



ILENE SHAPIRO
COUNTY EXECUTIVE

Summit County Planning Commission (SCPC)

Thursday, January 23, 2025 - 3:00 p.m.

County of Summit, County Council Chambers

175 South Main Street, 7th Floor, Akron, Ohio

Meeting Agenda

- | | | |
|----|---|--|
| A. | Call to Order | Chair Allen Mavrides |
| B. | Roll Call | Dennis Tubbs |
| C. | Approval of the December 19, 2024, SCPC Minutes | Chair Allen Mavrides |
| D. | Election of officers | Chair Allen Mavrides |
| E. | Business Items | James J. Taylor/Gabriel Durrant |

New Business

1. **Definitions & Alternative Energy Systems - Text Amendment – Richfield Township** – The applicant has proposed that the Richfield Township Zoning Resolution be revised to amend definitions and amend Article V: Alternative Energy Systems to revise language regarding solar energy systems.
2. **Definitions, Permitted Uses & Landscaping - Text Amendment – Northfield Center Township** - The applicant has proposed revising the following items: definition of “Fence” in Chapter 130 Definitions, Section 351.03 Schedule of Permitted Uses and Section 430.03 Screening and Landscaping of Parking Lots.
3. **Definitions, Signs - Text Amendment – Boston Township** - The applicant has proposed that the Boston Township Zoning Resolution be revised to amend the text and add Section 1207 to Chapter 12: Sign Regulations

Old Business

1. None

- | | | |
|----|----------------------------------|--|
| F. | Report from Assistant Director | Assistant Director Dennis Tubbs |
| G. | Comments from Public | Chair Allen Mavrides |
| H. | Comments from Commission Members | Chair Allen Mavrides |
| I. | Other | |
| | 1. Legal Update | Attorney Marvin Evans |
| J. | Adjournment | Chair Allen Mavrides |



Summit County Planning Commission (SCPC)

Thursday, December 19, 2024 - 3:00 p.m.

County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio

Meeting Agenda

A. Call to Order **Chair Allen Mavrides**
Chair Allen Mavrides called to order the *Thursday, December 19th, 2024 - SCPC* monthly meeting at 3:00 p.m.

B. Roll Call **Dennis Tubbs**

SCPC Member	Present
Dickinson, Erin	
Wiedie- Higham, Christine	X
Jones-Capers, Halle	
Kline, David	X
Mavrides, Allen	X
Reville, Rich	X
Segedy, Jason	X
Snell, Jeff	X
Stoiber, Dennis	X
Terry, Robert	X
Whited, David	X

As reported by *Dennis Tubbs*, we have a quorum for SCPC meeting on Thursday, December 19, 2024 – SCPC monthly meeting at 3:02 p.m.

C. Approval of the Thursday, November 21st, 2024, SCPC Minutes **Chair Allen Mavrides**

Chair Allen Mavrides made a motion to the members for approval of Thursday, November 21st, 2024, Summit County Planning Commission Meeting minutes as submitted.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Dickinson, Erin					
Wiedie- Higham, Christine			X		
Jones-Capers, Halle					
Kline, David			X		
Mavrides, Allen			X		
Reville, Rich			X		
Segedy, Jason		X	X		
Snell, Jeff			X		
Stoiber, Dennis	X		X		
Terry, Robert			X		
Whited, David			X		

Motion

Dennis Stoiber made a motion to *Approve* the **SCPC Meeting Minutes for Thursday, November 21, 2024, as presented** and it was seconded by *Jason Segedy*, ***all in favor, 9, oppose 0, SCPC Meeting Minutes for Thursday, November 21st, 2024, was approved*** with no abstentions.

D. Business Items

James Taylor

New Business

- Robinson Ave. Rezoning – Rezoning – Coventry Township** - Applicant is requesting to rezone parcel # 1906518 (0.700 acres) and parcel # 1904896 (0.310 acres) currently zoned B-2 Limited/Local Business to B-3 General/Regional Business.

Reported by James J. Taylor:

Spoke about the rezoning request and the staff recommendation.

Questions/Comments from the members:

The commission asked about the current zoning and if and when it was changed.

Applicant:

Coventry Township – See comment below.

