



Summit County Planning Commission (SCPC)
Thursday, August 25, 2022 - 3:00 p.m.
County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio
Meeting Agenda

- A. Call to Order
- B. Roll Call
- C. Approval of the July 28, 2022, SCPC Minutes
- D. Business Items

Chair Mavrides
Tubbs
Chair Mavrides
Knittel

Old Business

None

New Business

Item # 1 - Riparian Variance – Sagamore Hills Township – Applicant is requesting a riparian variance to build an inground pool and fence.

Item # 2 – Text Amendments – Sagamore Hills – Sagamore Hills Zoning Board is requesting to revise Section Three Residential, 5.1 b.2 and delete contiguous and revised 5.2 a. Open Space & b. rights of way.

Item # 3 – Text Amendment – Richfield Township – To amend Article II Definitions, consolidating Appendix C Definitions with Article II definitions, including changes to Accessory Use, Adequate Public Facilities, Automotive Dealer, Ban or Financial Institution, Breezeway, Buffer wall, Buffer yard, Building, Business Park, Commercial Nursery and Wholesale Garden Center, Condominium, Construction Dumpster, Construction Trailer, Courtyard Development, Coverings, Density, Development, Diameter at Breast Height, Distribution Center, Dwelling, Flag Lot, Footcandle, Frontage, Hazardous Waste or Materials, Impervious Surface, Institutional/Civic/Public, Junk Yard, Light Cutoff, Light Industrial, Loading Space, Lot Coverage, Nonconforming Lot, Lot Width, Manufacturing, Medical Clinic, Office Business or Professional, Parcel, Recording Radio or Television Studio, Repair Services, Research Laboratory, Restaurant, Retail, Right of Way, Setback, Showrooms and Salesrooms For Wholesale Buildings, Structure, Subdivision Development, Swimming Pool or Spa, Truck and Transfer Terminal, Nonconforming Use, Vehicle and Equipment Rentals, Warehouse and Warehousing, Wetlands, Wholesale Trade.

Item # 4 – Text Amendment – Richfield Township – To amend Articles III, IV, V, IX, to add clarity with additional text.

- E. Report from Assistant Director

Tubbs

- F. Comments from Public **Chair Mavrides**
- G. Comments from Commission Members **Chair Mavrides**
- H. Other
 1. Legal Update **Matz**
- I. Adjournment **Chair Mavrides**

Summit County Planning Commission (SCPC)

Thursday, July 28, 2022 - 3:00 pm

County of Summit,

County Council Chambers

175 South Main Street, 7th Floor,

Akron, Ohio

Meeting Agenda

A. Call to Order @ 3:00 p.m.

Chair Mavrides

B. Roll Call

Dennis Tubbs

| SCPC Member | Present |
|--------------------|----------------|
| Beckham, George | x |
| Kline, David | x |
| Mavrides, Allen | x |
| Reville, Rich | |
| Segedy, Jason | x |
| Snell, Jeff | |
| Stoiber, Dennis | x |
| Terry, Robert | x |

Reported by Dennis Tubbs, we have a quorum for SCPC meeting Thursday, July 28, 2022 @ 3:05 p.m.

C. Approval of the May 23, 2022, SCPC Minutes **Chair Mavrides**

| SCPC Member | Motion | Second | Yea | Nay | Abstain |
|--------------------|---------------|---------------|------------|------------|----------------|
| Beckham, George | | | x | | |
| Kline, David | x | | x | | |
| Mavrides, Allen | | | x | | |
| Reville, Rich | | | | | |
| Segedy, Jason | | | x | | |
| Snell, Jeff | | | | | |
| Stoiber, Dennis | | x | x | | |
| Terry, Robert | | | x | | |

Motion

Chair Mavrides made a motion to *accept* the SCPC meeting minutes for May 23, 2022. *David Kline* was first to accept the May 23,2022 SCPC meeting minutes and it was seconded by *Dennis Stoiber, all in favor, Aye*, the motion *passed* with no abstentions.

Meeting minutes for May 23,2022 are approved as submitted.

Added Business

Chair Mavrides made a consideration for a change of the agenda. This will be new business Item #1 partial replat Block A-Channelworth Country Estates-Springfield Township
Move to Amend the agenda adding new business Item# 1

| SCPC Member | Motion | Second | Yea | Nay | Abstain |
|-----------------|--------|--------|-----|-----|---------|
| Beckham, George | | | x | | |
| Kline, David | x | | x | | |
| Mavrides, Allen | | | x | | |
| Reville, Rich | | | | | |
| Segedy, Jason | | x | x | | |
| Snell, Jeff | | | | | |
| Stoiber, Dennis | | | x | | |
| Terry, Robert | | | x | | |

Motion

Chair Mavrides motioned to amend the agenda for Thursday, July 28, 2022, adding new business Item #1 Partial replat Channelworth Estates. *David Kline* was first to *accept* the change to the July 28, 2022 agenda adding new business and it was seconded by *Jason Segedy, all in favor, Aye*, the motion *passed* with no abstentions.

D. Business Items

Stephen Knittel

Old Business

Item # 1 - Riparian Variance – Kings Creek – Richfield Township - The applicant is requesting a riparian variance to allow for up to 44 feet of encroachment, (less than 0.25 acres) for the construction of a house.

This was before planning commission previously to table the item until the applicant get a wetland delineation and the item was tabled until the delineation was complete. The applicant is now back before council. Our recommendation is to follow Soil and Waters recommendation for this variance.

Dan Neff-Neff and Associates, 6405 York Road, Parma, Hts, OH in attendance with Danny Delfino, property owner. Reported that the delineation was completed, and they submitted a new plan to see if the home could be moved closer to the street. when the owner purchased the property, they did not know that the lot was wider than deep or they would not have purchased the lot. The property owner is a wine maker and had purchased the property in hopes that they build a wine cellar in the basement of the home.

They argued that other homes in the neighborhood are not in compliance with the new ordinances, as the ordinances were not put in place when they were originally built. It was found by the representative and owner that 7 homes are not in compliance.

Questions:

Kline- stated that they received a delineation report (wetland map). Please explain what was found.

Neff- stated that the reports clearly shows that the build of the home would not interrupt the riparian.

Kline- How big is the home square footage?

Neff- 4200-4300 square feet except for the garage, ranch 1-story home, right off the back would be a wine room

Kline-The slope of the home is steep is the builder willing to put pilings in to build the home up so that homeowner does not lose concrete and protect the riparian setback and future property owners from losing their home over the years.

Neff stated that they will geotechnical issues before they begin construction of the home. Neff stated that the slopes would not be an issue. He states these are not steep slopes, these are 4 or 5, 8 to 1 they will try to keep everything at a 4 to 1 at least for purposes of mowing equipment. There is no hillside or no evidence of vegetation or movement of trees.

Kline states on line 1222 to the streambed 1213 shows an issue, Neff said that's a 4 to 1 bed and would not pose an issue.

Issue found/Technicality:

Chair Mavrides states the applicant requested variance up to 44 ft riparian setback

Neff stated that was the original, they are requesting 26 ft off the setback. States that this is an intermittent stream that runs through property.

Concerns from Township

Pat Ryan, Richfield Township, states that this will have to go in front of the Board of Zoning appeals for front yard setback of at least 25 to 30 feet and they have yet to receive an application. States that their BZA stances stated to bring in front of the SCPC first and then they could move forward.

Kline-Is there any history of flooding in the zoning area or abroad

Ryan-States that there is no report. She asked is there anyway that the home could be flipped around where the garage would be to the right instead of the left.

Neff-states that they usually try to put the garage on the high side for the lay of the land, so there is no way to rotate the home. They are using pump system and no longer considering a septic system for plumbing as owner would like plumbing in the basement of the home.

Soil and Water

States that the home should not interfere with the wetlands

Soil and water reports that per Ordinance 937 states that this is not a permissible use as there is impact that would interrupt the riparian.

Soil and Water did slope analysis and there was no flood plain or issues with slope.

County Engineer

Joe Paradise, County Engineer, states that 1 month ago Summit County Council enacted change how we handle storm water in Summit County. Ordinance 942, alleviate storm water in high water areas to keep it from flowing downstream. This home is about 60 yards, and he feels that this lot is good for a 2-story home for this type of lot, he states that this is the wrong build home for this this type of lot.

Discussion:

Mavrides-if you look at the limits of the physical house. There is proposed grading in the build of the home and what you do to accommodate the upkeep of this build. The construction of this build is what disturbs the riparian, and the delineated wetland boundary is very important as it protects it. Per the build the backyard seems to need to be built up about 5 feet.

No one from the public was there to speak on **Item # 1 - Riparian Variance – Kings Creek – Richfield Township.**

| SCPC Member | Motion | Second | Yea | Nay | Abstain |
|-----------------|--------|--------|-----|-----|---------|
| Beckham, George | | x | x | | |
| Kline, David | x | | x | | |
| Mavrides, Allen | | | x | | |
| Reville, Rich | | | | | |
| Segedy, Jason | | | | x | |
| Snell, Jeff | | | | | |
| Stoiber, Dennis | | | x | | |
| Terry, Robert | | | x | | |

Motion

David Kline made a motion to *disapprove* **Item # 1 - Riparian Variance – Kings Creek – Richfield Township** and go with due consideration with staff at Soil and Water and it was

seconded by *George Beckham, all in favor, Aye.* The motion for **Item # 1 - Riparian Variance – Kings Creek – Richfield Township** is *denied* with 1 abstentions

Rebuttal of motion by Representative Dan Neff, states Soil and Water/Planning gave a recommendation based on a code. The owner is there asking for a variance, the owner knows that they do not comply with the codes brought to the commission, but they are being turned down because they do not meet the code and would like this recorded as the owner is being denied the ability to build on his property.

Beckham-stated that there are other ways to build this home.

If the applicant is rejected by BZA is the applicant allowed to come back in an allotted period to reapply.

Attorney Deb Matz answer yes

Item # 2 - Springfield Township – Text Amendment - From O-R to I-1 this will allow for offices or research facilities in the I-1 district. The change will eliminate the need for variances for the existing businesses as they expand. This will allow the Zoning Department to require more stringent enforcement of screening and landscaping requirements.

Allen Swift, Representative for Springfield Township, area is across the street from an industrial business area. I-1 would like to shield the area as existing businesses have created more businesses in the area and the township would like better control the area for future businesses and be following ordinances. The township had a public hearing already, but there was not acting at that time. He states that the planning is out of date by 20 years, and they are looking for office research offices.

County Engineer

Joe Paradise-other than bigger businesses and loud vehicles, no comment

No one from the public was there to speak on **Item # 2 - Springfield Township – Text Amendment**

Questions:

Segedy-The current zoning is office to industrial, correct? Does the township have any regulations of the labeling of the change?

Swift-It is light industry in relations to the rest of the township businesses.

The comprehensive plan is office research district, light industry.

| SCPC Member | Motion | Second | Yea | Nay | Abstain |
|-----------------|--------|--------|-----|-----|---------|
| Beckham, George | | | x | | |

| SCPC Member | Motion | Second | Yea | Nay | Abstain |
|-----------------|--------|--------|-----|-----|---------|
| Kline, David | x | | x | | |
| Mavrides, Allen | | | x | | |
| Reville, Rich | | | | | |
| Segedy, Jason | | x | x | | |
| Snell, Jeff | | | | | |
| Stoiber, Dennis | | | x | | |
| Terry, Robert | | | x | | |

Motion:

David Kline made a motion to *approve* the **Item # 2 - Springfield Township – Text Amendment** if easements are maintained per the County Engineer and it was seconded by Jason Segedy the motion, ***all in favor, Aye***, the motion *passed* with no abstentions.

New Business

Item # 1 – Springfield Township – partial replat- Channelworth Estates #2 – partial replat of Block A-Trea Brock 1289 Titleist Drive, Akron, OH 44312

Creation of Block 1-it is in a replated subdivision and must be addresses by planning commission.

Stoiber-Is the detention base interrupted by the replat to maintain it?

Springfield Township states that worked with the storm and water in reference to lot build, The riparian is in the back half of the property that does not interfere with the build.

The property owners have already worked with Springfield township and Health Department and County Engineers office (via email).

County Engineer

Joe Paradise states that there is a history line on the property that needs to be addressed. There is a pond that needs to be address that has had previous issues. County engineer is requesting access to maintain the pond and the surrounding waters.

Brock-states there is easement and access to the pond, but the pond is not on the property requesting replat.

| SCPC Member | Motion | Second | Yea | Nay | Abstain |
|-----------------|--------|--------|-----|-----|---------|
| Beckham, George | | | x | | |
| Kline, David | x | | x | | |

| SCPC Member | Motion | Second | Yea | Nay | Abstain |
|-----------------|--------|--------|-----|-----|---------|
| Mavrides, Allen | | | x | | |
| Reville, Rich | | | | | |
| Segedy, Jason | | x | x | | |
| Snell, Jeff | | | | | |
| Stoiber, Dennis | | | x | | |
| Terry, Robert | | | x | | |

Motion:

David Kline made a motion to *approve* the **Item # 1 – Springfield Township – partial replat-Channelworth Estates** with consideration of the County Engineer having accessibility to maintain easements was seconded by *Jason Segedy, all in favor, Aye*, the motion *passed* with 0 abstentions.

Item # 2 - Sagamore Hills Township – Zoning Text Amendment - To revise section 3.6 garages on page 3-14 (Residential District) of our zoning resolution

The applicant is requesting to amend that text agreement increase change the garage size maximum from 850 square feet to 1200 square feet. The staff recommendations are approval as we have seen this trend of increasing the garage sizes. Standard garage is 24x24 or 24x32 which is 760 to 800.

Questions/Concerns:

Q. The minimum is 20x12 would that need a variance to build smaller?

A. Yes

The minimum of 400 remains on previous request. Would like increase of garage size.

County Engineer

Joe Paradise-no comment

No one from the public was there to speak on **Item # 2 - Sagamore Hills Township – Zoning Text Amendment**

| SCPC Member | Motion | Second | Yea | Nay | Abstain |
|-----------------|--------|--------|-----|-----|---------|
| Beckham, George | | | | x | |
| Kline, David | x | | x | | |
| Mavrides, Allen | | | x | | |

| SCPC Member | Motion | Second | Yea | Nay | Abstain |
|-----------------|--------|--------|-----|-----|---------|
| Reville, Rich | | | | | |
| Segedy, Jason | | | x | | |
| Snell, Jeff | | | | | |
| Stoiber, Dennis | | x | x | | |
| Terry, Robert | | | x | | |

Motion:

David Kline made a motion to *approve* the **Sagamore Hills Township – Zoning Text Amendment** (Residential District) and it was seconded by *Dennis Stoiber, all in favor, Aye*, the motion passed with 1 abstentions.

Item # 3 – Sagamore Hills Township – Zoning Text Amendment - To revise Section Fourteen (Planned Unit Development) PUD Boundary Setback.

Adding the word **perimeter** to section Fourteen. Staff recommendation for approval.

County Engineer

Joe Paradise-states that the regulations say that you can not build more than 100 feet of PUD and that no one outside the township can build within 100 feet of the township.

No one from the public was there to speak on **Item # 3 – Sagamore Hills Township – Zoning Text Amendment**

| SCPC Member | Motion | Second | Yea | Nay | Abstain |
|-----------------|--------|--------|-----|-----|---------|
| Beckham, George | | | x | | |
| Kline, David | | | x | | |
| Mavrides, Allen | | | x | | |
| Reville, Rich | | | | | |
| Segedy, Jason | | x | x | | |
| Snell, Jeff | | | | | |
| Stoiber, Dennis | x | | x | | |
| Terry, Robert | | | x | | |

Motion:

Dennis Stoiber made a motion to *approve* **Item # 3 Sagamore Hills Township – Zoning Text Amendment** (Planned Unit Development) and it was seconded by Jason Segedy, *all in favor, Aye*, the motion passed with 0 abstentions.

Item # 4 – Coventry Township – Rezoning – PN 1909823 S. Main Street - request to rezone from R-1 and B-2 to “B-2”.

Rezoning request for the parcel “R-1” residential to “B-2” local business to become all one parcel into one zoning classification to “B-2” local business.

Representative Mike Harrison, Coventry Township in attendance. Zoning commission held a public hearing in reference to rezoning and recommended SCPC to review. States that the township has no issue with rezoning the parcel to B-2. The parcels are not currently in use.

Questions/Concerns:

Segedy-Is this part of an overall plan?

Harrison-These are all owner applications.

Kline-Are the owners looking to putting a commercial building back on behind the residential houses?

Harrison-As far as he knows they are not. It is understood by the current owner that any expansion of the current use would require a variance.

At the townships public hearing there was no issues with the neighboring properties.

Owner, Russell Shaw-states that anytime you try to build on a property and try the get a loan he is torn because it is not considered a residential property or a business property as it is not zoned as either.

County Engineer

Joe Paradise-states that the traffic along the area is narrow and the function is divided. The county engineer states that there is no problem with this development.

No one from the public was there to speak on **Item # 4 – Coventry Township – Rezoning** – PN 1909823 S. Main Street - request to rezone from R-1 and B-2 to “B-2”.

| SCPC Member | Motion | Second | Yea | Nay | Abstain |
|-----------------|--------|--------|-----|-----|---------|
| Beckham, George | | | | | x |
| Kline, David | | | x | | |
| Mavrides, Allen | | | x | | |

| SCPC Member | Motion | Second | Yea | Nay | Abstain |
|-----------------|--------|--------|-----|-----|---------|
| Reville, Rich | | | | | |
| Segedy, Jason | | x | x | | |
| Snell, Jeff | | | | | |
| Stoiber, Dennis | x | | x | | |
| Terry, Robert | | | x | | |

Motion:

Dennis Stoiber made a motion to *approve* the **Item # 4 – Coventry Township – Rezoning** – PN 1909823 S. Main Street - request to rezone from R-1 and B-2 to “B-2” and it was seconded by Jason Segedy, ***all in favor, Aye***, the motion *passed* with 1 abstention.

E. Report from Assistant Director

Dennis Tubbs

Bond reports have been released from the Engineers Office for Alliance parking lot phases 1 & 2 in Springfield Township, we will be doing bond reports monthly moving forward.

3 months ago, the SCPC approved creating a board, to revise subdivisions regulations with updated to the subregs.

The first meeting will be on Thursday, August 18, 2022, an invitation will be sent.

F. Comments from the public

Chair Mavrides

No comments from the public

G. Comments from Commission Members

Chair Mavrides

No comments from SCPC members

H. Other

1. Legal

Atty Matz

Need to get together on subdivisions regulations

J. Adjournment

Chair Mavrides

SCPC Action: Approval to Adjourn

| SCPC Member | Motion | Second | Yea | Nay | Abstain |
|-----------------|--------|--------|-----|-----|---------|
| Beckham, George | | | x | | |
| Kline, David | x | | x | | |
| Mavrides, Allen | | | x | | |
| Reville, Rich | | | | | |

| SCPC Member | Motion | Second | Yea | Nay | Abstain |
|--------------------|---------------|---------------|------------|------------|----------------|
| Segedy, Jason | | x | x | | |
| Snell, Jeff | | | | | |
| Stoiber, Dennis | | | x | | |
| Terry, Robert | | | x | | |

Motion

David Kline made a motion to adjourn, and it was seconded by *Jason Segedy* the motion passed to adjourn meeting with no abstentions at _4:25_ p.m.

These minutes were prepared by Tazena Long and represent the writer's best recollection of the items discussed.

Recorded by: Tazena Long, Administrative Assistant, Department of Community and Economic Development

Monday, August 8, 2022



Planning Commission
Riparian Variance
453 McNeil Dr.
Sagamore Hills Township

EXECUTIVE SUMMARY

The site is located in Sagamore Hills Township at 453 McNeil Drive, PN 4502511. The applicant is proposing to build an inground pool which would encroach into the 50' riparian setback.

Staff recommends **DISAPPROVAL**.

| | |
|-------------------------------------|-------------------------------------|
| Item No.: 1 | Parcel No.: 4502511 |
| Meeting: August 25, 2022 | |
| Owner: Frank & Darlene Pajek | Council District: District 1 |
| | Processor: Stephen Knittel |

Proposal: The applicant is proposing to build an in-ground pool which would encroach upon the riparian setback. Per the applicant: The pool is 12'10" over setback of 50'.

Agency Comments: *Italicized text* indicates quotations from submitted agency comments.

SWCD: Sasha Mikheidze, 8/19/2022:

A pool is not an acceptable use within a Riparian Setback. Recommend to disapprove the variance request.

Per the applicant:

- The pool is 12'10" over setback of 50'.

Recommendation: SCPC Staff defers to Summit SWCD Staff's recommendation for the Variance to be **DISAPPROVED**.



