Perennial woody plants tolerant in Zone 5. Grow at least 3' in height.
Desired Evergreen Shrubs	Anglojap Yew, Blue Holly, Chinese Juniper, Spreading Yew, Japanese Yew, Korean Boxwood, Leatherleaf Viburnum, Mugho Pine, Juniper Species	Perennial woody plants tolerant in Zone 5. Grow at least 3' in height.
Undesirable Species	Ailanthus, American Elm, Apple Common, Box Elder, Catalpa, Cherry Black, Chestnut, Cottonwood, Ginkgo Biloba (Female), Hickory, Kentucky Coffee Tree, Locust Common, Mulberry, Oregon Maple, Osage-Orange, Pear (Bradford), Plum, Poplar, Sassafras, Siberian Elm, Silver Maple, Sumac, Sweetgum, Thorned Hawthorns, Tree of Heaven, Tulip Tree, Walnut, Willow	Produce nuts, seeds, fruit, or large root systems. Hazardous to pedestrians, vehicles, and utilities.
Prohibited Species	Any species quarantined or on alert by the Ohio Department of Natural Resources	Must be removed, killed, or girdled within 60 days after notice from the Zoning Administrator.
<p>Diversity Requirements. Maintaining diversity of trees is important to preservation of woodland habitat and can be achieved by preventing an over-dependence on a few species. The over-use of a few species is inevitable without a conscious effort to vary plant species and families. The use of several varieties adds interest to the plantings of the city and insures against the loss of all trees in case of an epidemic disease or insect infestation striking any one species. The International Society of Arboriculture's "Diversification Formula" shall be used as a guideline to prevent over planting of a single species or family.</p>		

(11) Maintenance of Landscape Areas, Buffer Yards and Tree Replacement.

Table 34 – Maintenance of Landscape Areas, Buffer Yards and Tree Replacement	
Installation and Maintenance	All landscaping materials shall be installed and maintained according to accepted nursery industry procedures.
Property Owner Responsibility	The owner of the property shall be responsible for the continued property maintenance of all landscaping materials, and shall keep them in a proper, neat and orderly appearance free from refuse and debris at all times.
Replacement of Unhealthy or Dead Plant Material	All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first.
Violation Consequences	Violation of these installation and maintenance provisions shall be grounds for the Zoning Administrator to require replacement of the landscape material, or institute legal proceedings to enforce the provisions of this Section.
Irrigation Requirements	All landscaped areas must be irrigated with a permanent system or demonstrate access to water.
Tree Replacement	Any healthy tree over 6 inches DBH removed must be replaced at a 2:1 ratio (inches lost to inches planted). Replacement must occur on-site or within 1,000 feet if necessary.

- (12) Planning and Zoning Commission Actions. The Planning & Zoning Commission is authorized to modify the requirements outlined in this Chapter when reviewing an individual site. It may consider factors such as elevation changes, environmental effects, plant material durability, visual characteristics, and any other considerations relevant to establishing a suitable buffer or screen with the surrounding neighborhood at the time of application. The Planning and Zoning Commission may also implement tree preservation and replacement and tree protection during construction. Protective fencing is required at the drip line of all trees designated to remain and storage, grading, or vehicular access is not permitted within the fenced area.

(E) Sign Design

(1) Purpose.

- (a) Promote public safety and minimize distractions for drivers and pedestrians.
- (b) Provide sign regulations that are content neutral.
- (c) Ensure fair and equal opportunities for businesses to advertise.
- (d) Preserve the aesthetic quality and character of the community.
- (e) Prevent sign clutter and maintain property values.
- (f) Provide clear, enforceable standards for sign design, placement, and maintenance.

(2) Displays Not Regulated.