Representation for the Township:

Rob Henwood with Coventry Township answered questions about the existing lots and what was on the site.

County Engineer's Office:

No comment

Summit Soil and Water:

No comment

Questions from the Public:

No public comment

Discussion from the members:

The commission asked about the current zoning and if and when it was changed.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Dickinson, Erin					
Wiedie- Higham, Christine			X		
Jones-Capers, Halle					
Kline, David		X	X		
Mavrides, Allen			X		
Reville, Rich			X		
Segedy, Jason			X		
Snell, Jeff			X		
Stoiber, Dennis			X		
Terry, Robert			X		
Whited, David	X		X		

Motion

David Whited made a motion to *approve* the **New Item #1 Robinson Ave. Rezoning – Rezoning – Coventry Township**, and it was seconded by *David Kline*, *all in favor, 9, oppose 0, New Item #1 Robinson Ave. Rezoning – Rezoning – Coventry Township*, was *approved* with 0 abstentions.

2. **Short-Term Rental Prohibitions - Text amendment – Northfield Center Township** – The applicant has proposed to add a new letter “B” to Chapter 230 “General Provisions,” Section 230.13, and to Chapter 310, “Residential District Regulations,” Section 310.08 “Accessory Use Regulations,” letter D “Accessory Structures,” #4 “Swimming Pools/Hot Tubs/Spas:” a new letter “e” to prohibit the short-term rentals of in-ground and above ground pools, fire pits, hot tubs and spas.

Reported by James J. Taylor:

Spoke about the text amendment and the staff recommendation.

Questions/Comments from the members:

The commission discussed if the property is an Airbnb rental and the activities that have taken place on the property. Does the current zoning address the open fire pit, parking, tent camping, and party center? The commission also spoke about the language and how it relates to the rental of a home.

Applicant:

Northfield Center Township

Representation for the Township:

Daniel Schade representing NFC township spoke about why the township is requesting the text amendment. He handed out a document to the commission members. He also spoke about the gray area related to private pool rentals and open fire pits existing burning regulations and existing parking regulations. He also spoke about the activities during the Solar Eclipse.

County Engineer's Office:

No comment

Summit Soil and Water:

No comment

Questions from the Public:

No comment

Discussion from the members:

See comments above.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Dickinson, Erin					
Wiedie- Higham, Christine		X	X		
Jones-Capers, Halle					
Kline, David			X		
Mavrides, Allen			X		
Reville, Rich					X
Segedy, Jason			X		
Snell, Jeff	X		X		
Stoiber, Dennis			X		
Terry, Robert			X		
Whited, David			X		

Motion

Jeff Snell made a motion to *approve* the **New Item #2 Short-Term Rental Prohibitions - Text amendment – Northfield Center Township** with due consideration to staff comments, and it was seconded by *Christine Wiedie-Higham*, **all in favor, 8, oppose 0, New Item #2 Short-Term Rental Prohibitions - Text amendment – Northfield Center Township**, was *approved* with one abstention.

3. **Copley Rd./Jacoby Rd. Mixed Use District - Text amendment – Copley Township** - The applicant has proposed to amend Section 4.06D to permit up to twelve (12) dwelling units per acre not to exceed a total of one hundred eight (108) units for the entire Copley Road/Jacoby Road Mixed Use District (as found in Section 4.07) and amend the Development Standards Under Permitted Use Section 4.06D to allow for certain setbacks, separations and building heights.

Reported by James J. Taylor:

Spoke about the text amendment and the staff recommendation.

Questions/Comments from the members:

The commission spoke about the format of the submitted text amendment and what text gets inserted. The commission discussed whether the applicant has the authority to submit language to the SCPC FOR A TEXT amendment. The commission also discussed the district and the district overlay. The number of units per acre was also discussed, and the commission also spoke about the ownership of the property and whether the density could be applied to a portion of the district. The commission discussed the letter submitted by Mr. Arnold related to section 4.07 of the township zoning code.

Applicant:

Tim Morgan – Jonesboro Investments Corp. - spoke about the text amendment and what has been submitted to the Township.