COMMERCIAL

INDUSTRIAL

RESIDENTIAL



THE PAJEK RESIDENCE

DRAWING INDEX

| NUMBER | TITLE | NUMBER | TITLE |
|---------|-------------------------------------|--------|-------|
| G-001 | COVER SHEET & DRAWING INDEX | | |
| C-101 | SITE PLAN | | |
| A-101 | POOL PLAN | | |
| A-501 | POOL LAYOUT AND PROFILE SECTION | | |
| A-502 | POOL PLUMBING PLAN AND EQUIPMENT | | |
| A-502.1 | AUTO COVER SPECS | | |
| A-503 | POOL DETAILS AND SECTIONS | | |
| A-504 | POOL EQUIPMENT UTILITY REQUIREMENTS | | |
| A-505 | ELECTRICAL CODE COMPLIANCE | | |
| A-506 | CONSTRUCTION SECTIONS & DETAILS | | |
| A-507 | FENCE SPECIFICATIONS & DETAILS | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

www.OhioSwims.com

GENERAL CONTRACTING • ARCHITECTURAL DESIGN • DESIGN & SITE BUILD



William H. Foster
 President
 American Pools And Fountains, Ltd.
 Hudson, Ohio 44236
 Phone: (330) 995-1530 - (Cleveland)
 Phone: (330) 656-4335 - (Akron)
 Fax: (330) 656-84UC (2585)

DISCLOSURE

These blueprint sheets contained within this project set remain the sole property of American Pools And Fountains, Ltd. These sheets are all protected by Copyright Laws. These sheets are not to be reproduced, stored in a retrieval system, or viewed by another contractor without the written consent of American Pools And Fountains, Ltd. These plans may be purchased at the time of first review for the sum of \$_____. Only American Pools And Fountains, Ltd. have the direct authority to reproduce additional copies of this construction set.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

Project Title And Address:
PAJEK RESIDENCE
 453 MCNEIL DRIVE
 SAGAMORE HILLS, OH,
 44067

Revisions 01/01

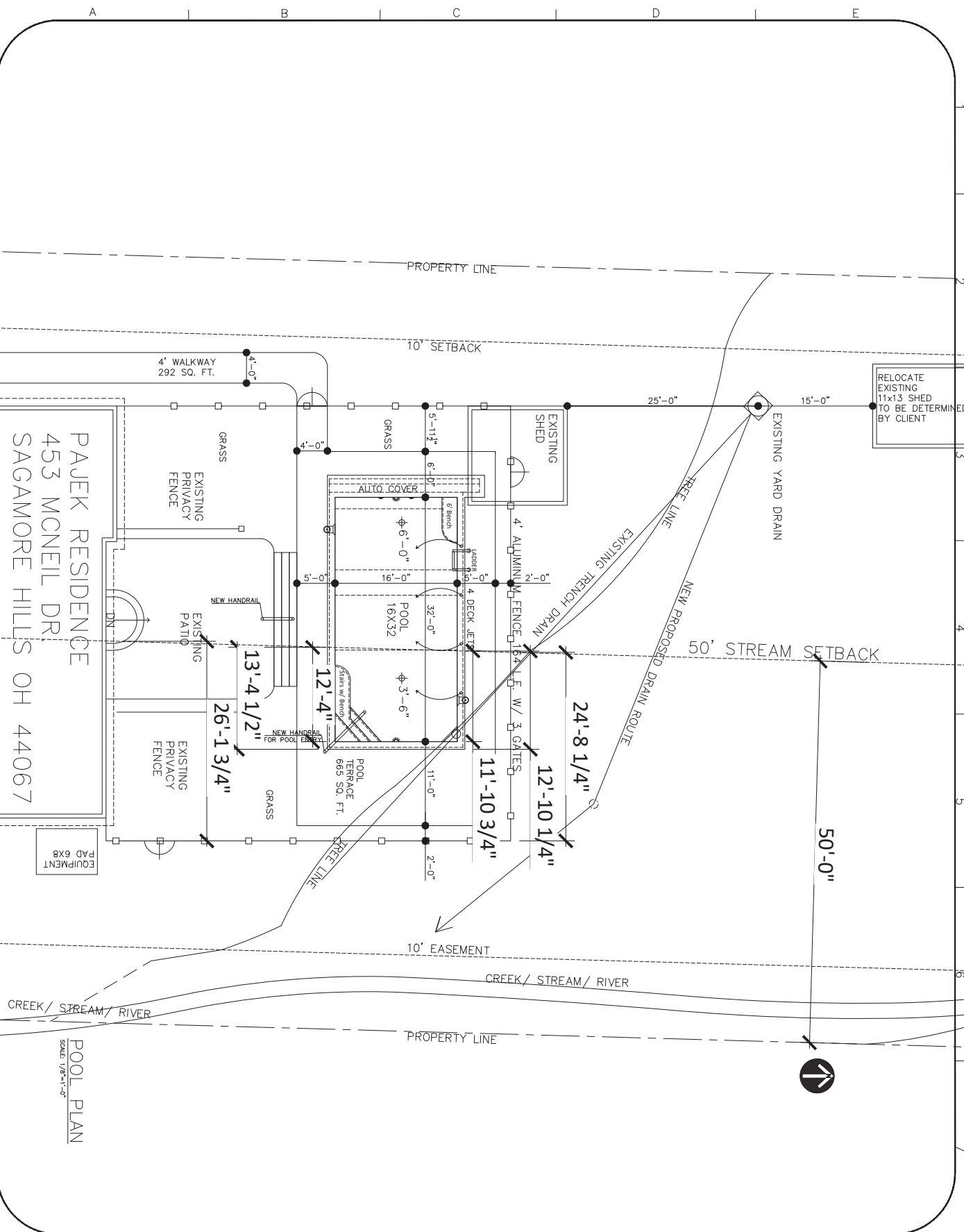
TITLE SHEET

Drawn By: Shane Heckert
 Approved By: William H. Foster
 Date: 11-22-2021
 Sheet Number: G-001

Scale: NOTED

COMMERCIAL INDUSTRIAL RESIDENTIAL

GENERAL CONTRACTING ARCHITECTURAL DESIGN DESIGN & SITE BUILD



PAJEK RESIDENCE
453 MCNEIL DR
SAGAMORE HILLS OH 44067

EQUIPMENT
PAD 6x8

POOL PLAN
SCALE: 1/8"=1'-0"

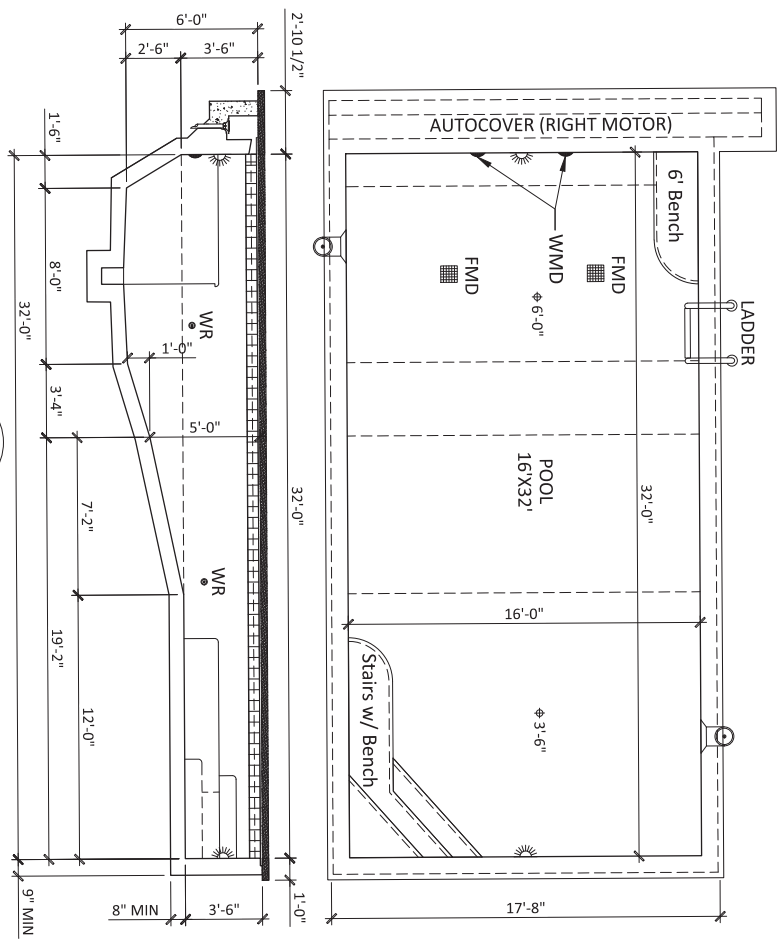
| | | | |
|----------------------------|------------|---------------------------------------------------------------------|-------|
| Project Title And Address: | | PAJEK RESIDENCE 453 MCNEIL DRIVE SAGAMORE HILLS, OH, 44067 | |
| Drawn By: | | Shane Heckert | |
| Approved By: | | William H. Foster | |
| Date: | 11-22-2021 | Sheet Number | A-101 |
| Scale: | NOTED | | |

AMERICAN CONSTRUCTION GROUP LTD.
Ohio's Premier Contractor of Water Structures

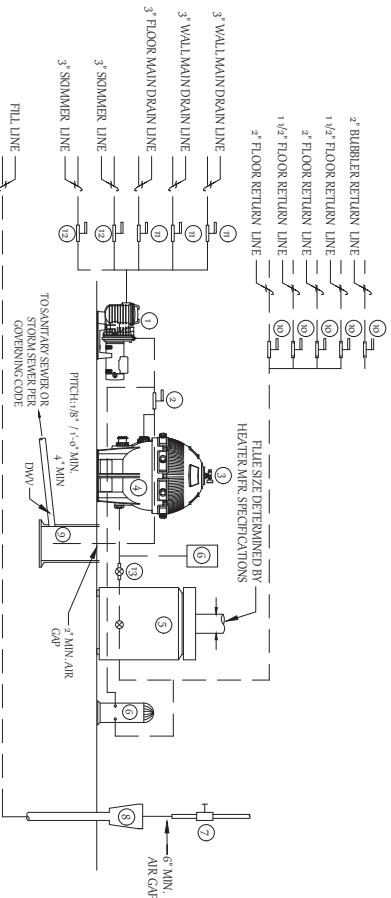
William H. Foster
6337 Chiltonen Road
Hudson, Ohio 44236
Phone: (330) 995-1530 - (Cleveland)
Phone: (330) 656-4335 - (Akron)
Fax: (330) 656-8116 (2983)

DISCLOSURE

These blueprint sheets contained within this project set remain the sole property of American Pools And Fountains, Ltd. These sheets are all protected by Copyright Laws. These sheets can not be duplicated, sent out for bid, or viewed by another contractor without the written consent of American Pools And Fountains, Ltd. These plans may be purchased at the time of first review for the sum of \$1,000.00 Only American Pools And Fountains, Ltd. have the direct authority to reproduce additional copies of this construction set.



1 POOL DETAIL
SCALE: 1/4"=1'-0"



RESIDENTIAL POOL EQUIPMENT SCHEMATIC
SCALE NONE

GENERAL CONTRACTING ARCHITECTURAL DESIGN DESIGN & SITE BUILD

EXAMPLE RESIDENTIAL POOL EQUIPMENT SCHEDULE

| | |
|----|----------------------------------------------------|
| 1 | 20 HP RECIRCULATION PUMP - JANDY - SHEP/SHW&O |
| 2 | MULTI PORT VALVE |
| 3 | PRESSURE GAUGE |
| 4 | JANDY CLEAR CARTRIDGE POOL FILTER - JANDY D&A |
| 5 | 80000 BTU NATURAL GAS HEATER - JANDY D&A |
| 6 | RAINBOW CHLORINE FEEDER - IN-LINE MODEL #200-KR206 |
| 7 | 1" FILL LINE W/ " BALL VALVE |
| 8 | FILL POT |
| 9 | BACKWASH KIT (BY OTHERS) |
| 10 | 2" RUBBER LINE RETURN BALL VALVE |
| 11 | JANDY 3" BALL VALVE FOR MAIN DRAIN |
| 12 | JANDY 3" BALL VALVE FOR SUMMER |
| 13 | JANDY 2" CHECK VALVE |

← BY OTHERS

CONTRACTED POOL EQUIPMENT SCHEDULE

| | |
|----|----------------------------------------------------------------------|
| 1 | 20 HP RECIRCULATION PUMP - JANDY - SHEP/SHW&O |
| 2 | MULTI PORT VALVE |
| 3 | PRESSURE GAUGE |
| 4 | JANDY CLEAR CARTRIDGE POOL FILTER (JANDY OR EQUIVALENT) |
| 5 | 200,000 BTU NATURAL GAS HEATER - JANDY D&A |
| 6 | RAINBOW CHLORINE FEEDER - IN-LINE MODEL #200-KR206 |
| 7 | 1" FILL LINE W/ " BALL VALVE |
| 8 | FILL POT |
| 9 | BACKWASH KIT (BY OTHERS) |
| 10 | 2" RUBBER LINE RETURN BALL VALVE (A RETURN) |
| 11 | JANDY 3" BALL VALVE FOR MAIN DRAIN (3 SETS 1 IN FLOOR AND 2 IN WALL) |
| 12 | JANDY 3" BALL VALVE FOR SUMMER (2 SUMMERS) |
| 13 | JANDY 2" CHECK VALVE |

← BY OTHERS

AMERICAN CONSTRUCTION GROUP, LTD.
 Only Pool Contractor of Major Structures

William H. Foster
 6337 Chittenden Road
 Hudson, Ohio 44236
 Phone: (330) 995-1530 - (Cleveland)
 Phone: (330) 656-4335 - (Akron)
 Fax: (330) 656-BLUE (2583)

DISCLOSURE

These blueprint sheets contained within this project set remain the sole property of American Pool And Fountains, Ltd. These sheets are all protected by Copyright Laws. These sheets can not be duplicated, sent out for bid, or viewed by another contractor without the written consent of American Pools And Fountains, Ltd. These plans may be purchased at the time of first review for the sum of \$_____. Only American Pools And Fountains, Ltd. have the direct authority to reproduce additional copies of this construction set.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

Project Title And Address:
PAJEK RESIDENCE
 453 MCNEIL DRIVE
 SAGAMORE HILLS, OH,
 44067

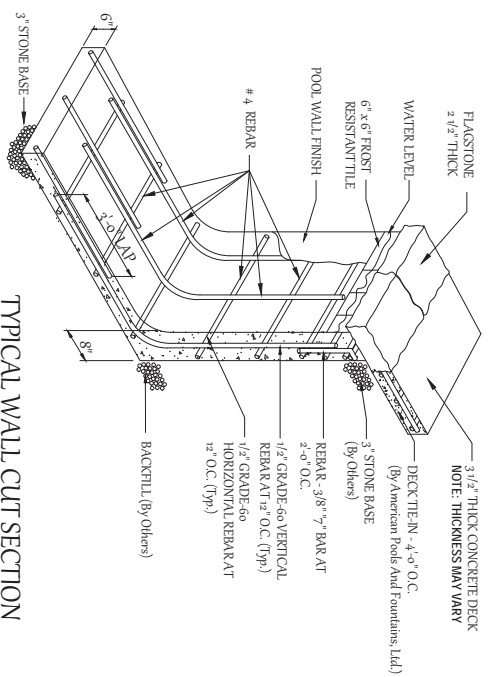
Drawing Title:
POOL LAYOUT & PROFILE SECTIONS

Shore Heckert
 Approved By:
 William H. Foster

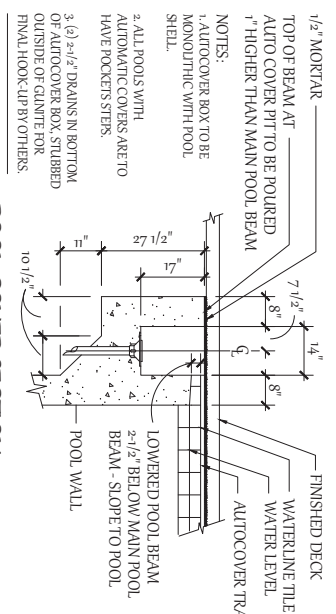
Date:
 11-22-2021

Scale:
 NOTED

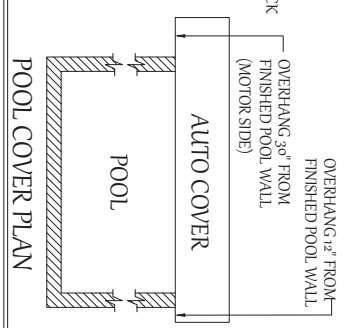
Sheet Number:
 A-501



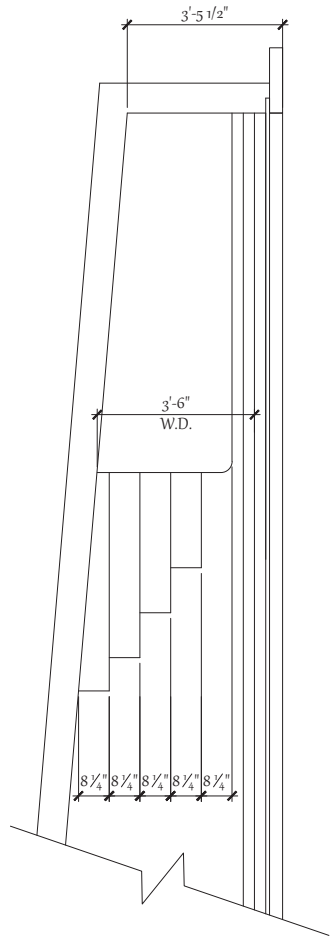
TYPICAL WALL CUT SECTION
NOT TO SCALE



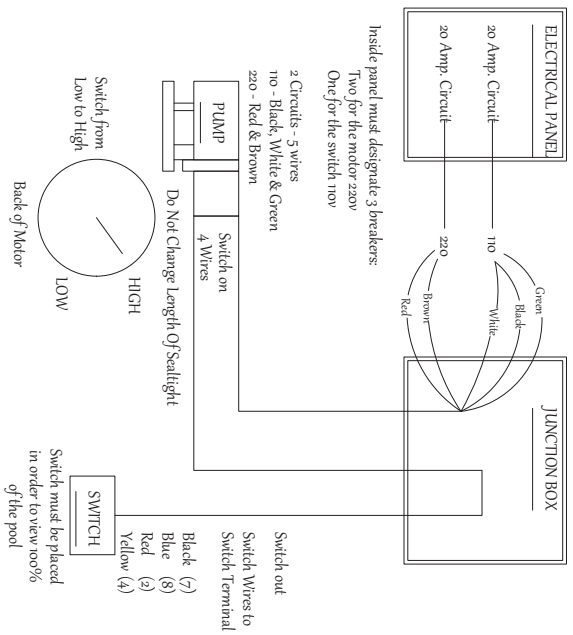
POOL COVER SECTION
NOT TO SCALE



POOL COVER PLAN
NOT TO SCALE



POOL STAIR PROFILE LAYOUT
SCALE: 1/2" = 1'-0"



AUTOCOVER WIRING DIAGRAM

AMERICAN CONSTRUCTION GROUP LTD
Ohio's Finest Division of Better Structures

William H. Foster
6337 Chittenden Road
Hudson, Ohio 44236
Phone: (330) 995-1530 - (Cleveland)
Phone: (330) 656-4335 - (Akron)
Fax: (330) 656-8406 (2583)

DISCLOSURE

These blueprint sheets contained within this project set remain the sole property of American Pool And Fountains, Ltd. These sheets are all protected by Copyright Laws. These sheets can not be duplicated, sent out for bid, or viewed by another contractor without the written consent of American Pool And Fountains, Ltd. These plans may be purchased at the time of first review for the sum of \$_____. Only American Pools And Fountains, Ltd. have the direct authority to reproduce additional copies of this construction set.

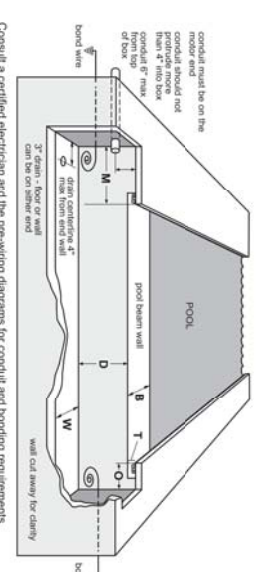
| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

Project Title And Address:
PAJEK RESIDENCE
453 MCNEIL DRIVE
SAGAMORE HILLS, OH,
44067

| |
|-------------------------------------------------------------|
| Drawing Title: POOL PLUMBING PLAN & EQUIPMENT |
| Drawn By: Shorne Heckert |
| Approved By: William H. Foster |
| Date: 11-22-2021 |
| Scale: NOTED |
| Sheet Number: A-502 |

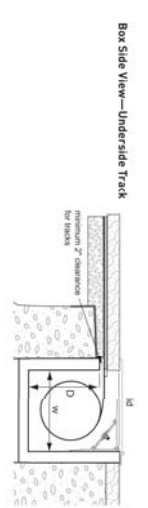
MECHANISM HOUSING

Choose a recessed mechanism, concrete or wood box or deck-mounted mechanism. Systems include a lid assembly, bench frame assembly or fiberglass ends.

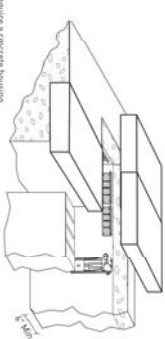


Consult a certified electrician and the pre-wiring diagrams for conduit and bonding requirements.

| Under-slide Track Box Dimensions for Save-T [®] 3 | HOT/OC | OPPOSITE | BEAM | THROAT | DEPTH | WIDTH |
|------------------------------------------------------------|--------|----------|-------|-------------------------|-------------------|---------|
| Pools under 55 ft. long x 24 ft. wide | M | O | B | T | D | W |
| UPB BOX Pools up to 55 ft. long | 32" | 10" | 8-12" | 2" min to finished beam | 12-1/2" - 12-1/2" | 13" |
| Pools over 55 ft. long or 24 ft. wide | 32" | 10" | 8-12" | 2" min to finished beam | 14 1/2" | 14 1/2" |



Vanishing Lid System



NOTE: Work on Vanishing Lid systems require a concrete housing, or, if using a wood housing, a concrete wall must be poured behind the box to anchor the brackets.

Walk-On Vanishing Lid
This design offers an adjustable tray support system for any type of brackets provide the support base for a strong walk-on lid that can blend with the surrounding deck.

NOTE: The deck modulus must be edge is going to fit under the tray. Contact Cover-Pools for more information. The maximum width of tray is 24". The maximum length of tray is 24".

COVER POOLS SAVE-T[®] 3 "BIG RED"

- QUAD-CORP[®] 18oz**
 - 18000 cycle wearing fiberglass life
 - Durable, long-lasting
 - Royal blue
 - Light blue
 - Forest green
 - Beige
- LOW-STRETCH ROPE**
 - 1/2" diameter, 1/2" diameter life
 - Durable with double-stitch
 - Dabbed/bonded polyester
 - 3000 lbs. breaking strength
- ULTIMATE[™] ROPE**
 - 110000 cycle wearing fiberglass life
 - Durable, long-lasting
 - Dabbed/bonded polyester
 - 3000 lbs. breaking strength
- STAINLESS STEEL CABLE**
 - 1/2" diameter, 1/2" diameter life
 - Durable with double-stitch
 - Dabbed/bonded polyester
 - 3000 lbs. breaking strength
- 3/4" HP WATERPROOF MOTOR**
 - 3/4" hp, 41 rpm
 - capacitor-start, capacitor-run
 - D-ring sealed and potted
 - wire entry points
 - sealed permanent grease
 - UL Listed
 - Operation: Ultimate[™] High-Torque 1375 in.-lbs. of torque
- SLIP CLUTCH**
 - long-wearing industrial-grade
 - friction material (not plastic)
 - no replacement parts needed
 - lifetime warranty
- EXCLUSIVE! HYBRID HOPE REEL WITH CORR-RESIST[™]**
 - 2.5" x 2.5" x 2.5" (3" x 3" x 3")
 - system for simple cover alignment
 - choice between ratcheting or locked open reels
 - pool systems in or out of square
 - simple adjustment of cover alignment
 - empowers adjustment to locked
 - anodized aluminum
 - protects against corrosion
 - can be retrofitted to previous models
- EXCLUSIVE! ROLLER TUBE BRAKE**
 - stainless-steel
 - easy to adjust
 - keeps cover taut!
- EXCLUSIVE! ANODIZED ROLLER DRUM**
 - stainless-steel
 - designed for metal handling
 - anodized aluminum
 - minimizes salt corrosion
 - protects against corrosion
 - models
- EXCLUSIVE! CORR-RESIST[™] COMPONENTS**
 - stainless steel and components
 - designed for metal handling
 - anodized aluminum
 - minimizes salt corrosion
 - protects against corrosion
 - models
- EXCLUSIVE! AUTO-SHUTOFF AUTO-SHUTTER**
 - 10-number wireless or wired board panel
 - secure PK-radio technology with signal lock a single long box
 - uses AA batteries
- EXCLUSIVE! AQUALINK[®] INTERFACE BOARD**
 - features
 - cover status controls pool features
 - reduce the filter pump time
 - adjust Aquasure output
 - turn off water feature, lights, cleaners when the pool is covered
 - connect to an optional AQUALINK[®] with the signal link
- EXCLUSIVE! KEY SWITCH**
 - simple wiring
 - cover status controls pool features
 - reduce the filter pump time
 - adjust Aquasure output
 - turn off water feature, lights, cleaners when the pool is covered
 - connect to an optional AQUALINK[®] with the signal link
- EXCLUSIVE! WEBSIDE STOP BLOCK**
 - cover travel length
 - clamp design allows easy adjustment
 - stainless-steel
- EXCLUSIVE! POSITIVE SHIFT SYSTEM**
 - no shaker pins or bolts
 - 2BE solid stainless-steel drive wheel
 - 2BE solid stainless-steel drive wheel
- EXCLUSIVE! NEW GLIDER STOP**
 - cover travel length
 - clamp design allows easy adjustment
 - stainless-steel
- EXCLUSIVE! COVERLINK[™] CONTROL**
 - 10-number wireless or wired board panel
 - secure PK-radio technology with signal lock a single long box
 - uses AA batteries

TRACK OPTIONS

Based on the pool design, choose the appropriate track style and any options.

- Track Channel**
 - For concrete and finished wall applications
 - Track Channel allows for Form or wood forms to be incorporated for deck profiles
- Deck Straps**
 - For concrete coping, brick, stone or tile
 - Anodized aluminum (less than 2" thick) of track
 - For deck on deck pools
- Deck Material**
 - For concrete, fiberglass, stone or tile
 - Anodized aluminum (less than 2" thick) of track
 - For deck on deck pools

ELECTRICAL

Choose electric or hydraulic power and controlling devices.