Table 35 – Displays Not Regulated
• A clock, thermometer, or any measuring instrument that is not in any other respect a sign.
• Bulletin boards.
• Cornerstone inscriptions or other signs that are part of masonry facades of older buildings.
• Decorative illumination that does not constitute a sign, as defined herein, including facade illumination, neon accent lighting, backlit awnings not bearing signs, and the like.
• Displays in the interior of roofless buildings intended to be seen only from the inside, such as athletic scoreboards or advertising signs along interior walls of an open stadium.
• Displays of merchandise or other items inside show windows of stores and signs of 5 square feet or less each in area that are part of such displays and are not affixed to windows.
• Displays that are not signs, as defined herein, other than festoons, as defined herein.
• Distinctive building architectural treatments that may reflect styles, colors, or the like (but not logos) also used in advertising.
• Event signs, as defined herein, for residential uses.
• Government Utility Signs.
• Graffiti.
• Ground or sidewalk markings made for utility or construction purposes.
• Inscribed monuments in cemeteries or monument sales facilities.
• Labeling placed by a manufacturer or distributor on merchandise or its packaging displayed in outdoor sales displays, or signs displayed by retailers totaling 10 square feet or less per display or 10 square feet or less per 200 linear feet of street frontage occupied by the display, whichever is greater.
• Other signs within buildings with messages not legible beyond the lot or building site.
• Outdoor storage or display of signs produced or sold by a sign fabricator, distributor, or installer, where outdoor sales displays or storage are permitted in the zoning district.
• Picket signs carried by striking workers, political protestors, or other aggrieved parties.
• Seasonal displays relating to a holiday period, seasonal festival, or the like that do not constitute a sign, as defined herein.
• Signs accessory to juvenile activities, such as a lemonade stand or chalk sidewalk marking.
• Signs of less than 1 square foot each in sign area such as street numbers or store hours.
• Signs of no more than 10 square feet in sign area and 50 square feet total per lot or building site displayed no more than 60 days before or 5 days after any public election.

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• Signs of under 4 square feet in farm fields.
• Signs on motor vehicles, boats, aircraft, or other moving vehicles, whether moving or stationary, except vehicle signs, as defined herein.
• Signs on umbrellas at outdoor cafe tables.
• Signs similar in nature in the judgment of the Zoning Administrator to the above signs.
• Signs, logos, or messages on apparel either being worn or displayed for sale.

(3) Signs Exempt from Permit.

Table 36 – Signs Exempt from Permit
• Signs exempt under Section (B) (1) Exempt Signs
• Copy changes on changeable copy areas.
• Bill or poster changes on signs consisting of customarily changed bills or posters of paper, vinyl, or similar material attached for a limited duration to a panel, such as billboards or bulletin board signs.
• Repainting of a worn or faded sign or of a sign customarily repainted with a new message periodically, such as a painted outdoor bulletin.
• Maintenance, cleaning, or repair or replacement of broken or worn parts with comparable parts of comparable materials not involving removal or alteration of the support <u>structure</u> .
• Permanent signs allowed for single- and two-family dwellings.
• Existing signs for which a Sign Permit was either issued or not required prior to the date of effect of this Code.
• Sandwich boards

(4) Prohibited Signs.

Table 37 -- Prohibited Signs	
• Banner Signs	• Projected image signs.
• Search and beacon lights.	• Roof Signs
• Air-activated Signs	• Seat bench signs.
• Balloon Signs	• Signs containing strobe lights visible beyond the property line.
• Festoons, except as seasonal displays.	• Signs on rocks, trees, and natural objects.
• Flashing signs, except for electronic message signs defined in this code.	• Signs on utility poles.
• Markings on street pavements, curbs, or sidewalks, except Government/Utility Signs or temporary markings related to utility service, construction, or children's play.	• Trailer Signs and portable signs consisting solely or largely of changeable copy areas.
• Moving signs.	• Vehicle signs.
• Signs on fences or decorative walls	• Signs attached to brackets mounted on lighting or canopy poles.

(5) Permitted Sign Types.

- (a) **Surface Signs.** A Surface Sign is a sign mounted, applied, or otherwise displayed on the surface of a structure. Surface signs are commonly displayed on walls, windows, awnings, doors, vending machines, and canopies.
- (b) **Non-Surface Signs.** A Non-Surface Sign is any sign that is not a Surface Sign. It includes pole signs, monument signs, projecting (blade) signs, lawn signs, and trailer signs. A Non-Surface Sign typically constitutes its own surface not parallel to the ground or to the structure or projection on which it is displayed.