Representation for the Township:

Shawna Gfroerer- spoke about the original text and permitted use and what the new permitted, the proposed text will be a new section in the code. Mrs. Gfroerer stated that the Copley Township is not submitting the text amendment, the applicant is Jonesboro Investment Corp. The township spoke in detail about the proposed district and what will be allowed in that district and how the General Plan and a market feasibility study have been conducted. The existing zoning requirements and setbacks will apply. The text amendment will permit the underlying zoning C-GR of which Life Care facilities are conditionally permitted..

County Engineer's Office:

No comment

Summit Soil and Water:

No comment

Questions from the Public:

Patricia Hess – 7240 Copley Road – lives in the district – Mrs. Hess spoke about the history of the district and the 12-unit-per-acre history in the area, she also spoke about spot zoning and how the residents do not what the proposed density, she also spoke about the increased need for emergency services. She is not for the rezoning.

Nancy Vandal – 1356 Jacoby Road – lives in the district - Mrs. Vandal spoke about the drive location of the proposed building and how the existing residents will be impacted by the proposed density.

Carl Hess – 2730 Copley Road – Mr. Hess spoke about the introduction of water and sewer to the district, he also commented on the proposed density in the district.

Discussion from the members:
See comments above.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Dickinson, Erin					
Wiedie- Higham, Christine			X		
Jones-Capers, Halle					
Kline, David	X		X		
Mavrides, Allen			X		
Reville, Rich		X	X		
Segedy, Jason			X		
Snell, Jeff			X		
Stoiber, Dennis			X		
Terry, Robert			X		
Whited, David			X		

Motion

David Kline made a motion to *approve* the **New Item #3 Copley/Jacoby Mixed Use District - Text amendment – Copley Township** with due consideration to staff comments and comments for the public, with a recommendation that the Township revisit the density issue, and it was seconded by *Rich Reville, all in favor, 9, oppose 0, New Item #3 Copley/Jacoby Mixed Use District - Text amendment – Copley Township*, was *approved* with no abstentions.

Old Business

4. **None**

E. Report from Assistant Director

Assistant Director Dennis Tubbs

F. Comments from Public

Chair Allen Mavrides

G. Comments from Commission Members

Chair Allen Mavrides

H. Other

I. Adjournment

Chair Allen Mavrides

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Dickinson, Erin					
Wiedie- Higham, Christine			X		
Jones-Capers, Halle					
Kline, David	X		X		
Mavrides, Allen			X		
Reville, Rich			X		
Segedy, Jason			X		
Snell, Jeff			X		
Stoiber, Dennis		X	X		
Terry, Robert			X		
Whited, David			X		

Motion

David Kline made a motion to *adjourn* the **SCPC meeting held Thursday, December 19, 2024** – and it was seconded by *Dennis Stoiber*, ***all in favor, 9, oppose 0***, *adjourn* the **SCPC meeting held Thursday, December 19, 2024**, was *adjourned* at 4:20 p.m.

*These minutes were recorded, prepared, and represent the writer’s best recollection of the items discussed by:
Dennis Tubbs, Assistant Director
Department of Community and Economic Development
January 15, 2025.*



**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Planning Commission
Zoning Text Amendment
Definitions & Alternate Energy Systems
Richfield Township

Item No.: 1
Meeting: January 23, 2025
Applicant: Richfield Zoning Commission
Proposal: **Definitions & Alternate Energy Systems**
Processor: James J. Taylor

Proposal: The applicant has proposed that the Richfield Township Zoning Resolution be revised to amend definitions and amend Article V: Alternative Energy Systems to revise language regarding solar energy systems.

Proposed Text Amendments: **Proposed New Language is highlighted in **Yellow**, Language to be Removed is ~~Stuck through~~**

See Exhibit A

Staff Comments:

The definition of "Attached Structure" states that it is a "[c]onnection of a common wall having a dimension not less than 7' that was based on the code requirement for minimum dimensions of a room." What anchor point is the 7' in reference to? Is that a vertical or horizontal measurement? In addition, which code is being requirement is being referenced in this definition? Both issues could be elaborated on in greater detail within this definition.

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

- DEFINITIONS

taxiways, aircraft storage and tiedown areas, hangars and other necessary buildings and open space.