WARNING! These are minimum recommendations only. All local and federal codes of standard satisfactions must be followed. Refer to the pre-wiring instructions for detailed instructions and additional mounting options.

Electric Motor w/ Keyswitch (Standard Equipment)
1/2 hp Motor with Slip Clutch

Auto-Shutoff with Optional Accessory Board/Aqualink[®]
3/4 hp Motor or Hydraulic Motor

Option 1: Auto-shutoff mounted outside housing.

COVER POOLS

KEY SWITCH
simple wiring
cover status controls pool features
reduce the filter pump time
adjust Aquasure output
turn off water feature, lights, cleaners when the pool is covered
connect to an optional AQUALINK[®] with the signal link

COVERLINK[™] CONTROL
10-number wireless or wired board panel
secure PK-radio technology with signal lock a single long box
uses AA batteries

AQUALINK[®] INTERFACE BOARD
features
cover status controls pool features
reduce the filter pump time
adjust Aquasure output
turn off water feature, lights, cleaners when the pool is covered
connect to an optional AQUALINK[®] with the signal link

EXCLUSIVE! AUTO-SHUTOFF AUTO-SHUTTER
10-number wireless or wired board panel
secure PK-radio technology with signal lock a single long box
uses AA batteries

EXCLUSIVE! AQUALINK[®] INTERFACE BOARD
features
cover status controls pool features
reduce the filter pump time
adjust Aquasure output
turn off water feature, lights, cleaners when the pool is covered
connect to an optional AQUALINK[®] with the signal link

EXCLUSIVE! KEY SWITCH
simple wiring
cover status controls pool features
reduce the filter pump time
adjust Aquasure output
turn off water feature, lights, cleaners when the pool is covered
connect to an optional AQUALINK[®] with the signal link

EXCLUSIVE! WEBSIDE STOP BLOCK
cover travel length
clamp design allows easy adjustment
stainless-steel

EXCLUSIVE! POSITIVE SHIFT SYSTEM
no shaker pins or bolts
2BE solid stainless-steel drive wheel
2BE solid stainless-steel drive wheel

EXCLUSIVE! NEW GLIDER STOP
cover travel length
clamp design allows easy adjustment
stainless-steel

EXCLUSIVE! CORR-RESIST[™] COMPONENTS
stainless steel and components
designed for metal handling
anodized aluminum
minimizes salt corrosion
protects against corrosion
models

EXCLUSIVE! ROLLER TUBE BRAKE
stainless-steel
easy to adjust
keeps cover taut!

EXCLUSIVE! HYBRID HOPE REEL WITH CORR-RESIST[™]
2.5" x 2.5" x 2.5" (3" x 3" x 3")
system for simple cover alignment
choice between ratcheting or locked open reels
pool systems in or out of square
simple adjustment of cover alignment
empowers adjustment to locked
anodized aluminum
protects against corrosion
can be retrofitted to previous models

EXCLUSIVE! SLIP CLUTCH
long-wearing industrial-grade
friction material (not plastic)
no replacement parts needed
lifetime warranty

3/4" HP WATERPROOF MOTOR
3/4" hp, 41 rpm
capacitor-start, capacitor-run
D-ring sealed and potted
wire entry points
sealed permanent grease
UL Listed
Operation: Ultimate[™] High-Torque 1375 in.-lbs. of torque

STAINLESS STEEL CABLE
1/2" diameter, 1/2" diameter life
durable with double-stitch
dabbed/bonded polyester
3000 lbs. breaking strength

ULTIMATE[™] ROPE
110000 cycle wearing fiberglass life
durable, long-lasting
dabbed/bonded polyester
3000 lbs. breaking strength

LOW-STRETCH ROPE
1/2" diameter, 1/2" diameter life
durable with double-stitch
dabbed/bonded polyester
3000 lbs. breaking strength

QUAD-CORP[®] 18oz
18000 cycle wearing fiberglass life
durable, long-lasting
royal blue
light blue
forest green
beige

AMERICAN CONSTRUCTION GROUP LTD.
Ohio's Premier Division of American Structures

William H. Foster
6337 Chittenden Road
Hudson, Ohio 44226
Phone: (330) 995-1530 - (Cleveland)
Phone: (330) 656-4335 - (Akron)
Fax: (330) 656-8406 (2883)

DISCLOSURE

These blueprint sheets contained within this project set are the sole property of American Pool & Fountain, Ltd. These sheets are all protected by Copyright Laws. These sheets can not be duplicated, sent out for bid, or viewed by another contractor without the written consent of American Pool & Fountain, Ltd. These plans may be purchased at the time of first review for the sum of \$_____. Only American Pools And Fountains, Ltd. have the direct authority to reproduce additional copies of this construction set.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

Project Title And Address:

PAJEK RESIDENCE
453 MCNEIL DRIVE
SAGAMORE HILLS, OH,
44067

Drawing Title:
AUTO COVER SPECS

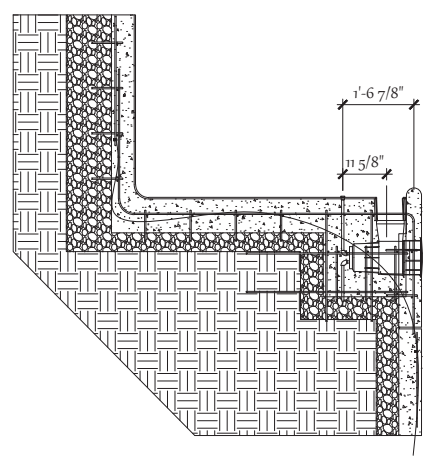
Drawn By:
Shane Heckert

Approved By:
William H. Foster

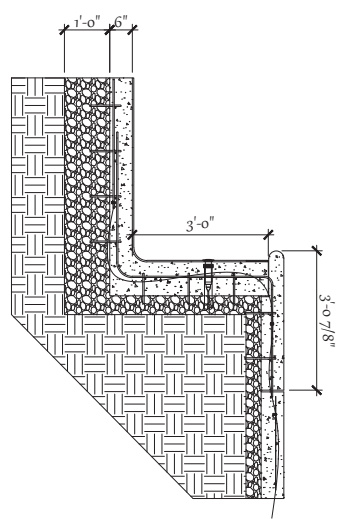
Date:
11-22-2021

Scale:
NOTED

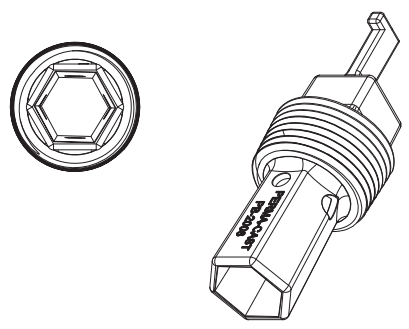
Sheet Number:
A-502.



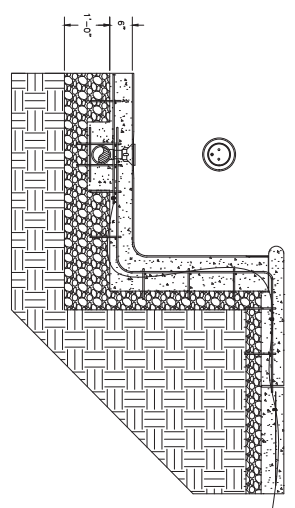
TYPICAL SKIMMER DETAIL
Scale: 1/2" = 1'-0"



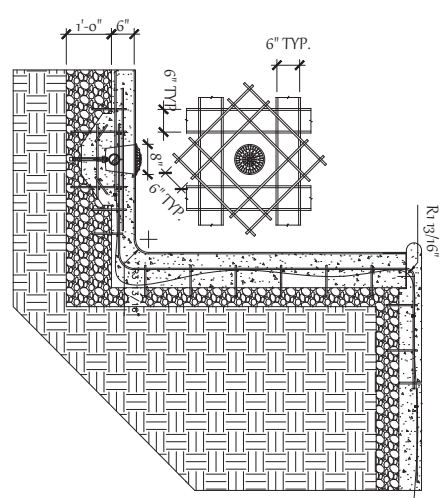
TYPICAL NEXXUS L.V. LIGHT
Scale: 1/2" = 1'-0"



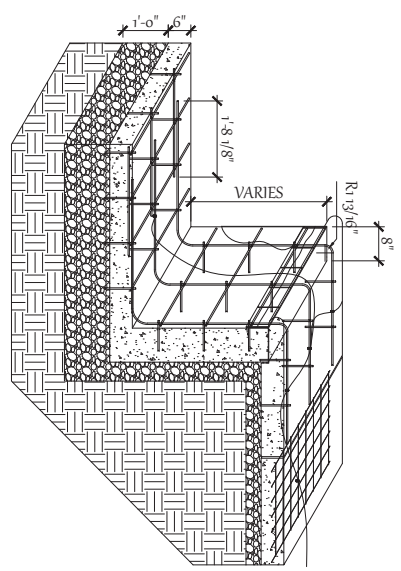
TYPICAL POOL BONDING
NOT TO SCALE



TYPICAL FLOOR INLET DETAIL
Scale: 1/2" = 1'-0"



TYPICAL MAIN DRAIN DETAIL
Scale: 1/2" = 1'-0"



TYPICAL WALL CUT SECTION
(OVERPOUR)
Scale: 1/2" = 1'-0"



William H. Foster
6337 Chittenden Road
Hudson, Ohio 44236
Phone: (330) 995-1530 - (Cleveland)
Phone: (330) 656-4335 - (Akron)
Fax: (330) 656-8406 (2883)

DISCLOSURE

These blueprint sheets contained within this project set remain the sole property of American Pools and Fountains, Ltd. These sheets are all protected by Copyright Laws. These sheets can not be duplicated, sent out for bid, or viewed by another contractor without the written consent of American Pools and Fountains, Ltd. These plans may be purchased at the time of first review for the sum of \$_____. Only American Pools and Fountains, Ltd. have the direct authority to reproduce additional copies of this construction set.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

Project Title And Address:
PAJEK RESIDENCE
453 MCNEIL DRIVE
SAGAMORE HILLS, OH,
44067

| |
|---------------------------------------------|
| Drawing Title: POOL DETAILS AND SECTIONS |
| Drawn By: Shane Heckert |
| Approved By: William H. Foster |
| Date: 11-22-2021 |
| Scale: NOTED |
| Sheet Number: A-503 |

UTILITY REQUIREMENTS:

PUMPS:

SHPF/SHPM₆₀ / 2 H.P. 208-230 VOLTAGE 110/9.6 MAX. LOAD AMPS (Pool Filtration)
 SHPF/SHPM₆₀ / 2 H.P. 208-230 VOLTAGE 110/9.6 MAX. LOAD AMPS (Laminar Fountains)
 SHPF₃₀ / 3 H.P. 208-230 VOLTAGE 150/13.6 MAX. LOAD AMPS (Waterfall)

AIR BLOWER:

| GAS PIPE SIZE REQUIREMENT: | | | |
|----------------------------|--------------------|-----------------------|------------------------|
| HEATER SIZE | 0-50 FEET (0-15 m) | 50-100 FEET (15-30 m) | 100-200 FEET (30-60 m) |
| 125 BTU | 3/4 (19) | 1 (25.4) | 1 (25.4) |
| 175 BTU | 1 (25.4) | 1 (25.4) | 1 (25.4) |
| 260 BTU | 1 (25.4) | 1.25 (31.75) | 1.25 (31.75) |
| 325 BTU | 1.25 (31.75) | 1.25 (31.75) | 1.5 (38) |
| 400 BTU | 1.25 (31.75) | 1.5 (38) | 1.5 (38) |

115/230/24 VOLT TRANSFORMER

LIGHTS:
 POOL LIGHT:
 SPA LIGHT: 12V LED LIGHTING - 14 WATTS - 12 AMPS EACH - 100' CORD

IMPORTANT NOTE:

IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO SUPPLY THE PROPER VOLTAGE FOR EACH PUMP MOTOR. THIS REQUIREMENT MAY INDICATE THE NEED TO BOOST VOLTAGE WITH A TRANSFORMER. MOTOR RATED AT 230V WILL OVERHEAT AND HAVE REDUCED LIFE EXPECTANCIES IF RUN ON 207V (30)

PLEASE NOTE - ALL UTILITY WORK TO BE BY OTHERS AS APPLIES:

ALL ELECTRICAL SWITCHING AND GROUNDING TO BE BY OTHERS.
 WHIRLPOOL ACTUATION TO BE INSTALLED BY ELECTRICIAN PER N.E.C. CODE.
 POOL LIGHT SWITCHING BY OTHERS.
 LIGHTS SUPPLIED WITH 100' CORDS.
 JUNCTION BOX 8" ABOVE POOL WATER.
 ELECTRICIAN RESPONSIBLE TO PULL ALL LIGHTS WITH #8 GROUND WIRE.
 JET PUMP AND AIR BLOWER TO COME ON TOGETHER WITH A 15-MINUTE TIMER. (SUPPLIED BY ELECTRICIAN).
 ALL PUMPS NEED SEPARATE SWITCHES IN FILTER ROOM FOR MAINTENANCE PERSON TO TURN ON AND OFF.

SPA WITH CHEMICAL CONTROLLERS:

NO VOLT DUPLICATION LOCATED BY SPA CHEMICAL CONTROLLER IS NEEDED IN FILTER ROOM. (THIS OUTLET IS TO BE ELECTRICALLY INTERLOCKED WITH SPA CIRCULATION FILTER PUMPS SO THAT THERE IS POWER TO THE OUTLET ONLY WHEN SPA RE CIRCULATION FILTER PUMP IS ON)

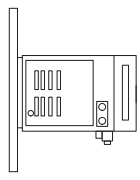
DRAIN AND WATER SUPPLY:

DRAIN NEEDED IN FILTER ROOM - 6" OR 8" CROCK WITH 4" DRAIN LINE.
 WATER SUPPLY - 1" WATER SUPPLY LINE TO POOL FILL POT WITH 1" VALVE AND SAME TO SPA FILL POT. (SUPPLIED BY THE PLUMBER OR A DIRECT ME IN WITH WATTS 900 BACKFLOW PREVENTOR).

DISCLAIMER:

IT IS THE RESPONSIBILITY OF EACH UTILITY CONTRACTOR TO OBTAIN THE LATEST INFORMATION REQUIRED TO INSTALL EACH PIECE OF EQUIPMENT. THIS SHEET SHOULD BE USED AS A GUIDE. HOWEVER, EACH CONTRACTOR IS RESPONSIBLE TO FOLLOW ALL MANUFACTURERS RECOMMENDATIONS AND STATE OR LOCAL CODES THAT MAY APPLY.

BY OTHERS



REQUIRED NET FREE OPEN AREA FOR COMBUSTION AIR OPENINGS

| MODEL | DIRECT FROM OUTSIDE INCHES (CM) | DUCT FROM OUTSIDE INCHES (CM) |
|---------|---------------------------------|-------------------------------|
| 125 BTU | 32 (813) | 64 (1627) |
| 175 BTU | 44 (1118) | 88 (2238) |
| 260 BTU | 63 (1601) | 126 (3201) |
| 325 BTU | 82 (2081) | 164 (4151) |
| 400 BTU | 100 (2540) | 200 (5080) |

NOTE:
 IF USING SCREENS AND/OR LOUVERS COMPENSATE BY ADDING 90% ADDITIONAL AREA TO EACH OPENING



William H. Foster

6337 Chittenden Road
 Hudson, Ohio 44236
 Phone: (330) 656-4335 - (Akron)
 Fax: (330) 656-81UC (2583)

DISCLOSURE

These blueprint sheets contained within this project set remain the sole property of American Pools and Fountains, Ltd. These sheets are all protected by Copyright Laws. These sheets can not be duplicated, sent out for bid or viewed by another contractor without the written consent of American Pools and Fountains, Ltd. These plans may be purchased at the time of first review for the sum of \$_____. Only American Pools and Fountains, Ltd. have the direct authority to reproduce additional copies of this construction set.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

Project Title And Address:
PAJEK RESIDENCE
 453 MCNEIL DRIVE
 SACAMORE HILLS, OH,
 44067

POOL EQUIPMENT UTILITY REQUIREMENTS

Drawn By: Shane Heckert
 Approved By: William H. Foster
 Date: 11-22-2021
 Scale: NOTED
 Sheet Number: A-504

2019 Residential Code of Ohio - Chapter 42 Swimming Pools

This is not an all inclusive list of all of the requirements of the 2019 Residential Code of Ohio (Electrical and Equipment)

E4202.1 General

Wiring methods used in conjunction with permanently installed swimming pools, spas or hot tubs that are installed in corrosive environments described in Section E4202.2.1 shall comply with Table E4202.1, Sections E4202.2 and E4205 and Chapter 38 except as otherwise stated in this section. Wiring methods used in conjunction with permanently installed swimming pools, spas or hot tubs that are not installed in corrosive environments shall comply with Chapter 38. Storable swimming pools shall comply with Section E4207. Hydromassage bathtubs shall comply with Section E4209.

E4203.1.1 Location

Receptacles that provide power for water-pump motors or other loads directly related to the circulation and sanitation system shall be of the grounding type, located not less than 6 feet (1829 mm) from the inside walls of pools and outdoor spas and hot tubs, and ground-fault circuit-interrupter protected.

E4203.1.3 Where Required

Not less than one 125-volt, 15- or 20-ampere receptacle supplied by a general-purpose branch circuit shall be located not less than 6 feet (1829 mm) from and not more than 20 feet (6096 mm) from the inside wall of permanently installed pools and outdoor spas and hot tubs. The receptacle shall be located not more than 6 feet, 6 inches (1981 mm) above the floor, platform or grade level serving the pool, spa or hot tub. [880.22(A)(1)]

E4203.6 Overhead Conductor Clearances

Except where installed with the clearances specified in Table E4203.6, the following parts of pools and outdoor spas and hot tubs shall not be placed under existing service-drop conductors, overhead service conductor, or any other open overhead wiring, nor shall such wiring be installed above the following:

E4203.1.4 GFCI Protection

All 15- and 20-ampere, single phase, 125-volt receptacles located within 20 feet (6096 mm) of the inside walls of pools and outdoor spas and hot tubs shall be protected by a ground-fault circuit-interrupter. Outlets supplying pool pump motors supplied from branch circuits rated at 120 volts through 240 volts, single phase, whether by receptacle or direct connection, shall be provided with ground-fault circuit-interrupter protection for personnel. [880.21(C) and 880.22(A)(4)]

E4204.2 Bonded Parts

The parts of pools, spas, and hot tubs specified in Items 1 through 7 shall be bonded together using insulated, covered or bare solid copper conductors not smaller than 8 AWG or using rigid metal conduit of brass or other identified corrosion-resistant metal. [880.26(B)]

Perimeter surfaces. The perimeter surface to be bonded shall be considered to extend for 3 feet (914 mm) horizontally beyond the inside walls of the pool and shall include unspurred surfaces, poured concrete surfaces and other types of paving. Barrier-surfaces that are separated from the pool by a permanent wall or building 5 feet (1524 mm) or more in height shall require equipotential bonding only on the pool side of the permanent wall or building. Bonding to perimeter surfaces shall be provided as specified in Item 2.1 or 2.2 and shall be attached to the pool, spa, or hot tub reinforcing steel or copper conductor grid at a minimum of four points uniformly spaced around the perimeter of the pool, spa, or hot tub. For nonconductive pool shells, bonding at four points shall not be required.

2.2.5 The required conductor shall be secured within or under the perimeter surface 4 to 1 inches (102 mm to 352 mm) below the subgrade. [880.26(B)(2)]

E4204.3 Pool Water

Where none of the bonded parts is in direct connection with the pool water, the pool water shall be in direct contact with an approved corrosion-resistant conductive surface that exposes not less than 9 square inches (5800 mm2) of surface area to the pool water at all times. The conductive surface shall be located where it is not exposed to physical damage or dislodgement during usual pool activities, and it shall be bonded in accordance with Section E4204.2.

CEI - DAUC Connolly 216 295 5143

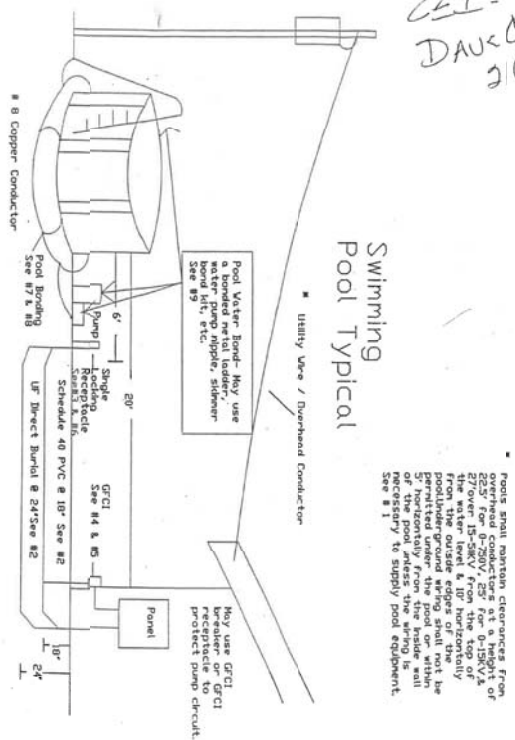
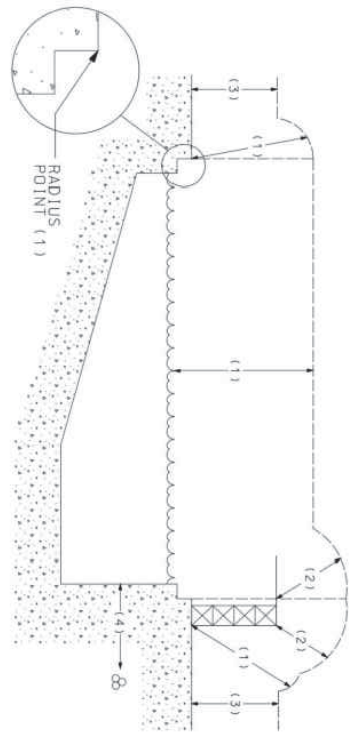


Table with 4 columns: (1) CONDUCTOR TO BE BONDING, (2) CONDUCTOR TO BE BONDING, (3) CONDUCTOR TO BE BONDING, (4) CONDUCTOR TO BE BONDING. Rows include 8 AWG COPPER CONDUCTOR, 1/2" RIGID METAL CONDUIT, etc.



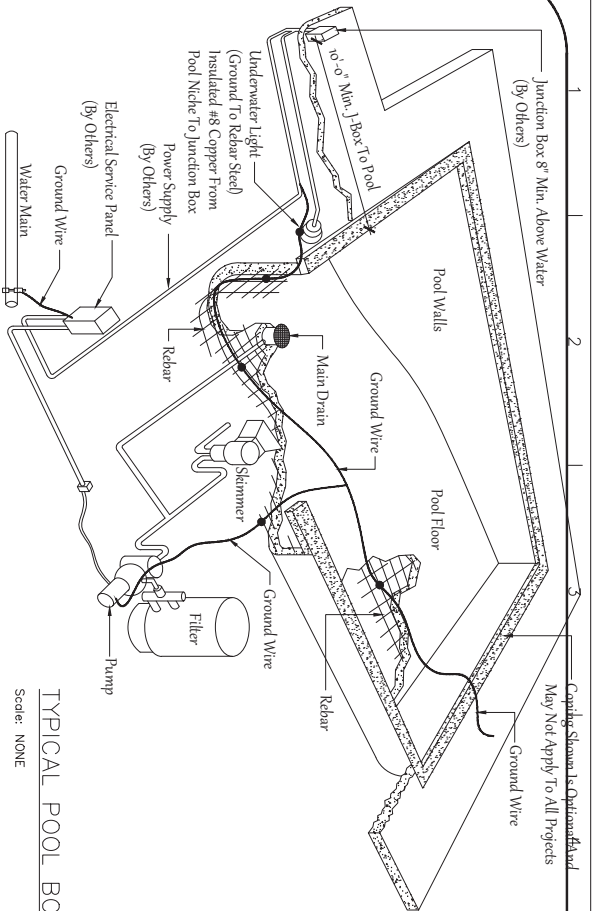
AMERICAN CONSTRUCTION GROUP, LTD. Ohio's Premier Contractor of Pool Structures. William H. Foster, 6337 Chittenden Road, Hudson, Ohio 44236. Phone: (330) 656-4236, Fax: (330) 656-4335.