Table 38 – Surface and Non-Surface Signs	
Surface Signs	Non-Surface Signs
<ul style="list-style-type: none"> • Signs mounted on building walls • Paper signs mounted on window glass • Signs on awning or canopy surfaces • Banner signs hung on walls 	<ul style="list-style-type: none"> • Pole, pylon, or monument signs • Projecting signs • Signs on flags or pennants on poles • Inflatable signs

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Table 38 – Surface and Non-Surface Signs	
<ul style="list-style-type: none"> • Theatre marquee signs • Wall-mounted billboards • Signs on bus shelters • Signs on vending machines 	<ul style="list-style-type: none"> • Banners between poles or buildings • Trailer signs • Banners mounted on streetlight posts • Ground- or pole-mounted billboards • Roof Signs

(6) Sign Dimensions and Standards.

(a) General Sign Requirements.

Table 39 – General Sign Requirements	
Sign Placement	<ul style="list-style-type: none"> • Signs must not obstruct visibility at intersections or driveways. • Wall signs must not project more than 12 inches from the wall or above the roofline. • Freestanding signs must be set back at least 10 feet from the right-of-way.
Illumination	<ul style="list-style-type: none"> • Back lighting prohibited in residential areas. • In commercial zones, lighting must avoid glare and be shielded from nearby properties.
Placement	Must be on private property, 10 feet from the right-of-way, and 20 feet from the side lot line.
Height	Measured from the base at normal grade to the top of the highest element.
Safety	No moving parts; securely constructed and maintained.

(b) Maximum Sign Area and Height.

Table 40 – Maximum Sign Area and Height				
NAICS Code	Type of Use	Maximum Area (square feet)	Maximum Height (feet)	Notes
Residential Uses				
8141	Single-family, Attached single-family, Two-family, Conservation Neighborhood	8	3' for non-surface	Maximum sign for home occupations is 2 square feet.
8141	Multi-family	32	3' for non-surface	Only one sign per street frontage permitted. It shall be a wall or free-standing sign, but not both.
Mixed Uses				
531110	Vertical/Horizontal Mixed-Use,	Lineal feet of building or business unit frontage X 1.5 up to 100 sq. ft.	20' for non-surface signs 8' for monument signs	
531390	Live Work	20	Only surface signs allowed, and sign shall be located on first floor area.	Sign shall not be backlighted.
721191	Bed-Breakfast (Small-Medium Scale)	16	Only surface signs allowed, and sign shall be located on first floor area.	Sign shall not be backlighted.
Agricultural Uses				
111, 112	Crop Production, Animal Production	8	3' for non-surface	
111419, 111422, 111998	Marijuana Cultivation, Floriculture, Miscellaneous Crop Farming	16	8' for non-surface	Sign shall not be backlighted.
Utilities				
221114, 211115	Solar/Wind Power Generation	8	3' for non-surface	
237130, 517	Telecommunication Towers	8	3' for non-surface	
Manufacturing & Construction				
Various (e.g., 311, 3121, 323)	Most Manufacturing Types	50	8' for non-surface	

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Table 40 – Maximum Sign Area and Height				
NAICS Code	Type of Use	Maximum Area (square feet)	Maximum Height (feet)	Notes
312120, 722410, 722511	Breweries/Restaurants	Lineal feet of building or business unit frontage X 1.5 up to 100 sq. ft.	20' for non-surface Signs 8' for monument signs	For buildings located in commercial or mixed-use districts with a building wall area of 1,000 sq. ft. or more and located 400 ft. or more from the street right of way; the maximum area shall be 7.5% of wall area. For buildings in Integrated Employment District with a wall area of 1,000 sq. ft. or more, the maximum shall be 5% of wall area.
Wholesale Trade				
423, 424, 424480	Durable/Nondurable Goods	50	8' for non-surface	
Retail Trade				
4411, 4412, 4413, 4451, 445120	Automobile Dealers, Motor Vehicle Dealers, Automotive Parts, Grocery Stores, Gas Stations	Lineal feet of building or business unit frontage X 1.5 up to 100 sq. ft.	20' for non-surface signs 8' for monument signs	In commercial or mixed-use districts, buildings with a wall area of 1,000 square feet or greater that are situated at least 400 feet from the street right-of-way may have a maximum allowable area equal to 7.5% of the wall area. For structures within an Integrated Employment District with a wall area of 1,000 square feet or more, the maximum permitted area is 5% of the wall area.
Transportation & Warehousing				
484, 485, 493	Warehousing, Truck Transportation	50	20' for non-surface signs 8' for monument signs	
Information				
512131, 512132	Motion Picture Theaters, Drive-In Theaters	100	20' for non-surface signs 8' for monument signs	
Finance, Insurance, Real Estate				
52211, 52213	Banks, Credit Unions	100	20' for non-surface signs 8' for monument signs	
Educational Services				
6111, 6113, 611710	Schools, Colleges, Universities	50	8' for non-surface	
Health Care & Social Assistance				
6211-6219	Physicians, Dentists, Labs, Outpatient Care	50	8' for non-surface	
622, 623	Hospitals, Nursing Facilities	50	8' for non-surface	
Arts, Entertainment, Recreation				
712, 71391	Museums, Golf Courses	50	8' for non-surface	
Accommodation & Food Services				
721110, 722511	Hotels, Restaurants	Lineal feet of building or business unit	20' for non-surface signs	For buildings located in commercial or mixed-use districts with a building wall