ALLEY: See thoroughfare

ANIMAL BARNS: PRIVATE: A structure used to house animals other than for agricultural purposes.

ANIMAL DENSITY: Where regulated in a platted subdivision, each lot shall be allowed a maximum of five tenths (0.5) or one-half (1/2) animal units per gross acre.

ANIMAL UNIT: For purposes of this text, where regulated within a platted subdivision per O.R.C. Section 711.05., 519.21 and 303.21, one (1) animal unit equals: one (1) steer/cow; two (2) pigs, five (5) fowl, one (1) horse; three (3) sheep; two (2) llamas/ostriches; three (3) alpacas.

ATTACHED STRUCTURE: Connection of a common wall having a dimension not less than 7' that was based on the code requirement for minimum dimensions of a room.

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. **(From Appendix C)**

AUTOMOBILE SERVICE STATION: A place where gasoline, kerosene or any other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale to the public and deliveries are made directly into motor vehicles, including greasing and oiling on the premises.

AUTOMOBILE WRECKING YARD: The use of more than twenty-five (25) square feet of any land, building or structure used for the purpose of wrecking, dismantling or storing, for private and/or commercial purposes, any discarded motor vehicle.

AUTOMOTIVE, TRAVEL TRAILER, AND FARM AND GARDEN EQUIPMENT SALES: The sale or rental of new or used self-propelled vehicles, travel trailers, or farm and garden equipment including repair work and display of items sold on the premises.

BANK OR FINANCIAL INSTITUTION: Establishments engaged in deposit banking. Typical uses include commercial banks, savings institutions, and credit unions. **(From Appendix C)**

BASEMENT: A story having more than one-half (1/2) of its height below average grade. A basement shall not be counted as a story for the purpose of height regulations.

SEXUALLY ORIENTED BUSINESS: 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: An establishment whose principal business is wholesale trade or distribution of manufactured products, supplies, and equipment, and which may include accessory offices. **(From Appendix C)**

SIDEWALK: That portion of the road right-of-way outside the roadway, which is improved for the use of pedestrian traffic.

SIGN: Any structure, or natural object such as a tree, rock, bush, and the ground itself, or part thereof, or device attached thereto or painted or represented thereon, which shall be used to attract attention to any object, product, place, activity, person, institution, organization or business, or which shall display or include any letter, word, banner, flag, pennant, insignia, device, or representation used as, or which is in the nature of, an announcement, direction or advertisement. For the purpose of these regulations the word "sign" does not include the flag, pennant, badge, or insignia of any government, or governmental agency or of any charitable, religious, educational or similar organization.

SIGN AREA: For the purposes of establishing sign areas, the area of a sign will be determined by multiplying width at widest point times the height, measured from the bottom of the lowest panel to the top of the highest panel. One or both sides may be used.

SITE DEVELOPMENT PLAN: The plan and supporting narrative documents for a development that has received Township approval and meets all requirements of that specific zoning district and which must be approved at the Township level in order to proceed to The Summit County Planning Commission for approval.

SOLAR ENERGY PANEL/SYSTEM: A structure or panel containing solar cells that collects sunlight and converts it to electric current.

SOLAR ENERGY SYSTEM: A solar energy system is defined as any device or system that converts sunlight into electrical energy either through photovoltaic (PV) panels or through mirrors that concentrate solar radiation that can be utilized to generate electricity. Including, but not limited to:

1) Solar Array: Any collection of Solar Panels, connectors, battery banks, controllers, wiring, meters, and switching devices intended to work in combination to convert solar energy to electrical power.

2) Solar Panel: Any device used for collecting solar energy and converting it to electrical power.

3) Alternative Energy Facility: A Solar Array or Wind Energy Facility intended to provide electrical power primarily for consumption onsite or an Outdoor Wood-Fired or Hydronic Burner.

4) Ground Mounted Solar Energy Systems: means a solar energy system that mounts a solar panel or panels and facilities on or above the ground.

5) Integrated Solar Energy Systems: means a solar energy system that is incorporated into or replaces standard building materials and does not have mounting equipment. For example, these systems may include materials that replace traditional roofing, shingle, or siding materials, awnings, canopies, skylights, or windows.