DISCLOSURE: These blueprint sheets contained within this project set remain the sole property of American Pools and Foundations, Ltd. Copyright Laws: These sheets can not be duplicated, sent out for bid, or altered by any other means without the written consent of American Pools and Foundations, Ltd. These plans may be purchased at the time of first review for the sum of \$1,000.00. Only American Pools and Foundations, Ltd. have the direct authority to reproduce additional copies of this construction set.

Table with 2 columns: No., Description, Date. Row 1: 1, Description, Date.

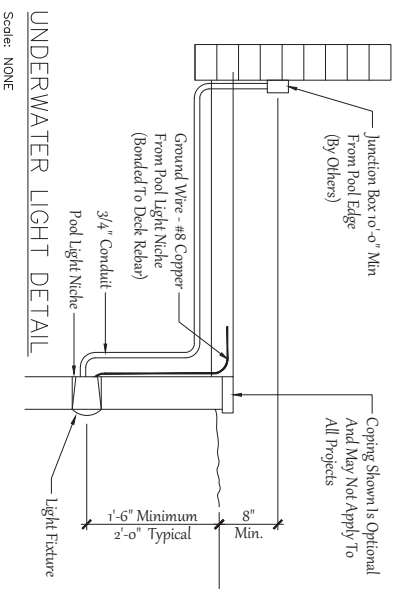
Project Title And Address: PAJEK RESIDENCE, 453 MCNEIL DRIVE, SAGAMORE HILLS, OH, 44067

ELECTRICAL CODE COMPLIANCE. Drawn By: Shane Heckert, Approved By: William H. Foster, Date: 11-22-2021, Scale: NOTED, Sheet Number: A-505

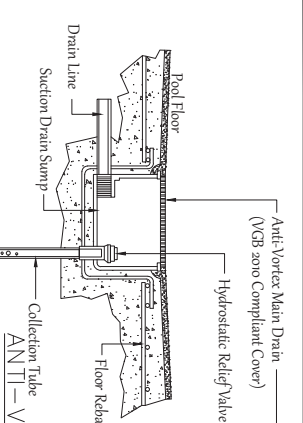


TYPICAL POOL BONDING LAYOUT DETAIL * By Others
Scale: NONE

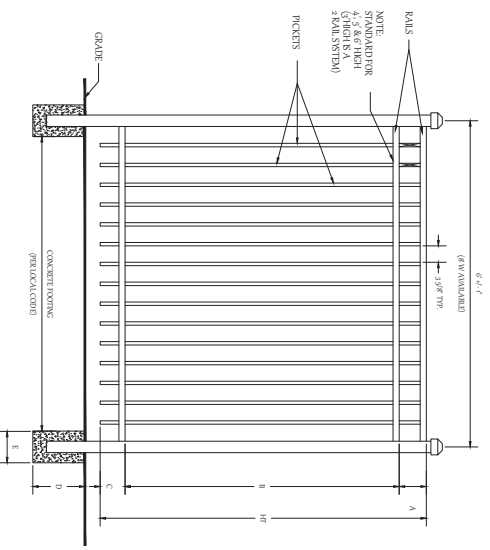
- NOTES:
1. All Ground Wire Shall Be Minimum #8 Copper.
 2. All Junction Boxes To Be Located 8" Above Deck Level And 10'-0" Minimum From Pool Perimeter.
 3. All Wiring To Meet The Most Current N.E.C. Article 680.
 4. All Electrical Fixtures Must Be U.L. Approved.
 5. Continuity Shall Exist Between Rebar, Light Niche, Deck Equipment And Pump Ground Terminal Via #8 Copper Wire.
 6. All Electrical Conduit To Be PVC.
 7. All Plumbing Lines To Be Minimum Sch. 40 PVC.
 8. Electrical Must Verify All Wiring And Grounding Meets N.E.C. Standards.



Scale: NONE



Scale: NONE



| DIMENSIONS | | A | B | C | D | E |
|------------|--------|---------|--------|----------------|---|---|
| 1 | 3" | 3 1/2" | 3 1/2" | PER LOCAL CODE | | |
| 2 | 3 1/2" | 30 1/2" | 3 1/2" | PER LOCAL CODE | | |
| 3 | 6" | 30 1/2" | 3 1/2" | PER LOCAL CODE | | |
| 4 | 6" | 48 0/2" | 3 1/2" | PER LOCAL CODE | | |
| 5 | 6" | 60 0/2" | 3 1/2" | PER LOCAL CODE | | |

TYPICAL SAFETY FENCE DETAIL
NOT TO SCALE

| SPRINGS/COLUMNS CONNECTION | | A | B | C | D | E |
|----------------------------|------------------------------|------------------------|------|---|---|---|
| 1 | 1 1/2" x 3/8" WALL | 3/4" x 3/4" x 49" WALL | 3/8" | | | |
| 2 | 2" x 2" x 1/2" WALL | 3/4" x 3/4" x 49" WALL | 3/8" | | | |
| 3 | 2 1/2" x 2 1/2" x 2.880 WALL | 3/4" x 3/4" x 49" WALL | 3/8" | | | |
| 4 | 3 1/2" x 3 1/2" WALL | 3/4" x 3/4" x 49" WALL | 3/8" | | | |

AMERICAN CONSTRUCTION GROUP, LTD.
ONE'S PREMIER CONTRACTOR OF POOL STRUCTURES

William H. Foster
6337 Chittenden Road
Hudson, Ohio 44236
Phone: (330) 656-3333 (Cleveland)
Phone: (330) 656-4335 - (Akron)
Fax: (330) 656-BLUE (2583)

DISCLOSURE

These blueprint sheets contained within this project set remain the sole property of American Pools and Fountains, Ltd. These sheets are all protected by Copyright Laws. These sheets can not be duplicated, sent out for bid, or altered by any other means without the written consent of American Pools and Fountains, Ltd. These plans may be purchased at the time of first review for the sum of \$1,000.00. Only American Pools and Fountains, Ltd. have the direct authority to reproduce additional copies of this construction set.

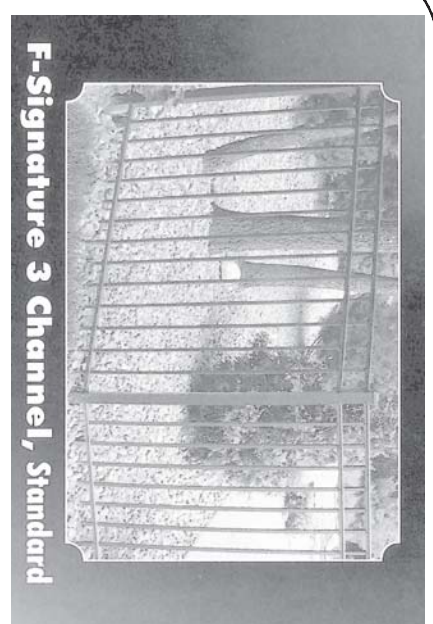
| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

Project Title And Address:

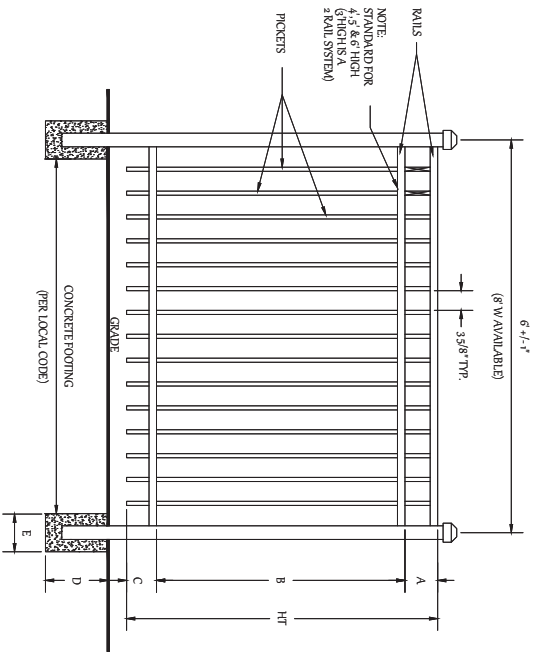
PAJEK RESIDENCE
453 MCNEIL DRIVE
SAGAMORE HILLS, OH,
44067

CONSTRUCTION SECTIONS AND DETAILS

Drawn By: Shone Heckert
Approved By: William H. Foster
Date: 11-22-2021
Scale: NOTED
Sheet Number: A-506



F-Signature 3 Channel, Standard



| SPECIFICATIONS | | DIMENSIONS | | | | | |
|-------------------|---------------------------|------------|---------|--------|--------|----------------|----------------|
| COMMERCIAL | | HT | A | B | C | D | E |
| FLATTOP (ULF 500) | 2 1/2" x 3/8" WALL | 3 | 24 1/2" | 5 1/4" | 5 1/4" | PER LOCAL CODE | PER LOCAL CODE |
| POSTS | 2 1/2" x 3/8" WALL | 3 1/2" | 30 1/2" | 5 1/4" | 5 1/4" | PER LOCAL CODE | PER LOCAL CODE |
| | 2 1/2" x 3/8" WALL | 4 | 36 1/2" | 5 1/4" | 5 1/4" | PER LOCAL CODE | PER LOCAL CODE |
| | 3" x 3/4" x 3/8" WALL | 5 | 48 1/2" | 5 1/4" | 5 1/4" | PER LOCAL CODE | PER LOCAL CODE |
| HORIZONTAL RAILS | 1 3/8" x 1 1/4" | 6' | 60 1/2" | 5 1/4" | 5 1/4" | PER LOCAL CODE | PER LOCAL CODE |
| SIDE WALLS | 488" | | | | | | |
| PICKETS | 3/4" x 3/4" x .003 WALL | | | | | | |
| PICKET SPACING | 35/8" | | | | | | |
| AVAILABLE HEIGHTS | 3'-3-5/8", 4', 5' & 6'-0" | | | | | | |
| AVAILABLE WIDTHS | 6'-0" & 8'-0" | | | | | | |

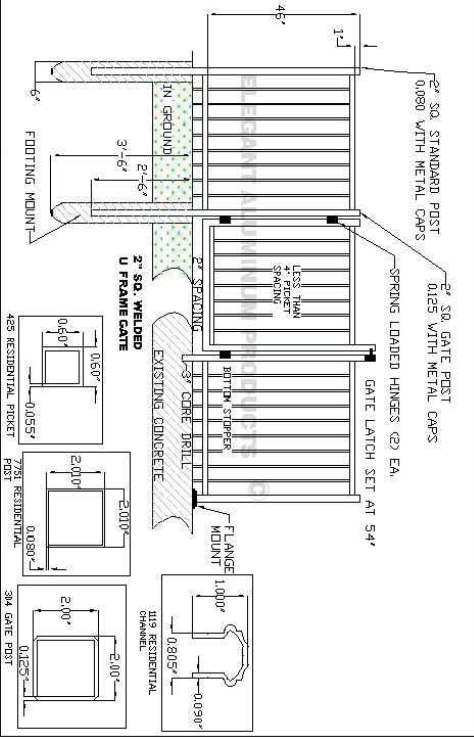
NOTE:
Fence Contractor To Follow And Comply With All Requirements Of The
Enable Building Code (SP500r(1))

| FENCE GRADES & SPECIFICATIONS | | | | | |
|-------------------------------|--------------------------------------------|--------------------------------------------|--------------------------------------------|--------------------------------------------|--|
| | Residential | Light Commercial | Premier Line | Additional | |
| Fence Posts | 2" SQ. WOOD | 2" SQ. WOOD | 2" SQ. WOOD | 2" SQ. WOOD | |
| Gate Posts | 2" SQ. WOOD | 2" SQ. WOOD | 2" SQ. WOOD | 2" SQ. WOOD | |
| Channel | 1" x 3/8" x .003 WOOD | 1" x 3/8" x .003 WOOD | 1" x 3/8" x .003 WOOD | 1" x 3/8" x .003 WOOD | |
| Pickets | 3/4" x 3/4" x .003 WOOD | 3/4" x 3/4" x .003 WOOD | 3/4" x 3/4" x .003 WOOD | 3/4" x 3/4" x .003 WOOD | |
| Colors | Black, Colonial Pewter, White, Green, Gold | Black, Colonial Pewter, White, Green, Gold | Black, Colonial Pewter, White, Green, Gold | Black, Colonial Pewter, White, Green, Gold | |

Standard Colors:

Standard Finials:

www.elegantaluminum.com



MANUFACTURED BY:
ELEGANT ALUMINUM PRODUCTS
16965 WASHINGTON, FRASER, MI 48036
586-293-1060 FAX: 586-293-1070
WWW.ELEGANTALUMINUM.COM

4" HIGH POOL CODE DESIGN

CUSTOMER:
384 GATE POST

Project Title And Address:
PAJEK RESIDENCE
453 MCNEIL DRIVE
SAGAMORE HILLS, OH, 44067

FENCE SPECIFICATIONS AND DETAILS

Drawn By: Stone Heckert
Approved By: William H. Foster

Date: 11-22-2021
Scale: NOTED

Sheet Number: A-507

These blueprint sheets contained within this project set remain the sole property of American Pools and Fountains, Ltd. These sheets are all protected by Copyright Laws. These sheets can not be duplicated, sent out for bid or used by another party without the written consent of American Pools and Fountains, Ltd. These plans may be purchased at the time of first review for the sum of \$1000. Only American Pools and Fountains, Ltd. have the direct authority to reproduce additional copies of this construction set.

DISCLOSURE

AMERICAN CONSTRUCTION GROUP, LTD.
One's First Choice of Home Structures
William H. Foster
6337 Chittenden Road
Hudson, Ohio 44236
Phone: (330) 656-4236 (Toll-Free)
Phone: (330) 656-4335 - (Akron)
Fax: (330) 656-5806 (2583)

**APPLICATION FOR VARIANCE WITHIN RIPARIAN SETBACK SUMMIT
COUNTY, OHIO**

This form shall be completed by the applicant and submitted at least thirty (30) days prior to a regularly scheduled Summit County Planning Commission meeting. If you have questions or need assistance while filling out this application, please call the **Summit SWCD** at 330-929-2871. (Type or print)

Applicant: American Construction Group- William Foster

Street Address: 6337 Chittenden Road

City, Village, or Township: Chittenden, Ohio Zip Code: 44236

Phone: 330-656-4335 FAX: _____ Email: Owner-bfoster@ohioswims.com
Permitting-bsmith@ohioswims.com

Location of property: 453 McNeil Drive Sagamore Hills 44067

Parcel number (s): 4502511

Stream name (if unnamed, nearest named stream it flows into): Small lake behind the house that is not on the property.

Owner of property: Frank & Darlene Pajek

Street Address: 453 McNeil Drive

City, Village, or Township: Sagamore Hills, Ohio Zip Code: 44067

Phone: 330-787-3884/330-468-1253 FAX: _____ Email: frankpajekjr@gmail.com

Give a brief description of the nature of the variance: American Construction Group has been hired to install a 16x32 Inground Swimming Pool with a 4' Fence

JUSTIFICATION OF VARIANCE:

Written justification for the requested variance shall be made. Responses to the following questions shall be provided.

1. How far is the proposed project (i.e., construction of any buildings, decks, roads or utilities) from the stream? Inground pool is 12'10" over setback of 50' (feet)

2. Explain how the stream and riparian area may be affected by this variance. The riparian area will not be affected as the pool does not cross the stream.

3. Explain how the properties upstream and downstream from you may be affected:

The properties upstream and downstream will not be affected.

4. Explain how the variance from the Riparian Setback Ordinance will not be contrary to the public interest:

The granting of the variance will have little effect on the surrounding neighborhood and community.

5. Explain whether the variance requested is substantial.

The variance requested is not substantial.

6. Are there exceptional topographic or other physical conditions peculiar to this particular parcel or land?

| <u>Yes</u> | <u>No</u> | <u>Land feature</u> |
|------------|--------------|-----------------------------------------------------------------------------------------|
| <u> </u> | <u> ✓ </u> | Steep slopes (ravines with slopes too steep to build upon) |
| <u> </u> | <u> ✓ </u> | Wetlands (characterized by soils that remain wet, support typical "wetland" vegetation) |
| <u> </u> | <u> ✓ </u> | Floodplain (areas adjacent to stream or river where floodwaters leave deposits.) |

If answer is "yes" to any above, please explain.

7. Please explain the practical difficulties or unnecessary hardship which will result from a literal enforcement of the Riparian Setback Ordinance?

8. What alternatives to the variance have been explored?

No alternatives have been explored.

9. Did you acquire the property before or after May 29, 2002, when the Riparian Setback Ordinance was enacted? The property was acquired after 2002.

How were you made aware of the Riparian Setback Ordinance?

We were made aware of the Riparian Setback Ordinance when the zoning permit for the pool was denied by the city because of the setback.

10. Explain how the spirit and intent behind the Riparian Setback Ordinance will be observed if the variance is granted:

The riparian area will not be affected as the pool does not cross the stream.

11. Explain how the requested variance is the minimum variance to the Riparian Ordinance that will allow for a reasonable division of land. (This question pertains only to the creation of new lots).


Action of the Summit County Planning Commission should be sent to:

Applicant: American Construction Group- William Foster

Address: 6337 Chittenden Road Hudson, Ohio 44236

Respectfully submitted this Monday day of July 11th, 2022

I certify that all information contained in this application and its supplements are true and correct.

x 
Signature of Applicant or Authorized Representative

7/11/2022

Date



County of Summit,
Ilene Shapiro,
Executive

APPENDIX E

Variance Application

Department of Community and Economic
Development
Ohio Building - Suite 207 - 175 S. Main St. - Akron, OH 44308

APPLICANT INFORMATION

Applicant American Construction Group- William Foster
Address 6337 Chittenden Road Hudson, Ohio 44236
Phone 330-656-4335
Email Owner-bfoster@ohioswims.com Permitting-bsmith@ohioswims.com

OWNER INFORMATION

Owner Frank & Darlene Pajek
Address 453 McNeil Drive Sagamore Hills 44067
Phone 330-787-3884/330-468-1253
Email frankpajekjr@gmail.com

SITE INFORMATION

Name of Subdivision _____
or Address 453 McNeil Drive Sagamore Hills 44067
Location Northfeild
Parcel No.'s 4502511
Creating Sublots _____
Acreage .8392
Water Provider City water
Septic or Central Sewer Provider Central Sewer

FILING FEES

Variance Fees

\$300.00 per Variance Request

VARIANCE INFORMATION

Nature of Subdivision regulation Variance required: (Describe generally the nature of the variance.)

The pool will be crossing over the 50' Riparian Setback on the property by 12' 10".

Provide the specific Subdivision Regulation from which a variance is requested:

Article:

937.10 VARIANCES WITHIN RIPARIAN SETBACK

Section:

a-f

JUSTIFICATION OF VARIANCE:

Applicant shall provide written justification for the requested variance by responding to the following questions.

1. Are there exceptional topographic or other physical conditions peculiar to this particular parcel or land? If so, please explain.

No there are not.

2. What is the unnecessary hardship which will result from a literal enforcement of the Subdivision Regulation owing to the special conditions set for in subparagraph (1.) herein?

3. Did the special conditions specified in subparagraph (1.) result from previous actions by the applicant? Please explain.

4. Explain whether the variance requested is substantial.

The variance requested is not substantial.

5. Explain whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

The granting of the variance will have little effect on the surrounding neighborhood and community.

6. Will the variance adversely affect the delivery of governmental services, including but not limited to, access by fire fighting apparatus, law enforcement vehicles, ambulance and emergency vehicles and similar services relative to ingress and egress to the affected site and adjacent land?

The variance will not affect the delivery of any governmental services.

7. Explain whether the Subdivision Regulation was in effect at time of acquisition of the property by the applicant and whether the applicant purchased the property with the knowledge of the Regulation.

The home was purchased after the riparian setback ordinance.

8. Explain whether the applicant's predicament can be feasibly solved through some method other than a variance.

The applicant's predicament cannot be feasibly solved through some method other than a variance.

9. Explain how the variance from the Subdivision Regulations will not be contrary to the public interest.

The granting of the variance will have little effect on the surrounding neighborhood and community.

10. Explain how the spirit and intent behind the Subdivision Regulations will be observed if the variance is granted.

The riparian area will not be affected as the pool does not cross the stream.

11. Explain how the requested variance is the minimum variance to the Subdivision Regulations that will allow for a reasonable division of land.

ACTION OF THE SUMMIT COUNTY PLANNING COMMISSION SHOULD BE SENT TO:

Name American Construction Group- William Foster

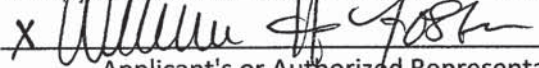
Address 6337 Chittenden Road Hudson, Ohio 44236

Phone 330-656-4335

Email Owner-bfoster@ohioswims.com Permitting-bsmith@ohioswims.com

Respectfully submitted this Monday day of July 11th, 2022

I certify that all information contained in this application and its supplements are true and correct.

X 
Applicant's or Authorized Representative's Signature

07/11/2022
Date

Fee Amount Paid: _____

Date Application Received: _____

Number of Lots: _____

Staff: _____



Planning Commission
Zoning Text Amendment
Section Three Residential
Sagamore Hills Township

Item No.: 2
Meeting: June 30, 2022
Applicant: Sagamore Hills Zoning Commission
Proposal: **Section Three Residential**
Processor: Stephen Knittel

Proposal: The Sagamore Hills Township Zoning Board is requesting to revise Section 3 Residential, 5.1 b.2 and delete contiguous and revised 5.2 a. Open Space & b. rights of way.

Proposed Text Amendments: Proposed new text is **bold and underlined**, deleted text is ~~struckthrough~~.

Sagamore Hills Township

- d. Encourage the investment of savings realized from reduced infrastructure costs into the development of architectural features and/or site amenities that establish a residential community of sustained desirability.

5.1 A Cluster Development shall be subject to the following specific regulations:

- a. Only single family detached dwellings shall be permitted.
- b. Area regulations:
 - 1. The minimum gross development area shall be fifteen (15) acres.
 - 2. A minimum of forty (40%) percent of ~~contiguous~~ gross development area shall remain as undeveloped open space and shall be preserved in its undisturbed state.

5.2 The open space shall be subject to the following conditions:

- a. **A preliminary plan shall be submitted to the Zoning Commission for discussion of open space prior to the submission of a detailed residential development plan. In designing open space, consideration shall be given to providing the least number of finite open spaces, with each open space consisting of the largest acreage possible.**
- b. Land in streets, sidewalks, utility easements and right-of-ways ~~rights-of-way, non-buildable areas (to include storm drainage right-of-ways and wetlands) rights-of-way~~ and land used for recreational purposes shall not be included in open space to offset a reduction in lot area; ~~calculations.~~
- c. Use of open space shall be limited to conservation and similar purposes and left in perpetuation in an undisturbed state.
- d. A legal plan, contract, covenants and restrictions for the perpetuation, maintenance and function of all of the open space shall be established. The covenants and restrictions shall name the Township as a full beneficiary of all covenants and restrictions upon the open space and shall provide that no changes shall be permitted to the open space without unanimous consent and approval of the Township Trustees. The documents shall be

Staff Comments: The proposed text at 5.2b currently has “Rights of way” being added twice, once on either side of the removed text.