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Table 40 – Maximum Sign Area and Height				
NAICS Code	Type of Use	Maximum Area (square feet)	Maximum Height (feet)	Notes
		frontage X 1.5 up to 100 sq. ft.	8' for monument signs	area of 1,000 sq. ft. or more and located 400 ft. or more from the street right of way; the maximum area shall be 7.5% of wall area. For buildings in Integrated Employment District with a wall area of 1,000 sq. ft. or more, the maximum shall be 5% of wall area.
Other Services				
811, 81211	Automotive Repair, Hair/Nail Salons	100	20' for non-surface signs 8' for monument signs	
Public Administration				
9211, 9221, 92311	Government Offices	16	8' for non-surface	
<ul style="list-style-type: none"> • Square Feet means the "usable sign area" as defined in definitions. • Zoning Administrator will interpret sign size and height for all uses including those that do not fit into typical a NAICS category. 				

(c) Sign Calculations.

Table 41 – Other Sign Calculations	
Rule	Description
Sign Height	The height of a freestanding sign shall be measured from the base of the sign or supporting structure at normal grade to the top of the highest element. Normal grade shall be (1) existing grade prior to construction or (2) the newly established grade after construction, exclusive of any filling, berming, or mounding solely for the purpose of locating the sign.
Wall Sign Location	For multi-tenant buildings, the tenant wall area shall be that portion of the building frontage so occupied by a single activity and calculated in the same manner as the building wall area. For lots or building units fronting on two or more streets, main entry drives or off-street parking areas, building wall area shall be calculated separately for each building frontage and the sign area that is oriented toward a particular street, main entry drive or parking area shall not exceed the portion of the building wall area fronting on that street, main entry drive or parking area.
Sign Area Maximum	The maximum area permitted for each business shall be the sum of the areas of the following identification signs: wall signs, second floor tenant signs, awning signs, permanent window signs and instructional signs unless the Zoning Administrator determines such instructional signs which are clearly intended for instructional purposes and are not larger than necessary to serve the intended instructional purpose nor are in locations or possess design characteristics which constitute or serve the purposes of an identification sign shall not be considered an identification sign and the area of which shall be exempt from the maximum area permitted for identification signs. Memorial signs shall be approved as part of the building construction and shall not be regulated in area provided such signs comply with the definition and intent of memorial signs.

(d) Design and Construction Standards.

Table 42 – Sign Design and Construction Standards	
Rule	Description
Design Compatibility	Signs must match the building's architecture, materials, colors, and size, creating a unified look with nearby buildings.
Approval Criteria	The Zoning Administrator evaluates the design, placement, and appropriateness of signs to ensure they align with regulations and surrounding structures.
Lettering	Text should be readable, proportional to the building, simple, and free of clutter.
Series Design	Signs in a series should have consistent design, using uniform or complementary background colors.
Building Enhancement	Signs should enhance the building's architecture and primarily identify the establishment.
Height Restriction	Signs cannot extend above the parapet line.