6) Rooftop Solar Energy Systems: means a solar energy system that is mounted to a structure or building's roof on racks.

7) Small Solar Facility: means a Solar Energy System and associated facilities with single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than fifty (50) megawatts.

8) Solar Energy: means radiant energy (direct, diffused, or reflected) received from the sun that can be collected and converted into thermal or electrical energy.

9) Solar Energy System: means a system and associated facilities that collect Solar Energy, which may include, but not limited to, an Integrated Solar Energy System, Rooftop Solar Energy System, or Ground Mounted Solar Energy System.

SPECIFIED ANATOMICAL AREAS: The human male genitals in a discernibly turgid state, even if completely and opaquely covered; or less than completely and opaquely human genitals, pubic region, buttocks or a female breast below a point immediately above the top of the areola.

SPECIFIED SEXUAL ACTIVITIES: The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breast; Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, masturbation, or sodomy; or Excretory functions as part of or in connection with any of the activities set forth above.

STABLE, PRIVATE: See ANIMAL BARNS, PRIVATE

STORY: That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

ZONING RESOLUTION
RICHFIELD TOWNSHIP, SUMMIT COUNTY, OHIO

ARTICLE V

ALTERNATIVE ENERGY SYSTEMS

Section 509 – Alternative Energy Systems

Section 509.01 – Purpose

The purpose of this section is to accommodate alternative energy systems, including solar panels/systems, small wind energy systems and outdoor wood fired boilers in appropriate locations, while minimizing any adverse visual, safety and environmental impacts of the system. In addition, this section provides a permitting process for alternative energy systems to ensure compliance with the provisions of the requirements and standards established herein.

A. Permitted Uses:

1. Solar Energy Panel/System

- a. Solar panels may be installed on any surface of an existing structure, provided such installation does not result in violation of the permitted height exceptions of Section 301-4-B.
- b. Solar Panels may be installed as a free-standing array, provided the array meets all requirements for accessory structures in that district.
- e. Solar panels or systems shall be installed so the glare onto adjacent properties or right-of-way is minimize and does not create a Nuisance Element.

A. Permitted Uses:

1. Solar Energy Panel/System

- a. Solar facilities of fifty (50) megawatts or more shall be required to submit an application with the Ohio Power Siting Board (OPSB) at the Public Utilities Commission of Ohio (PUCO) and are required to meet OPSB regulations.
- b. Solar panels may be installed on any surface of an existing structure, provided such installation does not result in violation of the permitted height exceptions of Section 301-4-B.

c. **Solar Panels** may be installed as a free-standing array, provided the array meets all requirements for accessory structures in that district.

d. **Solar panels or systems** shall be installed so the glare onto adjacent properties or right-of-way is minimized and does not create a Nuisance Element.

e. **Integrated Solar Energy Systems:** Subject to the restrictions contained herein any construction, erection or siting of an Integrated Solar Energy System shall be permitted use in the following zoning districts: CD, R1, C, LI-O.

f. **Rooftop & Wall Solar Energy Systems:** Subject to the restrictions contained herein, any construction, erection, or siting of a Rooftop Solar Energy System shall be a permitted use in the following zoning districts: CD, R1, C, LI-O.

i. Roof and Wall mounted solar arrays in RESIDENTIAL DISTRICTS

Roof and wall mounted Solar Arrays in R-1 Residential District and in Conservation Developments shall be located, maintained, and operated in conformance with the following criteria and standards:

aa. Roof and wall mounted Solar Arrays **shall require a Zoning Certificate as an accessory use**, but shall be considered part of the principal or accessory building and not an accessory structure. Roof and wall mounted Solar Arrays may be located on principal and accessory buildings. All Solar Arrays and accessory components shall be located to allow emergency access, allow for smoke ventilation, and provide for emergency egress.

bb. Solar Panels shall **not extend more than twenty-four (24) inches** above the plane of the roof of pitched roofs **nor more than thirty-six (36) inches above the roofline** of a flat roof. In no case shall Solar Panels mounted on roofs and walls of any building exceed the maximum height regulations specified for principal and accessory buildings within each of the applicable zoning districts. **Solar panels must not exceed 25% of roof area.**

cc. Solar Panels shall **not extend above the peak or ridgeline of a pitched roof or the parapet wall of a flat roof.**

dd. All accessory components shall be located either within the building or behind the front setback line of the principal building.