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED**.



County of Summit - The High Point of Ohio
Planning Commission
Zoning Text Amendment
Definitions
Richfield Township

Item No.: 3
Meeting: August 25, 2022
Applicant: Richfield Zoning Commission
Proposal: **Definitions**
Processor: Stephen Knittel

Proposal: The applicant has proposed that the Richfield Township Zoning Resolution to amend Articles III, IV, V, IX, to add clarity with additional text.

Proposed Text Amendments: Proposed new text is **Bold**, removed text is ~~struck through~~.

ARTICLE II

DEFINITIONS

For the purpose of this Resolution, certain terms are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and the plural the singular; the word "shall" is mandatory and not discretionary; the word "building" shall include the word "structure"; the word "used" shall include the words "arranged", "designed", "constructed", "altered", "converted", or "intended to be used"; and a "person" shall mean, in addition to an individual, a firm, corporation, association, or any legal entity which may own and/or use land or buildings.

~~ACCESSORY BUILDING or USE: A subordinate building or use customarily incidental to and located upon the same lot occupied by the main building and use. Accessory buildings and uses include detached private garage, tool sheds, storage building, recreational buildings, etc.~~ **A use of land or of a structure or portion thereof customarily used with, and clearly incidental and subordinate to, the principal use of the land or building and ordinarily located on the same lot with such principal use.**

ADEQUATE PUBLIC FACILITIES ("APF"): The facilities and services provided to the public that are necessary to maintain the adopted level of service by the appropriate local or county agency. APF may include private companies as water or sewer providers, providing the level of service is Approved by the appropriate governing agency.

AUTOMOTIVE DEALER: The use of any building, land area, or other premise for the display and sale of new or used automobiles generally, but may include light trucks or vans,

trailers, or recreational vehicles, and including any vehicle preparation or repair work conducted as an accessory use.

BANK OR FINANCIAL INSTITUTION: Establishments engaged in deposit banking. Typical uses include commercial banks, savings institutions, and credit unions.

BREEZEWAY: An open or enclosed permanently attached structure for the purpose of connecting a principal structure to an accessory structure or use, such as garage, providing direct passage between them. Such attachment shall not render the accessory structure an addition unless the accessory structure meets all provisions of this resolution for setbacks and height as a stand-alone accessory structure prior to attachment.

BUFFERWALL: A wall consisting of reinforced solid masonry ~~pre-cast solid concrete~~ construction that ~~must be~~ constructed the entire length of all property adjacent to the residential zoning district and parallel to such residential district property line(s) at distances and heights provided in Section 420.3(D). The bufferwall will be installed contemporaneously with the construction of the principal use structure. The bufferwall is to be constructed so that ~~no~~ activity in the Light Industrial District is not visible from ~~the~~ ground level ~~from~~ at the residential property line. ~~And~~ The rear connecting wall in a courtyard type design serves as an additional buffer.

BUFFERYARD: Open spaces, woodland areas, landscaping, fences, walls, berms, or any combination thereof, used to physically separate or screen one use or property from another to reduce visibility of activity, lights, minimize noise or other potential nuisances.

BUILDING: Any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, or chattels. **A building is considered a structure.**

BUILDING, HEIGHT OF: The vertical distance from the finished grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or the mean height level between eaves and ridge of gable, hip, or gambrel roof. **See Figure 2-1.**

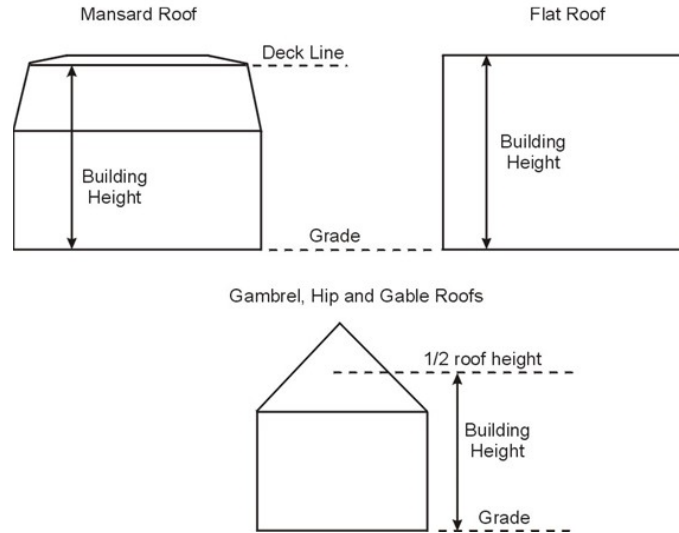


Figure 2-1: Building Height Measurement

BUILDING LINES: The defining minimum front, side, and rear yard requirements outside of which no building or structure may be located, except as otherwise provided herein.

BUILDING, NONCONFORMING: See **STRUCTURE, NONCONFORMING**

BUILDING, PRINCIPAL: The building structure on a lot used to accommodate the primary use to which the premises are devoted.

BUSINESS PARK, OFFICE OR LIGHT INDUSTRIAL SUBDIVISION DEVELOPMENT: A tract of land that is planned, developed, and operated as an integrated facility for a number of individual light industrial or office uses, with consideration given to overall on-site vehicular circulation, parking, utility needs, building design and orientation, and open space.

COMMERCIAL NURSERY AND WHOLESALE GARDEN CENTER: An establishment primarily engaged in the sale and/or cultivation for sale of horticultural specialties such as flowers, shrubs, and trees, intended for ornamental or landscaping purposes.

CONDOMINIUM: A building, or group of buildings, in which dwelling units, offices, or floor area are owned individually, and the structure, common areas, and facilities are owned by all the owners on a proportional, undivided basis.

CONSTRUCTION DUMPSTER: A container used for the temporary storage of rubbish or materials related to a construction project on the premises.

CONSRUCTION TRAILER: A portable temporary structure used as an office or for storage in conjunction with a construction project on the same premises.

COURTYARD DEVELOPMENT: The construction of two or more buildings parallel to each other and perpendicular to the residential district property line, with a reinforced concrete wall connecting the rear wall of the buildings, which wall must be at least equal to the height of the principal use structure. All parking is required to be in the front or the side yards, set back at least fifty (50) feet from the residential district property line. All loading space activities must take place in the open yard between the buildings in front of the rear connecting bufferwall. No activity is permitted behind the buildings and/or bufferwall within the one hundred (100) foot setback area.

COVERINGS: Any clothing or wearing apparel, including pasties, but does not include any substance that can be washed off the skin, such as paint or make-up, or any substance designed to simulate the appearance of the anatomical area beneath it.

DENSITY: The number of ~~families residing on,~~ or dwelling units developed on a gross acre of land.

DENSITY, GROSS: The total number of dwelling units divided by the gross area of the site including streets, easements, right-of-way, open space, and/or other public dedication within the proposed development unless otherwise stated in this resolution.

DENSITY, NET: The total number of dwelling units divided by the gross area of the site minus any land used for streets, easements, right of way, open space, and/or other public dedications.

DEVELOPMENT: Any manmade change to improved or unimproved land, including but not limited to the construction of buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling.

DIAMETER AT BREAST HEIGHT (DBH): The tree trunk diameter measured in inches at a height of 4.5 feet from the ground or, in the case of a tree that is divided into multiple trunks below 4.5 feet, as measured at the narrowest point beneath the point of division.

DISTRIBUTION CENTER: An establishment engaged in the receipt, administration, short term storage, and distribution of goods, products, cargo and materials including transshipment by boat, rail, air, or motor vehicle.

DWELLING: Any building or portion thereof, which is designed or used primarily for residence purposes, including one-family, two-family, and multifamily, but not including hotels, motels, boarding houses, lodging houses, **tents, recreational vehicles, cabins** and tourist dwellings. An attached garage for purposes of determining the front, side and rear yards, shall be considered a part of the dwelling.

DWELLING, ATTACHED: A building or portion thereof attached by common wall(s) within a single structure, designed for or used exclusively for residential purposes by two or more families. Attached dwelling shall include apartment buildings, duplexes, multi-family, condominiums, elderly housing, etc.

DWELLING, CONDOMINIUM: ~~A dwelling in which units are individually owned but the structure, common areas and facilities are owned on a proportional undivided basis by all of the owners. See CONDOMINIUM~~

DWELLING, ROW OR TOWNHOUSE: TYPE: A dwelling designed for occupancy by three (3) or more families, having private entrances, exits, stairways and hallways for each family unit.

FLAG LOT: Any lot having less than the minimum required width at the front property line with a portion of its area behind another lot having frontage on the same street. Also see LOT TYPES.

FOOTCANDLE: A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one candle.

FRONTAGE, STREET: The continuous distance for which the boundary line of the lot lines and the street are coincident. See Figure 2-2.

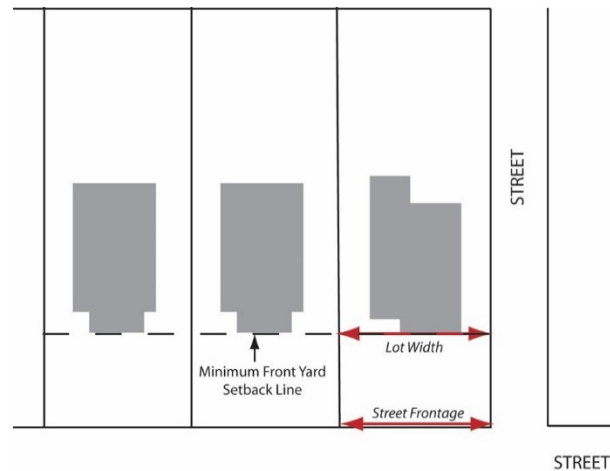


Figure 2-2: Street Frontage, Lot Width and Front Setback

HAZARDOUS WASTE OR MATERIALS: Those chemicals or substances that are physical or health hazards as defined and classified in the Fire and Building Codes. Hazardous materials categories include explosives and blasting agents, compressed gases, flammable and combustible liquids, flammable solids, organic peroxides, oxidizers, pyrophoric materials, unstable (reactive) materials, water-reactive solids and liquids, cryogenic fluids, highly toxic and toxic materials, radioactive materials, corrosives, carcinogens, irritants, sensitizers and other health hazards. Each category is defined separately in the Fire and Building Codes in accordance with the Code of Federal Regulations Title 29 and other nationally recognized standards.

IMPERVIOUS SURFACE: Any man-made hard surface area that does not readily absorb or retain water, including but not limited to buildings, roofs, pavement, driveways,

sidewalks, and compacted gravel if considered impervious by the Summit County Soil and Water Conservation District.

INSTITUTIONAL/CIVIC/PUBLIC: An educational, religious, health, or public use, such as a church, library, museum, public or private school, hospital, institutional residences such as intermediate or long-term care facilities for the elderly or developmentally disabled, or government-owned or operated building, structure, or land used for public purpose, and in which goods, merchandise, and services are not provided for sale on the premises.

JUNK YARD: The use of more than twenty-five (25) square feet of any land, building, or structure, whether for private and/or commercial purposes, where waste, used building materials, used lumber, used glass, discarded motor vehicles, paper, rags, rubber, cordage, barrels, etc., are sold, stored, bought, exchanged, baled, packed, sorted, disassembled, dismantled or handled.

LIGHT CUTOFF: An artificial outdoor light source designed to ensure that no light is directly emitted above a horizontal line parallel to the ground as regulated and illustrated in Figure 2-3.

LIGHT INDUSTRIAL USE: The assembly, fabrication, or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot which such assembly, fabrication, or processing takes place, where such processes are housed entirely within a building.

LIGHT, NON-CUTOFF: An artificial outdoor light source designed to allow light to be directly emitted above a horizontal line parallel to the ground as regulated and illustrated in Figure 2-3.

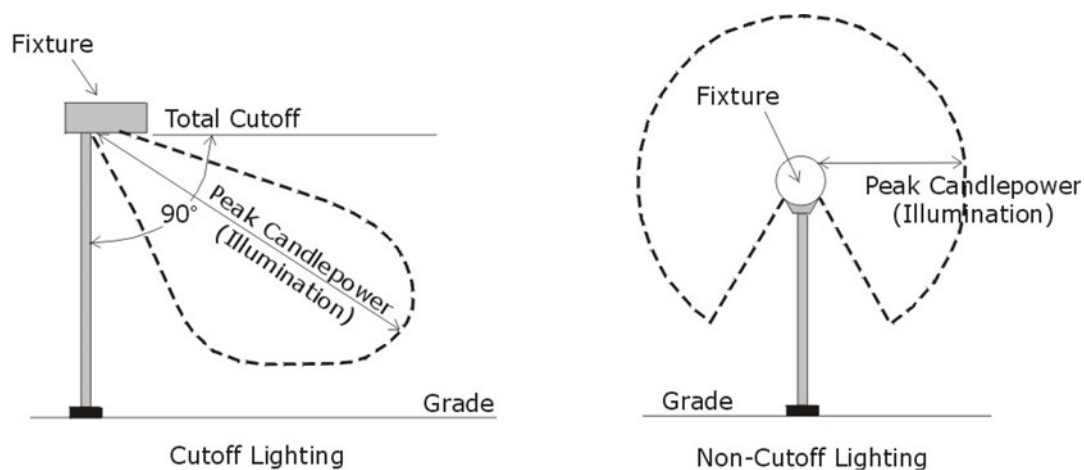


Figure 2-3: Illustration of Cutoff and Non-Cutoff Lighting

LOADING SPACE: An off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley, driveway or other appropriate means of access.

LOT AREA, GROSS: The total area within the lot lines of a property, excluding any street rights-of-way and the staff area of a flag or panhandle lot, where applicable. See Figure 2-4 and 2-5.

LOT AREA, NET: A two-dimensional space representing the area within a lot where both minimum setback and lot width requirements are met. See Figure 2-4.

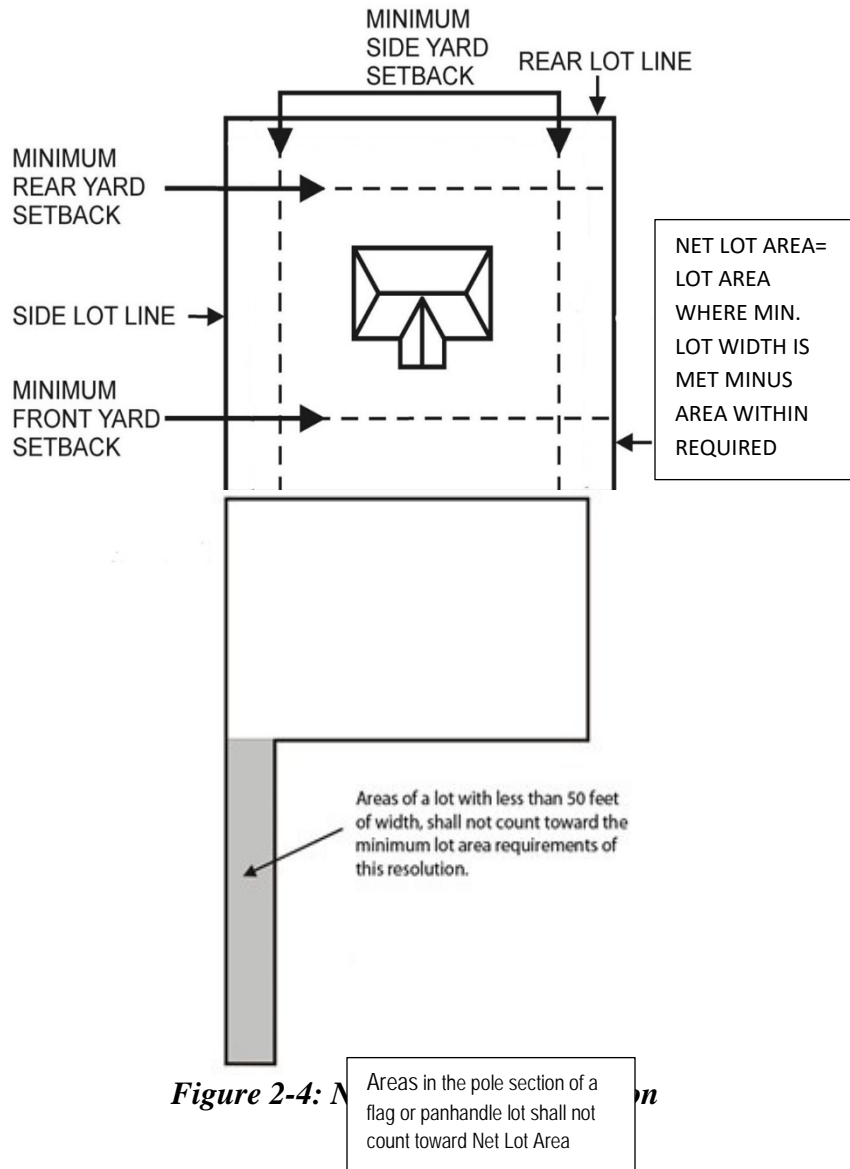


Figure 2-5: Gross Lot Area for a Flag/Panhandle Lot

LOT COVERAGE: The portion of a lot covered by the principal and accessory structures and surfaces that prevent the passage or absorption of stormwater including all impervious surfaces.

LOT FRONTAGE: See **FRONTAGE, STREET**

LOT LINES: The property lines defining the limits of a lot line (See **Figure 2-4**):

Front: The line separating a lot from the street or streets.

Rear: The lot line opposite and most distant from the front lot line.

Side: Any lot line other than a front or rear lot line; a side lot line separating a lot from a street is called a side street lot line; a side lot line separating a lot from a street is called a side street lot line; a side lot line separating a lot from another lot or lots is called an interior side lot line.

LOT, NONCONFORMING: A lot that does not meet the minimum lot area requirements of the applicable zoning district.

LOT TYPES: See **Figure 2-6**. Types of lots are as follows:

Corner: A lot at the junction of and abutting upon two (2) intersecting streets

Double frontage: A lot having a frontage on two (2) non-intersecting streets, as distinguished from a corner lot.

Interior: A lot other than a corner lot.

Three-sided: For lots having three sides, the lot line shall meet minimum requirements for the zone it is in, the point of the triangle opposite the front lot line shall be used for the rear lot requirements of the zone.

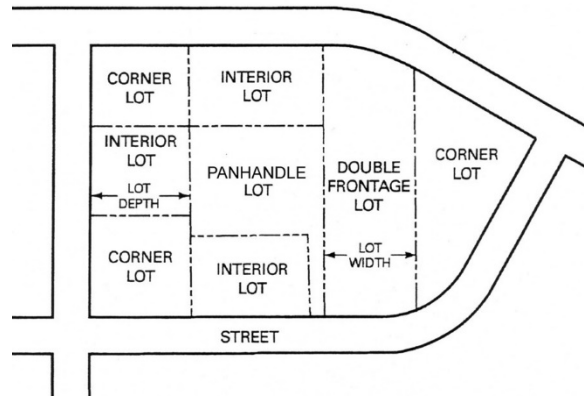


Figure 2-6: Illustration of Lot Types

LOT WIDTH: The horizontal distance between the side lot lines measured at two points where the building line, or setback line, intersects with the side lot lines. When the minimum setback line is not perpendicular to the side lot lines, the lot width shall be measured at the midpoint of the minimum setback line. See Figure 2-2.

MANUFACTURING: A use engaged in the processing and manufacturing of materials and products predominately from previously prepared materials, of finished products or parts, including processing, fabricating, assembly, treatment, packaging, incidental storage, sales and distribution of such products which would not generate objectionable or hazardous elements such as smoke, odor, vibration, water pollution or dust.

MEDICAL CLINIC: An establishment where patients are admitted for examination and treatment on an outpatient basis by one or more physicians, dentists, other medical personnel, psychologists, or social workers, and where patients are not usually lodged overnight.

NONCONFORMING USE: Any **structure building** or land lawfully occupied by a use on the effective date of these regulations or any amendment or supplement thereto, which does not conform to the Use Regulations of the district in which it is situated.

OFFICE, BUSINESS OR PROFESSIONAL: An establishment providing executive, management, administrative, or professional services, including medical or dental services, but not involving the sale of merchandise, except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, doctor, dentist, out-patient medical laboratories, architecture, design, engineering, accounting, and similar offices.

PANHANDLE LOT: See FLAG LOT

PARCEL: See LOT.

RECORDING, RADIO, OR TELEVISION STUDIO: A place for radio (audio), television (visual), or musical recording production. Radio or television studio shall mean only that part of a radio or television station from which the signal originates and shall not include the transmitter or antennas parts of the station.

RECREATIONAL FACILITY, COMMERCIAL: A privately owned, for-profit recreational facility open to the public at large for a fee.

REPAIR SERVICES: An establishment primarily engaged in the provision of repair services to individuals, households, or other businesses, but excluding automotive or other vehicle repair and farm machinery and tractor repair. Typical uses include appliance repair shops, furniture repair and reupholster shops, watch or jewelry repair shops, and musical instrument repair shops.

RESEARCH LABORATORY: An industrial establishment or other facility engaged in scientific research, investigation, product engineering development, product development and testing, market development, or experimentation, but not facilities for the manufacture or sale of products except as incidental to the main purpose of the laboratory.

RESTAURANT: An establishment where the principal business is the sale of food and beverages in a ready-to-consume state where:

- (1) fermented malt beverages, malt, special malt and vinous and spirituous liquors may be produced on the premises as an accessory use;
- (2) where there is no service to a customer in an automobile, and,
- (3) where the design or principal method of operation consists of one or more of the following:
 - (a) A sit-down restaurant where customers, normally provided with an individual menu, are generally served food and beverages in non-disposable containers by a restaurant employee at the same table or counter at which the food and beverages are consumed; or
 - (b) A cafeteria or cafeteria-type operation where food and beverages generally are served in non-disposable containers and consumed within the restaurant.

RETAIL: Establishments that sell or rent commonly used goods and merchandise for personal or household use but excludes those uses classified more specifically in this Resolution (e.g., adult businesses or wireless telecommunications). Typical uses include grocery stores, department stores, furniture stores, clothing stores, and establishments providing the following products or services: household electronic equipment, sporting goods, bicycles, office supplies, home furnishings, household appliances, wallpaper, carpeting and floor coverings, art supplies, kitchen utensils, jewelry, drugs, cosmetics, books, notions, antiques, or automotive parts and accessories.

RIGHT OF WAY: An area or strip of land, either public or private, on which an irrevocable rite of passage has been recorded for the use of vehicles, pedestrians, or both.