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Table 42 – Sign Design and Construction Standards	
Illumination Rules	Illuminated signs are banned in residential areas. In commercial/industrial zones, lighting must avoid glare and shield nearby residences and streets.
Moving Parts	Signs cannot have moving parts, except for time/temperature displays.
Additional Signage	Extra signage on a sign requires approval from the Planning & Zoning Commission.
Public Space Restriction	Signs cannot project into or above public sidewalks or roadways.
Freestanding Signs	Must not block driver visibility, pose safety risks, or obstruct intersections.
Owner Information	Large signs (over 32 sq. ft.) must display the owner's or responsible party's details. Permanent business signs must include the street address.

(7) Other Sign Standards.

Table 43 – Other Sign Requirements	
Sign Types	Requirements
Wall Signs	Wall signs shall not project more than twelve (12") inches from the building wall to which it is attached and shall be set back from the end of a building or party wall line for a distance of at least three (3') feet and shall not project above the building wall.
Signs On Corner Lots	No freestanding sign shall be permitted within a triangle formed between points on the front and side street right of way lines within thirty (30') feet from their intersection.
Continuity	Signs and their placement shall be considered in relation to their surroundings, and if seen in series on a building wall or walls, shall have a continuity of design with respect to shape, materials and colors.
Style and Color	The style or design of signs shall be consistent throughout a particular building or group of buildings; the colors of signs shall be compatible with the color of the building facade and other existing signs.
Graphics	The lettering on a sign shall be clearly legible and in scale with the sign surface upon which it is placed.
Materials	Signs shall be constructed of materials which are of appropriate quality and durability, and which are compatible with the materials of the building upon which the signs are placed. A sign should be constructed with a minimum of different types of elements and materials so as to provide a consistent overall appearance. All signs shall be designed, constructed, and erected in a professional and workmanlike manner, in conformance with all applicable building codes, and with materials which are durable for the intended life of the sign.
Changeable Copy	Changeable copy may be included as part of the sign message. Changeable copy may be in the form of manually operated reader boards or electronic message centers. The maximum height limit shall be twelve (12") inches on electronic message copy and a limit of fifty percent (50%) of total signage may be used for changeable copy with manually operated copy. All free-standing signage featuring electronic message centers shall be ground-mounted with a maximum height of ten (10') feet, not to exceed thirty (30') square feet per sign face (including the message portion). Such signage may be expanded to a maximum of fifty (50') square feet per sign face when located on a corner or large lot with a linear frontage of greater than three hundred (300') feet. Electronic message centers shall be legible and shall not move or flash in such a manner (EX: in speed or intensity) as to be a distraction or disturbance to passing pedestrians or motorists or to adjacent residential districts, but in no instance any faster than once every four (4) seconds. Electronic message centers are not permitted as stand-alone entities and must be incorporated with a free-standing identification sign. No moving parts are permitted on any sign within the city.
Instructional	Instructional signs shall contain the minimum information and the minimum area necessary to convey the message and instruct the viewer in the safe and efficient use of the facility.

(8) Supplemental Sign Regulations.

Table 44 – Content Neutral Supplemental Sign Regulations	
Sign Type	Regulations
Residential Subdivision Identification Signs	<ul style="list-style-type: none"> • Freestanding signs must be placed on private property, at least 10 feet from the right-of-way and 20 feet from the side lot line. • Signs in the right-of-way must be on a center island, 25 feet from intersecting street's right-of-way. • Maximum of two sign faces per entrance (double-sided or single-sided). • Must comply with all City sign regulations.
Freestanding Identification Signs	<ul style="list-style-type: none"> • Must be monument signs unless otherwise permitted. • Allowed only if the principal building meets minimum setback and lot width requirements.