ROAD CLASSIFICATION SYSTEM (Per Summit County Engineers Office):

Minor Arterial Roads

The rural minor arterial road system should, in conjunction with the principal arterial system, form a rural network having the following characteristics:

1. Link cities and larger towns and form an integrated network providing interstate and intercounty service
2. Provide service to corridors with trip lengths and travel density greater than those predominantly served by rural collector or local systems. Minor arterials therefore constitute routes whose design should be expected to provide for relatively high overall travel speeds, with minimum interference to-through movement

Major Collector Roads

1. Provide service to the larger towns not directly served by the higher systems, and to other traffic generators of equivalent intracounty importance, such as consolidated schools, county parks, important agricultural areas, etc.
2. Link these places with nearby larger towns or cities, or with routes of higher classification; and
3. Serve the more important intracounty travel corridors

Minor Collector Roads

1. Spaced at intervals, consistent with population density, to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road;
2. Provide service to the remaining smaller communities; and
3. Link the locally important traffic generators with their rural hinterland

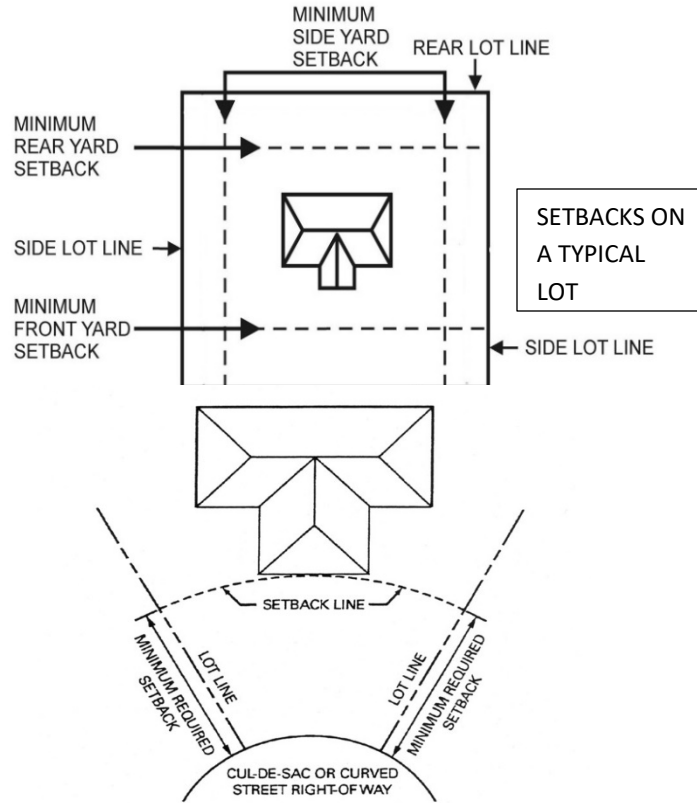
Local Roads

The rural local road system should have the following characteristics:

1. Serve primarily to provide access to adjacent land; and
2. Provide service to travel over relatively short distances as compared to collectors or other higher systems

SETBACK: The minimum distance a structure must be located from a property line or road right-of-way as required in the applicable zoning district. See Figure 2-7.

Figure 2-7 Typical Setback Lines



SETBACK, BUILDING: A line parallel to or concentric with the street right of way line and at a distance there from equal to the required depth of the front yard, and extending across the full width of the lot, but in no event shall said minimum building setback line be any closer than twenty (20) feet from any lot line. Where the right-of-way is not established, the right-of-way shall be assumed to be sixty (60) feet. Where a major thoroughfare or collector thoroughfare is designated on the Comprehensive Land Use Plan, the setback line shall be measured from the proposed right-of-way line. See Figure 2-7 and 2-8.

Figure 2-8: Illustration of curved front setback

SETBACK, FRONT: See **SETBACK, BUILDING**.

SETBACK LINE: The line created when applying the required setback distances on a lot. See **FIGURE 2-7**.

SETBACK, REAR: The minimum distance required between a structure and the rear lot line.

SETBACK, RIPARIAN: A distance, as specified by the Summit County Riparian Ordinance, from the ordinary high-water mark on each bank of a waterway to protect the adjacent area and waterway from impacts of development, and streamside residents from impacts of flooding and land loss through erosion.

SETBACK, SIDE: The minimum distance required between a structure and an adjacent lot where such lot line is defined as a side lot line.

SHOWROOMS AND SALESROOMS FOR WHOLESALE DISTRIBUTION: An establishment whose principal business is wholesale trade or distribution of manufactured products, supplies, and equipment, and which may include accessory offices.

SPA: See **SWIMMING POOL**

STREET, PUBLIC: See **THOROUGHFARE**.

STREET, PRIVATE: See **THOROUGHFARE**.

STRUCTURE: Anything constructed or erected, the use of which requires permanent **or temporary** location on the ground or attached to something having a permanent **or temporary** location on the ground, including advertising signs, billboards, pergolas, farmers' roadside stands, **accessory uses with or without a foundation** but not including fences, or walls **that do not require a footer/foundation** used as fences.

STRUCTURE, NONCONFORMING: A structure or building, the size, dimensions or location which were lawful at the time of construction now no longer conform to the current requirements of the zoning code due to amendment.

SUBDIVISION DEVELOPMENT: The division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other divisions of land for sale, development, or lease.

SWIMMING POOL: A receptacle for water or an artificial ~~pool~~ **body** of water having a depth at any point of more than eighteen (18) inches, constructed above or below the ground, indoors or outdoors, and used or intended to be used for the immersion of human beings for the purpose of ~~swimming~~ **recreation, exercise and/or relaxation**.

SWIMMING POOL OR SPA, COMMERCIAL: A swimming pool **or spa** used or intended to be used for public, semi-public, or private swimming by adults or children, or both adults and children, whether or not any charge or fee is imposed upon adults or children, operated and maintained by any person as herein defined, whether he be an owner, lessee, operator, licensee, or concessionaire, exclusive of a private pool as defined herein, and shall include all structures, appurtenances, equipment, appliances and other facilities appurtenant to and intended for the operation and maintenance of a swimming pool **or spa**, and also all swimming pools **or spas** operated and maintained in conjunction with or by clubs, motels, hotels, and community associations.

SWIMMING POOL OR SPA, PRIVATE RESIDENTIAL: A swimming pool **or spa** used or intended to be used solely by the owner or lessee thereof and his family, and by friends invited to use it without payment of any fee; and not for the purpose of profit or in connection with any business or association operated for profit. A swimming pool **or spa** intended for the use of members and guests of nonprofit clubs or organizations, or if its use is limited to household residents of multiple dwelling units, subdivision, neighborhood, community, or other specified area of residents, shall be considered a private residential swimming pool **or spa**.

THOROUGHFARE: Street or Road: The full width between property lines bounding every public way of whatever nature, with a part thereof to be used for vehicular traffic and designated as follows:

Alley: A public thoroughfare which affords only a secondary means of access to a lot or abutting property.

Cul-de-Sac: A local street of relatively short length with one end open to traffic and the other end terminating in vehicular turnaround.

Dead-end Street: A street temporarily having one (1) outlet for vehicular traffic and intended to be extended or continued in the future.

Private Street: A thoroughfare which affords principal means of access to abutting property, but which has not been dedicated to the public, or subject to public easements therefore.

Public Street: A public thoroughfare which has been dedicated to the public for public use or subject to public easements therefore, and which affords the principal means of access to abutting property.

TRUCK AND TRANSFER TERMINAL: A building where trucks load and unload cargo and freight and where the cargo and freight may be broken down or aggregated into smaller or larger loads for transfer to other vehicles or modes of transportation.

USE, NONCONFORMING: A use established in conformance with the zoning resolution at that time of establishment, but due to later amendments no longer conforms to the district permitted or conditionally permitted uses. Nonconforming uses are permitted to continue unless they cease for more than 24 months. After such time any further use shall conform to the zoning resolution in place.

VEHICLE AND EQUIPMENT RENTALS: The use of any building, land area, or other premises for the rental of cars, light trucks, and/or light equipment, and shall not include vehicle repair/services.

WAREHOUSE AND WAREHOUSING: An establishment or use, conducted within a completely enclosed building, which is engaged in the storage of materials, equipment, or products.

WETLANDS: An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

WHOLESALE TRADE: Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; to other wholesalers; or acting as agents, or brokers and buying merchandise for, or selling merchandise to, such individuals or companies, packaging of goods on site is permitted, but manufacturing of goods is prohibited.

YARD: An open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. See Figures 2-9 through 2-12.

Front: A yard extending across the full width of a lot and being the perpendicular distance between the street right-of-way line and the nearest portion of the principal building or structure existing or proposed for construction on said lot. Where the right-of-way line is not established, the right-of-way shall be assumed to be sixty (60) feet. Where a major or collector thoroughfare is designated on the Comprehensive Land Use Plan, the front yard depth shall be measured from the proposed street right-of-way line.

Rear: A yard extending across the full width of a lot between the side lot lines and being the perpendicular distance between the rear lot line and the nearest portions of any building or structure existing or proposed to be constructed on said lot. On corner lots, the rear yard shall be considered as parallel to the street upon which the lot has its least dimension. On both corner lots and interior lots, the rear yard shall be in all cases at the opposite end of the lot from the front yard.

Side: A yard between the nearest portion of any building or structure existing or proposed to be constructed on said lot and the side lines of the lot and extending from the front yard to the rear yard.

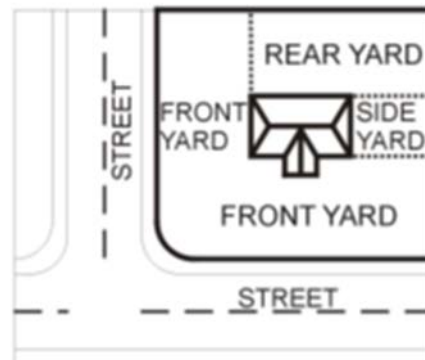
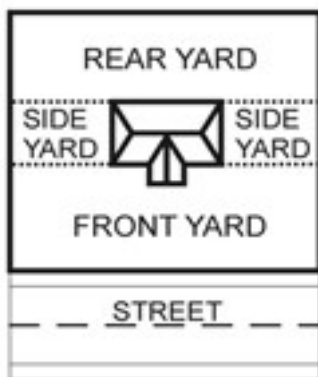


Figure 2- 9: Interior Lot Yards
Figure 2-11: Double Frontage Lot

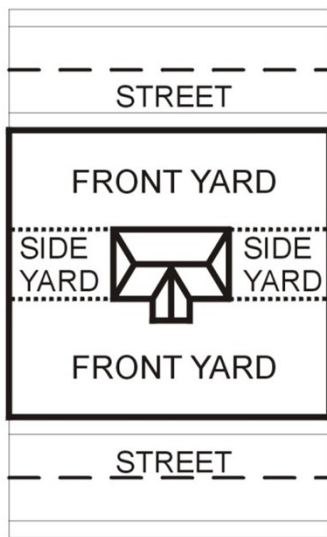
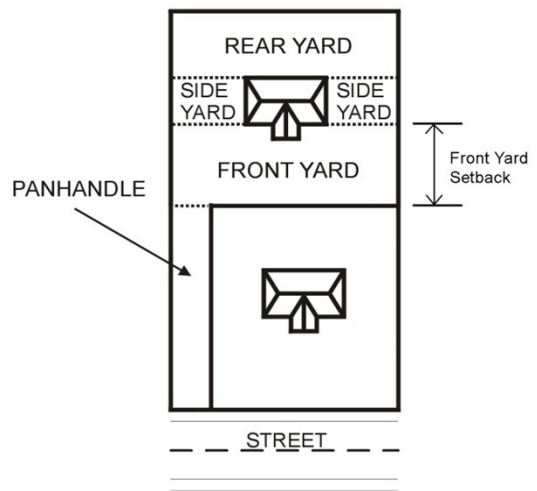


Figure 2-10: Corner Lot Yard
Figure 2-12: Flag Lot Yards



Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED**.



Planning Commission
Zoning Text Amendment
Articles III, IV, V, IX
Richfield Township

Item No.: 4
Meeting: August 25, 2022
Applicant: Richfield Zoning Commission
Proposal: **Articles III, IV, V, IX**
Processor: Stephen Knittel

Proposal: The applicant has proposed that the Richfield Township Zoning Resolution to amend Articles III, IV, V, IX, to add clarity with additional text.

Proposed Text Amendments: Proposed new text is **Bold**, removed text is ~~struck through~~.

~~ZONING RESOLUTION~~
~~RICHFIELD TOWNSHIP, SUMMIT COUNTY, OHIO~~

ARTICLE III

GENERAL PROVISIONS

Section 301 Purpose

The unincorporated territory of Richfield Township, Summit County, Ohio, is hereby divided into zone districts. All such regulations are uniform for each building, structure, or use within each zone district.

Section 301-1 Types of Districts

CD Conservation District

R-1 Rural Residential District

R-2 Residential District (retired **see Appendix 1**)

R-4 Planned Residential Development District

C Commercial District

LI-O Light Industrial - Office District

Section 301-2 Zoning Districts Map

The districts and their boundary lines are indicated upon a map entitled "Zoning Districts Map of Richfield Township, Summit County, Ohio," which said map is made a part of this Resolution. The said District Map, together with all notations, references, and other matters shown thereon, are hereby declared a part of this Resolution.

Section 301-3 Interpretation of District Boundaries

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

A. Where Boundaries Approximately Follow Streets, Alleys, or Highways

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

L. Lots, Yards and Open Space

No space which, for the purpose of a building, has been counted or calculated as part of a side yard, rear yard, front yard, or other open space required by these regulations may, by reason of change in ownership or otherwise, be counted or calculated to satisfy the yard or other open space requirement of or for any other building.

M. Visibility at Corner Lots

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.

N. Dwelling other than a Main Structure

No residential structure shall be erected upon a lot with another dwelling.

O. Accessory Building or Structure

Accessory Buildings or Structures are regulated by the requirements of each specific zoning district, and additionally must meet the following requirements:

1. Construction shall be subsequent to or simultaneously with construction of the principal use building.
2. Shall not be located closer to any other building than ten (10) feet, unless attached and made structurally a part of the existing building and shall conform to the yard requirements of the district in which located.
3. Shall be located in the side or rear yard only, unless located on a Flag Lot and set back at least 300 feet from the road right-of-way and meeting all setback and other requirements for that zoning district.
4. All Accessory Buildings or Structures, **permanent or temporary**, must adhere to the setback and other requirements for the zoning district, irrespective of size of the building or structure and shall require issuance of a zoning certificate when footprint is more than one hundred and twenty (120) square feet.
5. In residential districts, Accessory Buildings or Structures shall be limited to eighteen (18) feet in building height, and shall not exceed the building height of the principal use building

P. Temporary Buildings During Construction

Temporary buildings, trailers or mobile homes for use incidental to construction may be placed in any of the zone districts herein established. They are to be used only for storage and/or office space. However, a temporary building, trailer, or mobile home may be inhabited by ~~the~~ a landowner as a single family dwelling during the repair or reconstruction of an existing home where damage has been caused by a natural disaster such as water, wind, or fire. The allowable period is for one year with request for extension of one year. See Board of Trustees Fee Schedule for refundable amounts if permitted period has not been exceeded and the unit is removed within five (5) days after the project is finished.

Q. Approval of Plats

No proposed plat of a new subdivision shall be approved unless the lots within such plat equal or exceed the minimum requirements set forth in the various restrictions of these regulations.

R. Inconsistencies

In the event any of the requirements or regulatory provisions of these regulations are found to be inconsistent with one another, the more restrictive or greater requirements shall be deemed in each case to be applicable.

S. Prohibited Uses

No use shall be permitted or authorized to be established which, when conducted in compliance with the provisions of these regulations, and any additional conditions and requirements prescribed, is or may become hazardous, noxious, or offensive due to the noise, vibration, electrical interference, refuse matter or water-carried wastes.

T. Regulations of Agricultural Uses

Nothing contained in these regulations shall prohibit the use of any land for agricultural purposes or the construction or use of buildings or structures other than dwellings incident to the use for agricultural purposes of the land upon which such buildings or structures are located. No fee shall be required for a Zoning Certificate for such a use, building or structure.

U. Compliance with Building Regulations

All structures shall comply with the standards and requirements of the building regulations adopted and administered by the Summit County Department of Building Standards.

V. Swimming Pools

Public or private swimming pools **and spas** as herein defined shall be considered as structures for the purpose of permits and these regulations and shall conform to all required yard setback lines. The construction, plumbing, electrical requirements, inspection, and safety facilities including necessary fencing, shall be regulated by the County or State Code applicable to such pools.

W. Fences, Walls, and Hedges

Fences, walls, and hedges may be permitted in any required yard, or along the edge of any yard.

X. Dwelling Unit Size

Each single-family or two-family dwelling hereafter constructed or converted shall provide a minimum floor area of one thousand one hundred (1,100) square feet, for each dwelling unit.

Each multifamily dwelling unit hereafter constructed or converted shall provide: For a one-bedroom unit, a minimum of five hundred fifty (550) square feet; for a two-bedroom unit a minimum of seven hundred (700) square feet; for a three-bedroom unit a minimum of nine hundred (900) square feet. More than three-bedroom units shall be prohibited.

All units without basement facilities must provide a utility area of not less than one hundred (100) square feet.

Y. Buffer Zone

A separation of like or unlike zoned areas. The area must be landscaped and maintained, or it can be left in a natural wooded condition. Fences, walls and hedges are allowed as provided in the general provisions. The Board of Zoning Appeals will determine the size of the buffer zone (if required) while administering their responsibilities

Z. Lot Size Requirement

Land within the official boundaries of the Cuyahoga Valley National Park if under private ownership, may be considered as part of the land requirements for calculating the pro-rated dwelling density per acre.

AA. Access to Public Streets

In a CD, R-1, or R-2 district, no lot shall contain any building used as a dwelling unless it abuts at least fifty (50) feet on a public dedicated road and provided (a)

ZONING RESOLUTION
RICHFIELD TOWNSHIP, SUMMIT COUNTY, OHIO

ARTICLE IV

USE, AREA, HEIGHT REGULATIONS

Section 401 CD-CONSERVATION DISTRICT

Section 401-1 Purpose

This district is established for the following purposes: (1) to preserve and protect the values of distinctive geologic, topographic, botanic, historic, or scenic areas; (2) to protect the ecological balance of an area; (3) to conserve natural resources, such as river valleys, and tracts of forest land; and (4) to reduce the problems created by intensive development of areas having excessively high water tables, or which are subject to flooding, or which are topographically unsuited for urban type uses.

Section 401-2 Uses

A. Permitted Uses

1. Single Family Dwelling.
2. Wildlife Refuge and or Game Preserve consisting of land set aside by the owner or user to provide wildlife that are indigenous to the area with the essential elements of food, cover and water. The area is established and maintained for the protection of wildlife.
3. Roadside Stands, offering for sale only agricultural products which are produced on the premises, including one (1) sign advertising such products not exceeding ten (10) square feet erected beyond the building line. Such roadside stand and sign shall not be erected nearer than thirty (30) feet from either side lot line. Such stand, sign and required off-street parking shall be located and set back in such a manner so as not to create a traffic hazard.
4. Accessory Buildings, **temporary or permanent**, incidental to the principal use, such as Secondary Private Garage, Tool Sheds, Storage Buildings, Recreational Buildings, etc., and which do not include any activity conducted as a business. These buildings must abide by all yard **and setback** requirements.
5. Private Animal Barns ~~shall be located no less than one hundred (100) feet from any residence and fifty (50) feet from any side lot line and be within the front and rear building setback. shall not house more than four~~

~~(4) animal units~~ shall be located no less than one hundred (100) feet from any residence and fifty (50) feet from any side lot line and be **located in the side or rear yard**. ~~within the front and rear building setback~~. Private Animal Barns shall not house more than four (4) animal units.

6. Swimming Pools **and Spas** - Private Residential swimming pools **and spas** as defined in Article II shall be considered as structures for the purpose of permits and these regulations and shall conform to all required yard setback lines. All swimming pools **and spas** shall be suitably secured so as to prevent uncontrolled access. All in-ground pools **and spas** shall be secured by a fence not less than four (4) feet in height and not more than six (6) feet in height. Pool/spa fences shall be constructed so as to have no openings, holes, or gaps larger than 3 inches in any dimension, except for doors or gates. An accessory building may be used in or as part of such enclosure. Doors and gates shall be equipped with suitable locking devices to prevent unauthorized intrusion. Above-ground pools **and spas** having vertical surfaces of at least 4 feet in height shall be required to have fences and gates only where access may be had to the pool/spa. The construction, plumbing and electrical requirements, inspections, and other safety facilities shall comply with all applicable county or state codes.

7. Fences may be permitted in any yard, or along the edge of any yard, provided that no fence in any front yard shall be taller than forty-eight (48) inches above the natural grade and that no fence in any side or rear yard shall be taller than seventy-two (72) inches. All fences shall be located out of right-of-way or utility easements.

8. Porches, Decks and Patios.

a. A porch is considered a part of the house and is structurally connected to the house. A porch has a roof and floor and must abide by the same setbacks as the house.

b. A Deck is a horizontal platform with the floor raised above the natural grade level. Decks are not enclosed by walls nor do they have roofs and may or may not be structurally connected to the house. Decks must abide by the same setbacks as the house.

c. A Patio is a horizontal platform made of concrete, mortared brick, mortared stone or other like construction. A patio with a footer or foundation is considered a structure requiring a permit and must abide by the same setbacks as the house. A patio consisting of pavers or stone placed on the surface of the ground without a footer or foundation does not require a permit.

9. Television Satellite Dishes larger than 28" in diameter shall be considered structures, requiring a permit and subject to sideline and rear

ZONING RESOLUTION
RICHFIELD TOWNSHIP, SUMMIT COUNTY, OHIO

ARTICLE IV

USE, AREA, HEIGHT REGULATIONS

Section 402 R-1 – RURAL RESIDENTIAL DISTRICT

Section 402-1 Purpose

The purpose and intent of this district is to accommodate single family, residential development while protecting and preserving the rural character in which agriculture, woodlands, wetlands and low density is predominant, regardless as to the availability of water systems and/or sewage disposal systems.

Section 402-2 Uses

A. Permitted Uses

1. Single-Family Dwelling
2. Roadside Stands, offering for sale agricultural products that are produced on the premises.
3. Accessory Buildings, **permanent or temporary** incidental to the principal use, such as Secondary Private Garages, Tool Sheds, Storage Buildings, Recreational Buildings, etc., and which do not include any activity conducted as business. These buildings must abide by all yard **and setback** requirements.
4. Private Animal Barns shall be located no less than one hundred (100) feet from any residence and fifty (50) feet from any side lot line and be **located in the side or rear yard. within the front and rear building setback.** Private Animal Barns shall not house more than four (4) animal units.
5. Swimming Pools **and spas** - Private Residential swimming pools **and spas** as defined in Article II shall be considered as structures for the purpose of permits and these regulations and shall conform to all required yard setback lines. All swimming pools **and spas** shall be suitably secured so as to prevent uncontrolled access. All in-ground pools **and spas** shall be secured by a fence not less than four (4) feet in height and not more than six (6) feet in height. Pool/**spa** fences shall be constructed to have no openings, holes, or gaps larger than 3 inches in any dimension, except for doors or gates. An accessory building may be used in or as part of such enclosure. Doors and gates shall be equipped with suitable locking devices to prevent

unauthorized intrusion. Above-ground pools **and spas** having vertical surfaces of at least 4 feet in height shall be required to have fences and gates only where access may be had to the pool **or spa**. The construction, plumbing and electrical requirements, inspections, and other safety facilities shall comply with all applicable county or state codes.

6. Home Based Business subject to:

a. Such use shall be conducted entirely within the dwelling unit and no use of any accessory building or yard space shall be permitted.

b. Such use shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes.

c. Such use shall be conducted only by persons residing in the dwelling unit.

d. There shall be no display nor stock in trade nor commodities sold except those that are produced on the premises.

e. The use shall not involve the use of more than thirty-three and one-third percent (33-1/3%) of the floor area of only one (1) story.

f. One (1) unlighted name plate not more than two (2) square feet in area announcing the name and home occupation shall be permitted.

g. Such uses shall not create a nuisance by reason of noise, odor, dust, vibration, fumes, smoke, electrical interference, excessive vehicular traffic or other causes.

h. Vehicular traffic shall be limited to no more than two (2) cars at any one time.

7. Fences may be permitted in any yard, or along the edge of any yard, provided that no fence in any front yard shall be taller than forty-eight (48) inches above the natural grade and that no fence in any side or rear yard shall be taller than seventy-two (72) inches. All fences shall be located out of right-of-way or utility easements.

8. Porches, Decks and Patios

a. A porch is considered a part of the house and is structurally connected to the house. A porch has a roof and floor and must abide by the same setbacks as the house.

B. Public Utilities:

No Planned Residential Development shall be permitted except where public water and sanitary sewer facilities are used for all dwelling units.

C. Single Control:

At the time of application and throughout the development period, all land included in the Planned Residential Development must be under the single control of the Developer except for any portions of the development which are finished during phased construction and transferred to private ownership in accordance with the requirements of this Article.

Sec. 405-3 Use Regulations

A. Principal Permitted Uses

1. Single-family detached dwellings such that there shall be a restriction of one single-family unit per lot.
2. Cluster Phase:
 - a. Attached or Detached single-family dwellings
 - b. Two-family, multi family, or any other type of combined housing units up to four units
 - c. Open Space within each Cluster Phase to be a minimum of twenty-five (25) percent of that Cluster Phase area
 - d. Enclosed parking and/or structures or buildings must be attached to the principal residential dwelling.
3. Public and private open space, forest and wildlife reservations or similar conservation projects.
4. Accessory Buildings or Structures, **permanent or temporary**, incidental to the principal use which do not include any activity conducted as a business must abide by all yard **and setback** requirements. No more than two (2) accessory buildings are permitted per single-family lot. Cluster Phase building envelopes may not contain accessory buildings or structures.
5. Swimming Pools **and spas** - Private Residential swimming pools **and spas** as defined in Article II shall be considered as structures for the purpose of permits and these regulations and shall conform to all required yard setback lines. All swimming pools **and spas** shall be suitably secured so as to prevent uncontrolled access. All in-ground pools **and spas** shall be secured by a fence not less than four (4) feet in height and not more than six (6) feet in height. Pool/**spa** fences shall be constructed so as to have no openings, holes, or gaps larger than 3 inches in any dimension, except for doors or gates. An accessory building may be used in or as part of such enclosure. Doors and gates shall be equipped with suitable locking devices to

prevent unauthorized intrusion. Above-ground pools **and spas** having vertical surfaces of at least 4 feet in height shall be required to have fences and gates only where access may be had to the pool **or spa**. The construction, plumbing and electrical requirements, inspections, and other safety facilities shall comply with all applicable county or state codes. Swimming pools within Cluster Phases are permissible only in accordance with Section 405-3-E of these regulations.

6. Home Based Business subject to:

- a. Such use shall be conducted entirely within the dwelling unit and no use of any accessory building or yard space shall be permitted.
- b. Such use shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes.
- c. Such use shall be conducted only by persons residing in the dwelling unit.
- d. There shall be no display or stock in trade nor commodities sold except those that are produced on the premises.
- e. The use shall not involve the use of more than thirty-three and one-third percent (33 ¹/₃%) of the floor area of only one (1) story.
- f. One (1) unlighted nameplate not more than two (2) square feet in area announcing the name and home occupation shall be permitted.
- g. Such uses shall not create a nuisance by reason of noise, odor, dust, vibration, fumes, smoke, electrical interference, excessive vehicular traffic or other causes.
- h. Vehicular traffic shall be limited to no more than two (2) cars at any one time.

7. Fences may be permitted in any yard, or along the edge of any yard, provided that no fence in any front yard shall be taller than forty-eight (48) inches above the natural grade and that no fence in any side or rear yard shall be taller than seventy-two (72) inches. All fences shall be located out of right-of-way or utility easements. Fences within cluster phases are permissible only in accordance with Section 405-3-E of these regulations.

8. Television Satellite Dishes larger than twenty-eight inches (28") in diameter shall be considered structures, requiring a permit and subject to sideline and rear setbacks applicable to single-family lots within the district. Television satellite dishes shall not be located in the Front Yard. The area surrounding the dish shall be landscaped to minimize visual impact on the adjoining property owners and screening shall consist of dense evergreen shrubs placed to create a substantially opaque visual barrier. Landscaping shall be completed within one hundred eighty (180) days of installation of the satellite dish. Television Satellite Dishes larger than twenty-eight inches (28") in diameter are not permitted within the Cluster Phases.

9. Signs. See Section 506 Sign Regulations.

10. Porches, Decks, and Patios.

a. Essential public utility and public services installations including bus stops and shelters, but not power generating stations, transit transfer stations or outdoor storage.

b. Public Recreation facilities including multipurpose trails for non-motorized travel only.

4. Solar Energy Panel/System – See Section 509 Alternative Energy Systems

420-2B

B. Principally Permitted Accessory Uses

1. Definition

Accessory uses and structures ~~shall be are those that are used with, and clearly incidental and subordinate to, the principal use of the land or building and ordinarily located on the same lot with such permitted principal uses,~~ unless specifically prohibited as set forth in Appendix B. Accessory structures should be devised to be visually compatible with the main building. Accessory uses shall be subject to the following regulations in addition to the same regulations that apply to principal permitted uses. The uses cited in Appendix B are wholly excluded.

2. The permitted accessory uses are set forth as follows:

a. Television/Communication Satellite Dishes larger than one (1) meter in diameter shall be considered structures, requiring a permit and subject to front, side and rear setbacks applicable to the district. The dish shall not be located in the setback area abutting a residential district. The area surrounding the dish shall be landscaped to minimize visual impact on any adjoining residential district property. Landscaping shall be completed within one hundred eighty (180) days of installation of the satellite dish and maintained thereafter.

b. Cafeterias, dining halls, day care and recreational services when operated within the primary building and for the convenience of employees, clients, customers or visitors of the Principal Use.

c. Gates and Guard Houses.

d. Signs – as set forth in Section 506 of the Zoning Resolution.

e. Parking Garages for employees, customers and visitors of the Principal Use **on the property.**

g. Office Business Parks - Subdivision Developments

h. Junk Yards

i. Commercial nurseries and wholesale garden centers
not conducted entirely within an enclosed building

2. Light Industrial Uses, as specifically set forth are conditionally permitted as follows:

a. Wireless telecommunications towers.

b. Truck and Transfer Terminals when storage is conducted wholly within an enclosed building. Loading Space areas shall be included in the enclosed building and trucks loaded and unloaded from an opening only large enough to gain access to the semi-tractor trailer interior. No loading, unloading or storage shall occur outside of the building except for automotive, truck, farm and excavating equipment dealers.

c. Light Industrial Business Parks – Subdivision Developments.

d. Oil and Gas Exploration.

3. Institutional/Civic/Public Uses, as specifically set forth are conditionally permitted as follows:

a. Conference Centers

b. Government facilities, Offices and Services

c. Public Safety and Emergency Services

4. Wind Energy Systems – See Section 509 Alternative Energy Systems

D. Conditionally Permitted Accessory Uses

1. Definition:

Accessory uses and structures ~~shall be~~ ~~are those that are~~ **used with, and clearly incidental and subordinate to, the principal use of the land or building and ordinarily located on the same lot with such permitted principal uses**, unless specifically prohibited as set forth in Appendix B.

Accessory Structures should be designed to be visually compatible with the main building. Accessory uses shall be subject to the following

and retail uses that reference this subsection, shall not be permitted in the Light Industrial-Office District unless all of the following conditions are met:

1. The commercial or retail use shall not be the principal permitted use in any freestanding building.
2. The commercial or retail area shall not occupy more than ten thousand (10,000) square feet in gross floor area or twenty (20) percent of the gross floor area of any building, whichever is smaller.

Section 420-3 Area, Height and Setback Requirements

All uses must comply with the following:

- A. Minimum Front Yard Depth: Forty (40) feet from road right of way.
- B. Minimum Side Yard Depth: Thirty-five (35) feet to buildings and five (5) feet to parking areas and driveways.
- C. Minimum Rear Yard Depth: Fifty (50) feet to buildings and five (5) feet to parking areas and driveways.
- D. Total Lot Coverage: Seventy (70) percent of the parcel including all designated impervious surfaces.**
- E. Special Setback requirements from Residential Districts:

1. Non-Courtyard Developments:

- a. Building or Structure Setback:

Any building or structure shall be placed a minimum of two hundred (200) feet from any residential district property line, including bufferyard.

- b. Parking Setback:

Parking lots shall be placed a minimum of fifty (50) feet from the residential district property line, including bufferyard.

- c. Bufferwall Setback:

~~(Bufferwall defined in Appendix C—Definitions)~~

~~(The bufferwall that is required to be constructed as provided in this section must be a continuously connected bufferwall along the entire~~

~~residential district regardless of the existence of separate sublots or ownership of property. The bufferwall will be installed contemporaneously with the construction of the principle use structures.)~~

A bufferwall shall be placed a minimum of fifty (50) feet from the residential district property line, including bufferyard, and at a minimum height of ten (10) feet along the entire residential district property line. The bufferwall that is required to be constructed as provided in this section must be a continuously connected bufferwall along the entire adjacent residential district, regardless of the existence of separate sublots or ownership of property. The bufferwall will be installed contemporaneously with the construction of the principle use structures.

d. Loading Space Setback:

Loading space areas shall be placed a minimum of two hundred (200) feet from the residential district property line including bufferyard.

2. Courtyard Developments:

a. Building or Structure Setback:

Any building or structure shall be placed a minimum of one hundred (100) feet from any residential district property line, including bufferyard. No activity is permitted behind the buildings and courtyard bufferwall in the one hundred (100) foot setback. All loading activities must take place in the open yard between the buildings in front of the rear courtyard bufferwall.

b. Parking Setback:

Parking lots shall be placed a minimum of fifty (50) feet from the residential district property line, including bufferyard and must only be located in the front or side yards. No parking is permitted in the rear of the buildings or the courtyard bufferwall.

c. Bufferwall Setback: ~~(Bufferwall defined in Appendix C — Definitions)~~

i. For side parking lots a bufferwall shall be placed a minimum of fifty (50) feet from the residential district property line, including bufferyard, at a minimum height of ten (10) feet. Rear parking lots are prohibited in courtyard developments.

ii. The bufferwall shall be placed a minimum of one hundred (100) feet from the residential district property line, including buffer yard and shall be attached to the principle use structures it is connecting. The bufferwall shall consist of reinforced **masonry** ~~pre-cast concrete~~ construction consistent with the exterior wall materials on the principal use structures and be at a minimum height equal to the height of the principal use structures.

iii. Loading Space Setback:

Loading space areas shall be placed a minimum of one hundred (100) feet from the residential district property line including bufferyard and have a courtyard bufferwall at a minimum height of **10'**. ~~equal to the height of the principle use buildings or structures.~~ No activity is permitted behind the buildings and courtyard bufferwall in the one hundred (100) foot setback. All loading activities must take place in the open yard between the buildings in front of the rear courtyard bufferwall.

E. Structure Height: The maximum building height shall be fifty (50) feet.

F. Minimum Gross Area: One (1) acre. (See Lot Area, Gross in Article II Definitions).

G. Maximum Floor Area to Lot Ratio:

| | |
|--------------------------------------|-----|
| Office Uses: | .35 |
| Light Industrial and Warehouse Uses: | .40 |
| Mixed Use Maximum: | .40 |

H. Only one (1) principal use structure per lot will be permitted except for courtyard developments as set forth in Section 420-3-D-2.

Section 420-4 Site Planning and Performance Standards.

All uses must comply with the following standards. Evidence of compliance must be provided within the application submitted to the Township. **Also see Article V, Section 505.**

A. Noise/Hours of Operation

1. General Standard: No activity or operation within the district shall exceed the maximum permitted sound levels db(A) as set forth **in the Summit County Noise Nuisance Ordinance 509.08** below

at the rear setback line of the receiving premises, except as provided in this section:

| Source of Sound and Time | Premises Receiving Sound/Sound Level db(A) | | |
|------------------------------|--------------------------------------------|--------------------------|------------------|
| | Residential | Commercial/Institutional | LIGHT Industrial |
| Commercial/ Institutional | Day | 60 | 65 |
| | Night | 55 | 55 |
| Light Industrial | Day | 60 | 70 |
| | Night | 55 | 60 |

**Night shall mean the hours between 10:00 p.m. and 7:00 a.m.*

2. Additional Standards for Specific Operations. ~~and Activities Refuse Collection/Loading.~~

~~a. No person or business shall engage in waste disposal services or refuse loading and collection or operate any compacting equipment or similar mechanical device in any manner so as to create any noise exceeding the standards set forth above when measured at the property line. No refuse loading or collection shall take place between the hours of 6:00 p.m. and 6:00 a.m.~~

~~b. a. Truck Loading. No truck loading or unloading shall be allowed within two hundred fifty (250) feet of a residential lot between the hours of 10:00 p.m. and 6:00 a.m.~~

~~d. b. Additions. Additions in excess of five thousand (5,000) square feet that are planned to house any stationary machinery, device, or equipment that will create noise that exceeds sixty (60)db(A) shall be reviewed to ensure~~

that noise mitigation measures such as building noise attenuation and insulation, siting modifications, berms, barriers, and other measures are utilized to effect noise levels to not exceed the Summit County Ordinance 509.8 reductions up to fifteen (15)db(A) more than normal construction or to fifty five (55)db(A) measured at the rear property line at the rear setback line of the receiving premises abutting any residential development, whichever is the lower reading.

~~3. Exemptions:~~

~~The following operations and activities are exempted from the limitations of this section:~~

~~Alarm devices or sounds that have the purpose of warning of unsafe or dangerous situations or calling for police.~~

B. Vibrations

See Article V, Section 505. No activity or operation shall cause or create earth borne vibrations in excess of the displacement values set forth below on or beyond any abutting parcel zoned for residential, commercial, institutional, or industrial use or shall cause any inherent or recurring generated vibration perceptible without instruments at any point along the property line on which the vibration source is located.

| Steady State Vibration Limits | | |
|--------------------------------------------------------------|------------------------|------------------------|
| Vibration Limit | Peak Particle Velocity | Peak Particle Velocity |
| | (Inches per Second) | (Inches per Second) |
| | Daytime | Night time |
| At a Residential Parcel | 0.03 | 0.01 |
| At a Commercial/ Institutional/Light Industrial Parcel | 0.06 | 0.06 |

~~Note: Nighttime limits shall be considered to prevail from 10:00 PM to 7:00 AM~~

C. Odors. See Article V, Section 505.

~~No activity or operation shall cause or allow the emission of odorous air contaminants from any source that results in detectable odors that are measured in excess of the following limits: For areas used predominantly for residential purposes, it is a violation if odors are detected after the odorous air has been diluted with seven (7) or more volumes of odor-free air.~~

D. Air Quality/Emissions See Article V, Section 505.

~~1. To minimize off site fugitive emissions, trucks carrying dry bulk materials are to be fully enclosed, or the cargo is to be enclosed within canvases, tarpaulins, or other method of confinement that fully covers the payload area of the truck. Alternatively, a crusting agent may be used to cover the cargo. 2. No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred or transported off the lot by natural causes or forces. All materials or wastes must be contained within a building or structure that minimizes public view from the neighboring properties to the greatest extent practicable.~~

E. Hazardous Waste/Materials See Article V, Section 505.

~~1. All hazardous materials or wastes that might cause fumes or waste or which constitute a fire hazard, or which may be edible by or otherwise attractive to rodents or insects shall be temporarily stored for not more than thirty (30) days outdoors only in closed containers.~~

~~2. No hazardous materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred or transported off the lot by natural causes or forces. All materials or wastes must be contained within a building or structure.~~

~~3. If the proposed use is known to utilize hazardous materials or wastes onsite in excess of the amounts set forth in Uniform Fire Code (UFC), Article 4.108, or as updated/amended hereafter, the applicant shall prepare, at the direction of the Richfield Fire Chief, a hazardous materials impact analysis to remain on file at the Fire Department for annual inspections that:~~

- ~~a. Assesses potential off site impacts and appropriate mitigation procedures and precautions; and~~
- ~~b. Examines methods to reduce the use and temporary storage of hazardous materials and the production of hazardous wastes at the site.~~

~~4. A material safety data sheet must be filed with the Richfield Fire Department for any storage of hazardous materials or wastes, temporary or otherwise.~~

F. ~~Glare or Heat or Light See Article V, Section 505.~~

~~1. If the proposed activity or operation produces glare or heat, whether direct or reflected, that is perceptible from any point along the development's property lines, the operation shall be conducted within an enclosed building or with other effective screening sufficient to make such glare or heat imperceptible at the property line.~~

~~2. Exterior lighting shall be positioned or designed in such a way as not to extend glare light onto adjacent property or right-of-way.~~

~~3. Light sources in excess of twenty (20) feet in height shall be located no closer than one hundred (100) feet to any residential property line and with a total cutoff of at least ninety (90) degrees in the direction of any such property line. Cutoff shall be defined as the point at which all light rays emitted by a lamp or light source are completely eliminated at a specific angle above the ground.~~

~~4. Light Poles may not exceed twenty five (25) feet in height.~~

~~5. Exterior lighting for outdoor recreational facilities shall be extinguished no later than 11:00 p.m. except for parking facilities.~~

~~6. No flickering or flashing lights shall be permitted except as specifically preempted by state or federal law.~~

G. Road Surface Standards

All roads, driveways and parking areas shall be surfaced with a pavement having an asphalt or concrete binder of sufficient strength to support vehicular loads imposed on it while providing a durable, dustless surface. All roads, driveways and parking areas shall be designed to utilize any existing drainage and sewer system and will be installed in compliance with all applicable governmental standards including Summit County standards.

H. Landscaping and Buffering

Landscaping and Buffering shall be utilized to minimize the impact of different land uses and to protect adjacent residential districts from nuisances.

1. Applicability

Buffering and landscaping requirements shall apply to new property development and any substantial expansion of existing structures. Substantial expansion in this subsection is defined as follows:

7. Bufferwall requirements for lots adjacent to residential districts:

Where a use abuts a residential district, the applicant will be required to construct a bufferwall as defined in ~~Appendix C Article II- Definitions~~ and as set forth in the regulations of Section 420-3E.

8. Plant Requirements

- a. Canopy trees shall have a minimum diameter at breast height (DBH) of at least two (2) inches when installed.
- b. Understory trees shall have a DBH of at least one and one quarter (1¼) inches when installed.
- c. Evergreen trees shall be a minimum of six (6) feet in height at time of planting.
- d. Shrubs shall be at least eighteen (18) inches in height or twenty-four (24) inches in spread at time of planting.
- e. All landscape materials installed shall be in an irregular pattern.
- f. If there are existing natural woodlands within the required bufferyard area those woodlands shall be left undisturbed up to the nearest setback line to the extent feasible.

I. Drainage

Due to the relationship of the Light Industrial - Office District to the Columbia Run drainage system of the Cuyahoga Valley National Park, particular attention is given to protecting the environmental integrity of existing streams and wetlands resources.

1. General Criteria

The Summit County Technical Guidelines for Stormwater Management are the accepted design and construction specifications for Stormwater Management facilities. Peak rate run-off from any area after development shall not exceed the peak rate runoff from the same area before development. Prior to issuance of a Zoning Certificate, evidence must be submitted as to comply with the following:

2. Wetland Detention

Wetlands may be considered for use in reducing stormwater runoff as long as it is demonstrated that no adverse impact will occur on existing vegetation within the wetlands.

3. Wetlands Delineation

All existing wetland areas, as defined in the definitions subject to reporting to the Army Corps of Engineers, must be designated on site plan applications and setbacks of a minimum of fifteen (15) feet must be retained.

4. Erosion and Sediment Control

All development within the District shall present evidence of an Approved Storm Water Pollution Plan prior to issuance of any zoning certificate. The Approved SWPP shall remain on file at the Township zoning office.

5. Restriction on Water Quality Run-off

The applicant must demonstrate that no run-off from the site will contain substances included in Appendix B.

J. Traffic Management

All traffic must only access West Columbia Road or Allegra Way to State Route 21.

K. Adequate Public Facilities

All uses must demonstrate that adequate public facilities, in terms of sewerage treatment and water supply, are available to meet the intended use.

L. Utilities

All service utilities shall be installed underground.

M. Building or Structure Siting

Notwithstanding the requirements of 420.3, the Zoning Commission may recommend a specific location on a site for buildings, structures and activities that generate potential adverse impacts on adjacent uses and to minimize the effects on surrounding property owners. For conditionally permitted use applications, the Board of Zoning Appeals has the right to grant a permit subject to the condition of building or structure siting.

N. Parking

operation or management of either the Park Board or which is operated or managed by the Cuyahoga Valley National Park or Metroparks.

(d) The property line of a lot devoted to a residentially zoned parcel as defined in the Zoning Resolution.

ii. Adjacent properties shall be sheltered from the junk yard use by a bufferwall and bufferyard constructed to the following standards:

(a) Bufferwall Requirements: A wall consisting of reinforced pre-cast solid ~~concrete~~ masonry construction completely enclosing all junk yard use area of the property. The bufferwall must be installed before any junk-yard activity may commence, shall be placed a minimum of fifty (50) feet from the property line and must be a minimum of ten (10) feet in height.

(b) Bufferyard Requirements: A Type D Bufferyard, as described in Section 420-4-H-6 shall completely surround the required bufferwall.

h. Commercial nurseries and garden centers not conducted entirely within an enclosed building.

(1) All storage of non-living material shall be within an enclosed building.

(2) All vehicle, equipment and materials storage, maintenance and repair shall be within an enclosed building.

(3) All property lines that adjoin a residential use or district shall be screened with a bufferyard that is the equivalent or exceeds screening provided by Section 420-4-h-6 & 8 Bufferyard "D" and any other buffer requirements including bufferwall requirements.

(4) No parking of vehicles shall be allowed in parking aisles, driveways, or road right-of-ways.

(5) Buffering with mounding and/or fencing shall be required for non-enclosed areas as necessary to shield adjacent and nearby uses from noise, dust, light caused by operations at the site and to lessen visibility of activity at the site.

2. Light Industrial Uses

**ZONING RESOLUTION
RICHFIELD TOWNSHIP, SUMMIT COUNTY, OHIO**

APPENDIX C

DEFINITIONS

For the purpose of this resolution, certain terms are hereby defined. The following words, terms and phrases, when used in this Code, shall have the meanings ascribed to them in this Section:

~~ACCESSORY BUILDING shall mean a building detached from a principal building and customarily used with, and clearly incidental and subordinate to, the principal building or use, and ordinarily located on the same lot with such principal building.~~

~~ACCESSORY STRUCTURE shall mean a structure detached from a principal building and customarily used with, and clearly incidental and subordinate to, the principal building or use, and ordinarily located on the same lot with such principal building.~~

~~ACCESSORY USE shall mean a use of land or of a building or portion thereof customarily used with, and clearly incidental and subordinate to, the principal use of the land or building and ordinarily located on the same lot with such principal use.~~

~~ADEQUATE PUBLIC FACILITIES ("APF") shall mean the facilities and services provided to the public that are necessary to maintain the adopted level of service by the appropriate local or county agency. APF may include private companies as water or sewer providers, providing the level of service is Approved by the appropriate governing agency.~~

~~AUTOMOTIVE DEALER shall mean the use of any building, land area, or other premise for the display and sale of new or used automobiles generally, but may include light trucks or vans, trailers, or recreational vehicles, and including any vehicle preparation or repair work conducted as an accessory use.~~

~~BANK OR FINANCIAL INSTITUTION shall mean establishments engaged in deposit banking. Typical uses include commercial banks, savings institutions, and credit unions.~~

~~BUFFERWALL shall mean a wall consisting of reinforced pre-cast solid concrete construction that must be constructed the entire length of all property adjacent to the residential district and parallel to such residential district property lines at distances and heights provided in Section 420.3(D). The Bufferwall will be installed contemporaneously with the construction of the principle use structure. The bufferwall is to be constructed so that no activity in the Industrial District is visible at the ground from the residential property line and the rear connecting wall serves as an additional buffer.~~

~~BUFFERYARD shall mean open spaces, landscaped areas, fences, walls, berms, or any combination thereof, used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.~~

~~BUSINESS PARK, OFFICE OR INDUSTRIAL SUBDIVISION DEVELOPMENT shall mean a tract of land that is planned, developed, and operated as an integrated facility for a number of individual industrial or office uses, with consideration given to overall on-site~~

vehicular circulation, parking, utility needs, building design and orientation, and open space.