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Table 44 – Content Neutral Supplemental Sign Regulations	
	<ul style="list-style-type: none"> • Must be at least 10 feet from the right-of-way and 20 feet from the side lot line. • Corner lots may have one sign per street frontage, with at least 100 feet of frontage per street and signs 30 feet from the intersection.
Content of Freestanding Signs	<ul style="list-style-type: none"> • Multiple-Tenant Facilities: Property owner decides sign content (building identification, tenant directory, or combination). • Product and Service Signs: Up to 50% of sign area may be used for advertising. • Changeable Copy: Allowed (manual reader boards or electronic message centers). • Illuminated Signs: Prohibited in residential zoning districts.
Directional Signs	<ul style="list-style-type: none"> • Maximum of two signs per access drive. • Must be at least 5 feet from the side lot line and near the right-of-way but not in it. • Must not obstruct vehicular or pedestrian line of sight.
Pump Island Signs	<ul style="list-style-type: none"> • Maximum of one double-faced or two single-faced signs per pump island. • Size limit: 24 inches by 48 inches. • Must be permanently attached and may be illuminated. • No Zoning Certificate or fee required.
Construction Signs	One non-illuminated sign per lot, at least 10 feet from the right-of-way and 20 feet from the side lot line. - Valid for one year, extendable upon request. - Must be removed within 14 days after construction ends.
Political Signs	<ul style="list-style-type: none"> • Allowed on private property with owner’s permission. • Must not be illuminated or placed on utility poles, public property, or street rights-of-way. • May adjoin the right-of-way line but must not obstruct line of sight.
Real Estate Sales Signs	<ul style="list-style-type: none"> • One sign per street frontage, at least 10 feet from the right-of-way and 20 feet from the side lot line. • Must not be illuminated. • Allowed only on the property listed for sale. • Off-premises directional “open house” signs allowed from Friday 5:00 PM to Monday 7:00 AM.
Community Programs and Activities	<ul style="list-style-type: none"> • Signs must be on private property with owner’s permission, for up to 30 days. • Freestanding signs on public property require Zoning Administrator approval. • Banners over public right-of-way allowed for up to two weeks with Zoning Administrator approval.
Seasonal Sales Signs	<ul style="list-style-type: none"> • One freestanding sign or banner allowed per sale location. • Freestanding signs must be at least 10 feet from the right-of-way and 20 feet from the side lot line. • Banners must be placed on the building’s front wall. - Allowed four times a year, for 15 days each.
Community Directional Signs	<ul style="list-style-type: none"> • Allowed as a conditional use with Board of Zoning Appeals approval. • Must not be illuminated. • Area and height depend on the number of facilities addressed. • Requires agreement for maintenance and landscaping.
Future Location Signs	<ul style="list-style-type: none"> • Temporary signs allowed at future business locations. • Must be maintained in good repair. • Fee for temporary sign applied toward permanent sign fee after construction.
Portable Signs	<ul style="list-style-type: none"> • Allowed for up to 30 days, with no more than four periods per year. • Each period must be separated by at least 45 days. • Signs must be removed after each permitted period.
Home Sale Signs	<ul style="list-style-type: none"> • Maximum size: 8 square feet. • Maximum height: 4 feet. - Allowed during the duration of the sale.
Pedestrian Sandwich Board Signs	<ul style="list-style-type: none"> • Freestanding, portable signs placed on sidewalks or near building entrances. • Max size: 24 inches wide by 36 inches tall. • Must be removed after business hours.
Electronic Signs Attached to Static Pole Signs	<ul style="list-style-type: none"> • Integrated into a static pole structure with electronic message centers. • Max height: 20 feet; Max area: 30 percent of sign face area. Must be integrated into sign cabinet. • Messages must remain static for at least 4 seconds.
Billboards	<ul style="list-style-type: none"> • Must be at least 500 feet from residential zones, schools, parks, and other billboards. • Maximum 100 square feet and maximum height is 20 feet.

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Table 44 – Content Neutral Supplemental Sign Regulations	
	<ul style="list-style-type: none"> • Placement only in MU-3 districts. • Can be static or electronic. • Must be kept in good repair, free of peeling paint, rust, or damage. • Obsolete billboards must be removed within 30 days of notice.
Painted Signs	<ul style="list-style-type: none"> • Must comply with size, location, and design standards. • Maintenance: Free of peeling paint, fading, or deterioration. • Prohibited Content: No animated elements, flashing lights, or traffic signal resemblance.
Murals	<ul style="list-style-type: none"> • Exempt from regulations if non-commercial. • Commercial murals must comply with sign regulations. • Approval required for murals on public property or with commercial content.

(9) Sign Maintenance and Alterations.