~~COURTYARD DEVELOPMENT shall mean the construction of two or more buildings parallel to each other and perpendicular to the residential district property line, with a reinforced concrete wall connecting the rear wall of the buildings, which wall must be at least equal to the height of the principal use structure. All parking is required to be in the front or the side yards, set back at least fifty (50) feet from the residential district property line. All loading space activities must take place in the open yard between the buildings in front of the rear connecting bufferwall. No activity is permitted behind the buildings and/or bufferwall in the one hundred (100) foot setback area.~~

~~COMMERCIAL NURSERY AND WHOLESALE GARDEN CENTER shall mean an establishment primarily engaged in the sale and/or cultivation for sale of horticultural specialties such as flowers, shrubs, and trees, intended for ornamental or landscaping purposes.~~

~~DIAMETER AT BREAST HEIGHT (DBH) shall mean tree trunk diameter measured in inches at a height of 4.5 feet from the ground or, in the case of a tree that is divided into multiple trunks below 4.5 feet, as measured at the most narrow point beneath the point of division.~~

~~DISTRIBUTION CENTER shall mean an establishment engaged in the receipt, administration, short term storage, and distribution of goods, products, cargo and materials including transshipment by boat, rail, air, or motor vehicle.~~

~~HAZARDOUS WASTE OR MATERIALS shall mean those chemicals or substances that are physical or health hazards as defined and classified in the Fire and Building Codes. Hazardous materials categories include explosives and blasting agents, compressed gases, flammable and combustible liquids, flammable solids, organic peroxides, oxidizers, pyrophoric materials, unstable (reactive) materials, water reactive solids and liquids, eryogenic fluids, highly toxic and toxic materials, radioactive materials, corrosives, carcinogens, irritants, sensitizers and other health hazards. Each category is defined separately in the Fire and Building Codes in accordance with the Code of Federal Regulations Title 29 and other nationally recognized standards.~~

~~INDUSTRIAL USE shall mean the assembly, fabrication, or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot which such assembly, fabrication, or processing takes place, where such processes are housed entirely within a building.~~

~~INSTITUTIONAL/CIVIC/PUBLIC use shall mean an educational, religious, health, or public use, such as a church, library, museum, public or private school, hospital, institutional residences such as intermediate or long term care facilities for the elderly or developmentally disabled, or government owned or operated building, structure, or land used for public purpose, and in which goods, merchandise, and services are not provided for sale on the premises.~~

~~LOADING SPACE shall mean an off street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley, driveway or other appropriate means of access.~~

~~MANUFACTURING shall mean a use engaged in the processing and manufacturing of materials and products predominately from previously prepared materials, of finished products or parts, including processing, fabricating, assembly, treatment, packaging, incidental storage, sales and distribution of such products which would not generate objectionable or hazardous elements such as smoke, odor, vibration, water pollution or dust.~~

~~MEDICAL CLINIC shall mean an establishment where patients are admitted for examination and treatment on an outpatient basis by one or more physicians, dentists, other medical personnel, psychologists, or social workers, and where patients are not usually lodged overnight.~~

~~OFFICE, BUSINESS OR PROFESSIONAL shall mean an establishment providing executive, management, administrative, or professional services, including medical or dental services, but not involving the sale of merchandise, except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, doctor, dentist, out patient medical laboratories, architecture, design, engineering, accounting, and similar offices.~~

~~RECORDING, RADIO, OR TELEVISION STUDIO shall mean a place for radio (audio), television (visual), or musical recording production. Radio or television studio shall mean only that part of a radio or television station from which the signal originates and shall not include the transmitter or antennas parts of the station.~~

~~RECREATIONAL FACILITY, COMMERCIAL shall mean a privately owned, for profit recreational facility open to the public at large for a fee.~~

~~REPAIR SERVICES shall mean an establishment primarily engaged in the provision of repair services to individuals, households, or other businesses, but excluding automotive or other vehicle repair and farm machinery and tractor repair. Typical uses include appliance repair shops, furniture repair and reupholster shops, watch or jewelry repair shops, and musical instrument repair shops.~~

~~RESEARCH LABORATORY shall mean an industrial establishment or other facility engaged in scientific research, investigation, product engineering development, product development and testing, market development, or experimentation, but not facilities for the manufacture or sale of products except as incidental to the main purpose of the laboratory.~~

~~RESTAURANT shall mean an establishment where the principal business is the sale of food and beverages in a ready to consume state where (1) fermented malt beverages, malt, special malt and vinous and spirituous liquors may be produced on the premises as an accessory use; (2) where there is no service to a customer in an automobile, and (3) where the design or principal method of operation consists of one or more of the following:~~

~~(A) A sit down restaurant where customers, normally provided with an individual menu, are generally served food and beverages in non disposable containers by a restaurant employee at the same table or counter at which the food and beverages are consumed; or
(B) A cafeteria or cafeteria type operation where food and beverages generally are served in non disposable containers and consumed within the restaurant.~~

~~RETAIL shall mean establishments that sell or rent commonly used goods and merchandise for personal or household use, but excludes those uses classified more specifically in this Resolution (e.g., adult businesses or wireless telecommunications).~~

~~Typical uses include grocery stores, department stores, furniture stores, clothing stores, and establishments providing the following products or services: household electronic equipment, sporting goods, bicycles, office supplies, home furnishings, household appliances, wallpaper, carpeting and floor coverings, art supplies, kitchen utensils, jewelry, drugs, cosmetics, books, notions, antiques, or automotive parts and accessories.~~

~~SEXUALLY ORIENTED BUSINESS shall mean an Adult Arcade, Adult Bookstore, Adult Novelty Store, Adult Video Store, Adult Cabaret, Adult Motion Picture Theater, Adult Theater, Nude Model Studio, Sexual Encounter Center or Adult Computer Center.~~

~~SHOWROOMS AND SALESROOMS FOR WHOLESALE DISTRIBUTION shall mean an establishment whose principal business is wholesale trade or distribution of manufactured products, supplies, and equipment, and which may include accessory offices.~~

~~SUBDIVISION DEVELOPMENT shall mean the division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other divisions of land for sale, development, or lease.~~

~~TRUCK shall mean a motor vehicle designed primarily for the movement of property, equipment. Includes vehicles called trucks, pick ups, delivery vans, buses, motor homes and similar vehicles.~~

~~Light Truck shall mean a single rear axle and single rear wheel vehicle.~~

~~Medium Truck shall mean trucks and similar vehicles other than truck tractors with single rear axles and dual rear wheels.~~

~~Heavy Truck shall mean trucks including truck tractors with two (2) or more rear axles.~~

~~TRUCK AND TRANSFER TERMINAL shall mean a building where trucks load and unload cargo and freight and where the cargo and freight may be broken down or aggregated into smaller or larger loads for transfer to other vehicles or modes of transportation.~~

~~VEHICLE AND EQUIPMENT RENTALS shall mean the use of any building, land area, or other premises for the rental of cars, light trucks, and/or light equipment, and shall not include vehicle repair/services.~~

~~WAREHOUSE AND WAREHOUSING shall mean an establishment or use, conducted within a completely enclosed building, which is engaged in the storage of materials, equipment, or products.~~

~~WETLANDS shall mean an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.~~

~~WHOLESALE TRADE shall mean establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; to other wholesalers; or acting as agents, or brokers and buying merchandise for, or selling merchandise to, such individuals or companies, packaging of goods on site is permitted, but manufacturing of goods is prohibited.~~

~~WIRELESS TELECOMMUNICATION TOWER shall mean a structure intended to support equipment used to transmit and/or receive telecommunications signals including monopoles, guyed, and lattice construction steel structures.~~

~~<http://www.richfield-twp.org/zoning/zoneregs/> ~~fnref1~~~~

~~1 The most widely used technique is the American Society of Testing Materials method using a syringe for making multiple dilutions and then determining if the odor is detectable once diluted. A scentometer measures the odor threshold. Air is drawn through carbon filters to produce odor free air, and mixed with a known amount of odorous gas. A limitation of this approach is that it assumes that equal amounts of all odors are equally objectionable in other words, it focuses on quantity, not quality. A good discussion of odor pollution can be found in Frank L. Cross, Jr., Air Pollution Odor Control Primer (1973).~~

ZONING RESOLUTION
 RICHFIELD TOWNSHIP, SUMMIT COUNTY, OHIO

ARTICLE V

ANCILLARY PROVISIONS

Section 505 PROPERTY OPERATION AND MAINTENANCE STANDARDS

A. Sound

1. General Standard: No activity or operation shall exceed the maximum permitted sound levels db(A) as set forth **In the Summit County Ordinances.** ~~below at any setback line of the receiving premises, except as provided in this section:~~

| Source of Sound | Premises Receiving Sound/Sound Level db(A) | | |
|------------------------------|--------------------------------------------|--------------------------|------------------|
| | Residential | Commercial/Institutional | LIGHT Industrial |
| Commercial/ Institutional | 55 | 60 | 65 |
| Light Industrial | 55 | 60 | 70 |

~~2. Additional Standards for Specific Operations and Activities Refuse Collection/Loading.~~

~~3. Exemptions.~~

~~The following operations and activities are exempted from the limitations of this section:~~

~~Alarm devices or sounds that have the purpose of warning of unsafe or dangerous situations or calling for police.~~

A. Vibrations

No activity or operation shall cause or create earth-borne vibrations in excess of the displacement values set forth below on or beyond any abutting parcel zoned for residential, commercial, institutional, or industrial use or shall cause any inherent or recurring generated vibration perceptible without instruments at any point along the property line on which the vibration source is located.

| Steady-State Vibration Limits | | |
|--------------------------------------------------------------|-----------------------------------|------------------------|
| Vibration Limit | Peak Particle Velocity | Peak Particle Velocity |
| | (Inches per Second) | (Inches per Second) |
| | Daytime | Night time |
| At a Residential Parcel | 0.03 | 0.01 |
| At a Commercial/ Institutional/Light Industrial Parcel | 0.06 | 0.06 |
| Steady State Vibration Limits | | |
| - | - | |
| Vibration Limit | Peak Particle Velocity | |
| | (Inches per Second) | |
| - | - | |
| At a Residential Parcel | 0.03 | |
| | - | |
| | 0.06 | |

F. ~~Glare or~~ Heat or Light

1. If the proposed activity or operation produces ~~glare or~~ heat, whether direct or reflected, that is perceptible from any point along the development's property lines, the operation shall be conducted within an enclosed building or with other effective screening sufficient to make such ~~glare or~~ heat imperceptible at the property line.
2. Exterior lighting shall be positioned or designed in such a way as not to extend any glare onto adjacent property or right-of-way.
3. Light sources in excess of twenty (20) feet in height shall be located not closer than one hundred (100) feet to any residential property line and with a total cutoff of at least ninety (90) degrees in the direction of any such property line. Cutoff shall be defined as the point at which all light rays emitted by a lamp or light source are completely eliminated at a specific angle above the ground.
4. Light Poles may not exceed twenty-five (25) feet in height.
- 5. Exterior lighting for outdoor recreational facilities shall be extinguished no later than 11:00 p.m. except for parking facilities.**
6. No flickering or flashing lights shall be permitted except as specifically preempted by state or federal law.

D. No sign of any classification shall be installed, erected, or attached in any form, shape or manner to any required ventilation opening, a fire escape or any door or window giving access to any fire escape.

E. All signs shall be so designed and supported as to carry the weight of the sign, shall be secured in such a manner as to prevent significant movement due to wind, and shall comply with the local building codes in effect.

F. No sign shall be placed on the roof of any building.

G. No sign erected or maintained in the window of a building visible from any public or private street or highway, shall occupy more than forty percent (40%) of the window surface.

H. No sign shall be located nearer than eight (8) feet vertically or four (4) feet horizontally from any overhead electrical wires, conductors, or guy wires.

I. No projecting sign, attached parallel to the building, shall be erected or maintained from the front or face of the building a distance of more than eighteen (18) inches, including those projecting from the face of any theater, hotel or motel marquee.

J. No sign or part thereof shall consist of banners, posters, pennants, ribbons, streamers, spinners, or other similar moving devices. Such devices, as well as strings of lights, shall not be used for advertising or attracting attention when not part of a sign; except that temporary banners and posters may be used for advertising Richfield community and/or Revere Schools activities and related projects.

K. No sign shall contain words, images, or graphic illustrations of an obscene or indecent nature.

L. No portable or temporary sign shall be placed on the front or face of a building on any premises, except as provided for in Section 506-8 and 506-9 herein.

M. No sign shall be placed in any public right-of-way except publicly owned signs, such as traffic control signs and directional signs. Signs directing and guiding traffic and parking on private property, but bearing no advertising matter, shall be permitted on any property.

N. No sign shall be located on a vacant lot, except for the purpose of advertising the lot for sale or lease, notification of present danger or prohibition of trespassing or hunting.

O. No vehicle or trailer may be parked on a business premise or a lot for the purpose of advertising a business, product, service, event, object, location, organization or the like.

P. All signs shall be maintained in a safe and sound structural condition at all times and shall be presentable. The Zoning Inspector shall cause to be removed any sign or structure found to be unsafe or structurally unsound within ten (10) days of issuance of notification.

Q. Off premises signs are prohibited except as may be allowed under Sections 506-8J and 506-9A and B

Section 506-4 Measurement Standards

Sign face area, sign height and sign location shall be measured according to the following standards.

A. Sign Face Area

1. Wall or Ground Panel Signs, which have information displayed on a generally flat surface (either as a structural object or as a portion of the surface of a

Section 506-6 Permanent Signs Permitted in All Districts Not Requiring a Permit

- A. Professional Name Plates, not to exceed four (4) square feet. One (1) per location.
- B. Identification Signs denoting the name and address of the occupants of the premises not to exceed two (2) square ft. One (1) per location.
- C. Home Based Business Signs denoting the name and business when in direct relation to a home-based business, not to exceed two (2) square feet, unlighted and a maximum of five (5) feet high. One (1) per location.
- D. Agricultural Products Signs advertising the sale of products produced on the premises, not to exceed twenty (20) square feet, unlighted.
- E. Signs Denoting "No Trespassing/No Hunting" type messages not to exceed two (2) square feet, not closer than six (6) feet from road right-of-way, nor closer than two hundred fifty (250) feet from any similar sign on property frontage.

Section 506-7 Permanent Identification Signs Permitted in Conservation (CD) and Residential (R-1, R-2, R-4) Districts Requiring a Permit

- A. Public and Semi-Public Building Signage, consisting of signs appropriate to a church, school, community center or other public or semi-public building having the purpose of displaying the name or activities or services provided therein, having an area not exceeding twenty (20) square feet, maximum of five (5) feet high, direct or indirect lighting, wall or ground sign. One (1) per location.
- B. Subdivision Identification Signs, whose sole purpose is to identify the name of a completed residential subdivision or multi-family development, not to exceed six (6) square feet and a maximum of five (5) feet high. One (1) per each point of ingress to the completed project.

Section 506-8 Permanent Identification Signs Permitted in Commercial (C) ~~C-1, C-2, C-3, C-4~~ and Light Industrial – Office (LI-O) Districts Requiring a Permit.

- A. Public and Semi-Public Building Signage, consisting of signs appropriate to a church, school, community center or other public or semi-public building having the purpose of displaying the name and activities or services provided therein, having an area not exceeding twenty-five (25) square feet, maximum of five (5) feet high, direct or indirect lighting, wall or ground sign. One (1) per location.
- B. Standard Business/Professional Building Signage, intended for a single business/professional building, shall consist of not more than two (2) exterior signs erected for the purpose of advertising the business or service conducted on the premises. Not more than one (1) wall sign or one (1) ground sign is allowed, but one of each is allowed.
- C. A Wall or Building Face Sign may be affixed flat against the wall or can project not more than eighteen (18) inches.
- D. A Flat Sign affixed flat to the face wall may not cover more than ten percent (10%) of the building or face wall of the building to which the sign is affixed and shall not exceed fifty (50) square feet.

- E. A Projecting Sign shall not exceed ninety percent (90%) of the width of the building being identified and a minimum of ten percent (10%) of the building width is to remain open with at least five percent (5%) on each end. The bottom shall be at least ten (10) feet above the finished grade of the building and not over four (4) feet in height. Maximum size of sign is fifty (50) square feet.
- F. A Canopy Sign, either unlit or internally lit, shall be considered the same as a Projecting Sign.
- G. A Ground Sign may be erected in the front yard parcel upon which the building stands, stating the business or professional name only, not to exceed twenty-five (25) square feet per side, maximum height of five (5) feet, and shall be an integral part of the front yard landscaping.
- H. Gasoline/Service Stations may add a sign no larger than six (6) square feet and five (5) feet high for the purpose of advertising price. The sign is subject to normal setback and yard requirements, and when placed on top of a ground sign, the maximum height will be seven (7) feet.
- I. Business Center Signage, intended for buildings built as a coordinated unit or a building containing more than one business unit, shall consist of a maximum total sign area affixed on the building equal to one (1) square foot for each lineal foot of building frontage.
- ~~J. Off Premises Signs or Billboards signs, used to advertise a business, commodity service, entertainment or any other commodity or activity sold or conducted elsewhere than on the premises where the off premises sign is located, shall be classified as Business Use and not permitted except as specifically provided for in the Ohio Revised Code.~~
- J. Billboard signs used to advertise a business, commodity service, entertainment or any other commodity or activity sold or conducted elsewhere than on the premises where the off-premises sign is located, shall be classified as Business Use and shall conform to the following:**
 - 1. Not more than one billboard shall be located on a lot. A billboard shall not be located nearer than 2,500 feet from another billboard. Billboards located within 3,000 feet of the right-of-way of Interstate 77, 271, the Ohio Turnpike or any state route shall comply with all applicable federal and state regulations including O.R.C. § 5516.06 and § 5516.061.**
 - 2. Nonresidential Districts – Billboards in nonresidential districts shall be regulated as a business use. Billboard shall not exceed thirty-two (32) square feet or a height of eight (8) feet. Such sign shall be located a minimum of forty (40) feet from the street right-of-way, twenty-five (25) feet from the side and rear property lines and 100 feet from a residential district.**
 - 3. Residential Districts – Billboards in residential districts shall be regulated as a business use on land used for agricultural purposes. A billboard shall not exceed twenty-four (24) square feet in area and six (6) feet in height. Such sign shall be located a minimum of forty (40) feet from the street right-of way, and 100 feet from the side and rear lot lines.**

- A. Special Events Signs, advertising community or school events, up to a total of six (6) signs advertising any single event. Signs shall not be in excess of sixteen (16) square feet in area and conform to required setback and yard requirements. No signs shall be placed so as to create a hazard to traffic at curves or intersections. Signs may be displayed for a period no longer than twenty (20) days prior to announced events and must be removed no later than five (5) days following the event. No fee will be charged for the erection of signs, but failure to comply with the foregoing regulations will constitute termination of future privileges.
- B. Political Campaign Signs, advertising candidates or issues, may be permitted for a period not to exceed sixty (60) days before the elections concerned and shall be removed within ten (10) days after the election. The area of one sign shall not exceed sixteen (16) square feet. No sign shall be posted in any place or any manner that is destructive to public property upon posting or removal. No sign shall be posted in the public right-of-way, nor shall any sign be posted on a utility pole.
- C. Real Estate Signs, advertising the sale, lease, or rental of the particular building, or premises upon which it is displayed, shall not exceed twelve (12) square feet in area, except in residential districts where the area shall not be more than six (6) square feet, unlighted and a maximum of five (5) feet high. One (1) sign per location.

Section 506-10 Temporary Signs Permitted in All Districts Requiring a Permit.

- A. Real Estate Development Signs, whose purpose is to advertise for a specific and limited period of time, the development of the property on which it is located, upon issuance of a Temporary Sign Permit subject to Section 506-5-B. Sign shall be removed from the premises within fifteen (15) days of sale or rental thereof. Sign shall not exceed forty (40) square feet in area nor shall it be located closer than twenty-five (25) feet from any street right-of-way.
- ~~B. Interstate Highway Signs, designed to be visible to freeway traffic, are prohibited.~~

Section 506-11 Sign Setback Requirements and Special Yard Provisions

- A. Signs, where permitted, shall be set back from the established right-of-way line of any thoroughfare at least ten (10) feet, except for Real Estate Development Signs whose setback is twenty-five (25) feet.
- B. For every square foot by which a permanent or temporary sign exceeds fifty (50) square feet, the setback shall be increased by one-half (1/2) foot but need not exceed one hundred (100) feet.
- C. Signs, where permitted, shall be erected or placed in conformity with the side and rear yard requirements of the district in which the sign is located.

Section 506-12 Enforcement

~~ZONING RESOLUTION
RICHFIELD TOWNSHIP, SUMMIT COUNTY, OHIO~~

ARTICLE VI

NONCONFORMING USES

Section 601 Purpose

The purpose of this Section is to provide for the continuation of uses that do not conform to the existing zoning, but which were in operation prior to the enactment of this Resolution or amendments thereto.

Section 601-1 Regulations

The lawful use of any building or land existing at the effective date of this Resolution or amendments thereto may be continued, although such use does not conform with the provisions of this Resolution.

A. Alterations

A nonconforming structure or site may be enlarged, maintained, repaired or altered, provided however, no such enlargement, maintenance, repair or alteration shall either create an additional nonconformity or increase the degree of an existing nonconformity of all or any part of such structure or site, unless otherwise stated in this resolution. ~~A building or structure containing a nonconforming use may be altered, improved or reconstructed. It may be enlarged or extended, provided such work shall not exceed in any ten (10) year period the size of the building or structure on the date these regulations take effect, unless the building or structure is changed to a conforming use.~~

B. Nonconforming to Nonconforming Use

A nonconforming use may be changed to another nonconforming use, provided that the proposed nonconforming use is in less conflict with character and use of the district than the existing nonconforming use as determined by the Board of Zoning Appeals.

C. Restoration

Nothing in this Resolution shall prevent the reconstruction, repairing, rebuilding, and continued use of any nonconforming building or structure, damaged by fire, collapse, explosion, or acts of God, subsequent to the date of this Resolution wherein the expense of such work does not exceed sixty percent (60%) of the replacement cost of the building or structure at the time such damage occurred.

specified provision of the Resolution involved, and shall exactly set forth the interpretation that is claimed, the details of the variance that is applied for and the grounds on which it is claimed that the variance should be granted, as the case may be. Every decision of the Board shall be by resolution, each of which shall contain a full record of the findings of the Board by case number under one or another of the following headings:

Interpretation

Variances

Conditional Zoning Certificate

Together with all documents pertaining thereto.

Section 901-10 Notice of Hearings

When a notice of appeal has been filed in proper form with the Board of Zoning Appeals, the Secretary shall immediately place the said request for appeal upon the calendar for hearing, and shall cause notices stating the time, place, and object of the hearing to be served personally or by mail addressed to the ~~parties~~ **contiguous property owners and the applicant(s)** making the request for appeal, at least **ten (10)** ~~twenty (20)~~ days prior to the date of any scheduled hearing. All notices shall be sent to addresses given in the last assessment roll. Such hearings shall be advertised by one (1) publication in one (1) or more newspapers of general circulation in the County at least ten (10) days before the date of such hearing. The Board, at its discretion, may send out further notices to publicize such hearings. The Board may recess such hearings from time to time, and, if the time and place of the continued hearing be publicly announced at the time of adjournment, no further notice shall be required.

Section 901-11 Decisions

A certified copy of the Board's decision shall be transmitted to the applicant or appellant and to the Zoning Inspector. Such decision shall be binding upon the Zoning Inspector and observed by him and he shall incorporate the terms and conditions of the same in the Zoning Certificate or Conditional Zoning Certificate to the applicant or appellant, whenever a permit is authorized by the Board. A decision of the Board shall not become final until the expiration of five (5) days from the date such decision is made, unless the Board shall find the immediate taking effect of such decision is necessary for the preservation of property or personal rights and shall so certify on the record.

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED**.