Table 45 – Sign Maintenance and Alterations				
Requirement/Action	Responsible Party	Condition/Trigger	Timeframe	Consequence
Maintenance				
Maintain sign in good repair, fit for intended use, comply with building code.	Property owner, owner of the sign, tenant, agent	Ongoing	Continuous	Obligation to comply with code
Sign free of peeling/faded paint, stains, soiling, rust, damage, deterioration.	Not specified	Sign must meet standards	Ongoing	Must comply with City standards
Sign may be ordered painted/refurbished.	Zoning Administrator	If needed for neat/safe condition	Ongoing	
Sign deemed unsafe/not in good repair considered unsafe building/structure.	Zoning Administrator	If not in good repair/unsafe	30 days	City repair/removal regulations apply
Removal for repair/re-lettering/repainting allowed without certificate/fees.	Property owner, owner of the sign, tenant, agent	No alteration or enlargement, sign accessory to permitted or nonconforming use		Does not apply to mobile/portable/temporary signs
Alterations				
Nonconforming signs must be altered/replaced in conformance, unless damaged less than 50% of value.	Property owner, owner of the sign, tenant, agent	Upon adoption of regulations	N/A	Board of Zoning Appeals may grant variances for compliance agreement
Remove sign not advertising bona fide business, not serving purpose, or not maintained.	Certificate holder, property owner, sign owner, sign provider, beneficial user	Within 30 days of business termination, obsolescence, or improper maintenance	30 days	Sign declared nuisance, subject to abatement by City
Comply with written removal notification	Property owner, owner of the sign, tenant, agent	Upon notification from Zoning Administrator	30 days	Zoning Administrator may remove sign, costs paid by property owner; lien if not paid
Remove/alter unsafe/insecure/menacing/violating sign after notice	Certificate holder, sign owner, property owner, sign provider	Upon written notice from Zoning Administrator	30 days	<ul style="list-style-type: none"> • Sign may be removed/altered at owner's expense. • refusal to pay equals no certificate. • immediate peril equals removal

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(10) Violations and Penalties.

Table 46 – Violation and Penalties

Responsibility/Action	Violation Correction Period	Consequence/Enforcement
Sign owner, sign erector, business owner, property owner must ensure compliance with sign regulations and approval conditions	After notice as specified	Violation if not compliant
Zoning Administrator declares violations a nuisance and orders written correction	Not specified	Written order for correction
Zoning Certificate/approval required prior to sign erection; if not obtained, violation must be corrected	Within ten (10) days after written order	Sign removed by City if not corrected
Temporary sign violation (excluding temporary promotional signs) must be corrected	Within ten (10) days after written order	Sign removed/alterd by City at expense of responsible party; permit may be refused for unpaid costs; immediate peril allows summary removal
Sign posing immediate danger to public health/safety must be removed	Immediately upon notification	Sign removed by City if not done
All other violations must be corrected	Within ten (10) days after written order	Sign removed by City if not corrected
Temporary promotional sign in right-of-way may be removed by City	Immediately, stored up to ten (10) days	Sign deemed abandoned and disposed if not claimed in ten (10) days
Violation not corrected within specified period	After correction period expires	Referred to law director for formal legal proceedings

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500.4 Conservation Residential Development Design

(A) Purpose

Conservation residential developments are designed to safeguard open space, limit environmental impacts, enhance the quality of living environments, foster community interaction, reduce public expenditures for infrastructure and recreational facilities, and ensure compliance with zoning and site design regulations.

(B) Applicability

- (1) Zoning Districts. Major subdivisions are permitted within R-1 and R-2 zoning districts.
- (2) Approval Requirements. The subdivision and development approval process comprises several crucial steps, each designed to ensure full compliance with municipal regulations and standards. Sequential completion of each step is required, with reference to applicable chapters and articles for each requirement.
- (3) Subdivision Plan Compliance. Regulations outlined in Chapters 200.6, 200.7, and 200.8 must be strictly followed.
- (4) Land Development Regulations. Article 7 Land Development Regulations must be observed.
- (5) Home Design Approval. Applicants must comply with Chapter 300.2 and adhere to Residential Building Components specified in Chapter 500.1(A).



Figure 2 Standard Subdivision versus Conservation Subdivision

(C) Key Terms and Descriptions

Table 47 -- Key Terms and Descriptions	
Term	Description
Conservation areas, primary	Flood plains, wetlands, wildlife habitats, historic sites.
Conservation areas, secondary	Meadows, woodlands, scenic views, trails.
Open Space	Permanently protected areas with restricted activities.
Yield plan	Site plan showing maximum lots and layout based on current zoning.

(D) Site Design Requirements

(1) Density.

Table 48 – Density	
Requirement	Details
Base Density	Derived from the approved yield plan.
Density Incentive	Up to 10% increase for additional open space (0.5% increase per 1% extra).
Maximum Density	Shall not exceed 50% of the development site.

(2) Lot Limitation.

Table 49 – Lot Limitation	
Requirement	Details
Minimum Lot Area	10,890 sq. ft. (1/4 acre).
Minimum Lot Width	70 ft.
Minimum Front Yard	30 ft.
Minimum Rear Yard	35 ft.
Minimum Side Yard	10 ft.
Minimum Side Yard (Street)	20 ft.
Maximum Ground Coverage	70%.
Minimum House Size	1-story: 1,800 sq. ft.; 2-story: 2,000 sq. ft. (1,000 sq. ft. on main level).
Minimum Development Size	10 acres outside open space.

(3) Minimum Restrictive Covenant Requirements.

Table 50 – Minimum Restrictive Covenants	
Requirement	Details
Parking	Vehicles must be parked on paved surfaces within lots, no street parking.
Driveways	Minimum width of 16 ft.; shared driveways prohibited.
Garages	Minimum 2-car garage required; conversions must include replacement garage.
Exterior Materials	Brick, cement fiber board, or vinyl siding (limited use).
Height Limit	Maximum structure height: 35 ft.
Accessory Buildings	Limited to 300 sq. ft.
Landscaped Berms	6 ft. high berms with fences required along exterior road frontage.

(4) Open Space Requirements.

Table 51 – Open Space Requirements	
Requirement	Details
Minimum Open Space	50% of total acreage.
Primary Conservation Areas	Fully counted as open space.
Secondary Conservation Areas	100% counted; 50% of active recreation areas included.
Configuration	Open space must be contiguous and undivided.
Permitted Uses	Conservation areas, drainage easements, underground utilities, etc.
Prohibited Uses	Golf courses, parking lots, impervious surfaces, agriculture.
Protection	All portions of land shown on the preliminary plat and required to be retained as Open Space areas shall be protected from further subdivision, development, and unauthorized use by a conservation easement as defined in these regulations, or by fee simple dedication to the city, if approved for dedication by the City of New Franklin City Council. The form of any such dedication to the City shall be approved by the City Law Director.

(E) Conservation Easements.

Table 52 – Conservation Easements	
Requirement	Details
Approval	Must be approved by the City Law Director.
City as Co-signer	The City of New Franklin will be a co-signer and shall have third-party enforcement rights in any conservation easement established to protect conservation areas within a conservation subdivision.
Holder	Government body or approved land trust.

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Table 52 – Conservation Easements	
Description of Qualities	The conservation easement should recognize and describe, in a statement of purpose, the special qualities of the property subject to the easement.
Legal Description and Plat	The location of the land subject to a conservation easement must be shown on a map or plat and described in writing by metes and bounds legal description.
Identification of Interests	The conservation easement must clearly identify the owner of the property subject to the easement, the holder of the easement, and co-signer, along with the responsibilities of the property owner, easement holder, and the co-signer.
Restrictions	The conservation easement must contain restrictions regarding what the owner may do with the property and specifically delineate prohibited activities. Limitations may include but are not limited to prohibitions against subdivision, earthmoving, dumping, signs, utility lines, construction, changes to existing structures, and uses of the property.
Maintenance	Property upkeep required.
Right to Inspect	Easement holder and co-signer may inspect property for compliance.
Amendment	Changes require written permission from all parties involved.
Ownership of Conservation Areas	In addition to a conservation easement, any conservation area created as part of a conservation subdivision must be protected through ownership either by the city, if accepted by the city following procedures established in these regulations, or by a homeowner’s association. If the conservation areas are proposed to be owned by a homeowner’s association, then the requirements in Table 14 – Conservation Areas-HOA Requirements apply.

(F) HOA Requirements.

Table 53 – HOA Requirements	
Requirement	Details
Establishment	HOA must be established before final plat approval.
Membership	Mandatory for all lot owners.
Responsibilities	Insurance, taxes, maintenance dues, and equitable cost sharing.
Legal Ability	HOA can place liens for unpaid dues.
Dissolution	Conservation area ownership must be addressed to City's satisfaction.