ee. All accessory components shall comply with the minimum side and rear building setback lines for the dwelling.

ff. Solar Panels shall have appropriate structural strength to withstand wind loads as provided in the Ohio Building Code.

gg. Solar Panels shall be installed to avoid glare or reflection onto adjacent properties and rights-of-way and screened from view from adjacent properties

hh. Solar Arrays shall not contain advertising visible from off the premises.

ii. must be setback 250 feet from any shoreline or body of water.

jj. must be located on a minimum of 2 acres

kk. Are not permissible in cluster home neighborhoods and/or R4 Planned Residential Development Districts

ii. – Roof and Wall mounted Solar Arrays in NON-RESIDENTIAL DISTRICTS Roof and wall mounted Solar Arrays in **C or LI-O** shall be located, maintained, and operated in conformance with the following criteria and standards:

aa. Roof and wall mounted Solar Arrays shall require a Zoning Certificate as an accessory use but shall be considered part of the principal or accessory building and not an accessory structure. Roof and wall mounted Solar Arrays may be located on principal and accessory buildings. All solar arrays and accessory components shall be located to allow emergency access, allow for smoke ventilation and provide for emergency egress.

bb. Solar Panels shall not extend more than twenty-four (24) inches above the plane of the roof of pitched roofs nor more

than thirty-six (36) inches above the roofline of a flat roof. In no case shall Solar Panels mounted on roofs or walls of any building exceed the maximum height regulations specified for principal and accessory buildings within each of the applicable zoning districts. **Solar panels must not exceed 25% of roof area.**

cc. Solar Panels shall not extend above the peak or ridgeline of a pitched roof or the parapet wall of a flat roof.

dd. All accessory components shall be located either within the building, behind the front setback line of the principal building, or hidden from view behind the parapet walls of buildings with flat roofs.

ee. All accessory components shall comply with the minimum side and rear building setback lines for the principal building.

ff. Solar Panels shall have appropriate structural strength to withstand wind loads as provided in the Ohio Building Code.

gg. Solar Panels shall be installed to avoid glare or reflection onto adjacent properties and rights-of-way.

hh. Solar Arrays shall not contain advertising visible from off the premises.

iii. Free-standing or Ground Mounted Solar Energy Systems: Subject to the restrictions contained herein, any construction, erection, or siting of a Ground Mounted Solar Energy System shall be permitted use in the following zoning districts: R1, R4, C, LI-O and meet the following criteria and standards:

aa. **Minimum Lot Area:** Free-standing or ground mounted Solar Arrays shall be permitted as a Conditional Accessory Use and Structure only on lots that are three (3.0) acres or larger.

bb. **Maximum Height:** Free-standing or ground mounted Solar Arrays shall not exceed a maximum height of ten (10) feet measured to the highest projection of any Solar Panel in final configuration and orientation.

cc. **Minimum Setback:** Free-standing or ground mounted Solar Arrays shall be setback from all side and rear property lines in accordance with the following table:

Zoning District	Minimum Side Yard Setback	Minimum Rear Yard Setback
Residential Districts	40 ft	60 ft
Residential District – with coastline or body of water	40 ft	250 ft
Non-Residential Districts Abutting Non-Residential Districts	40 ft	100 ft
Non-Residential District Abutting Residential Districts	250 ft	250 ft

dd. **Location:** Free-standing or ground mounted Solar Arrays shall be located behind the front setback line of the principal building to which such facility is accessory.

ee. **Maximum Ground Coverage:** Free-standing or ground mounted Solar Arrays in C or LI-O District shall comply with the maximum ground coverage square footage of fifty feet (50).

ff. **Structural Support and Wind Load:** Free-standing or ground mounted Solar Arrays shall have appropriate structural support and shall be designed to withstand wind loads in compliance with the Ohio Building Code.

gg. **Accessory Components:** All accessory components shall be located either within the principal or accessory buildings or behind the front setback of the principal building and shall comply with the side and rear building setback lines of the District.

hh. must be setback 250 feet from any shoreline or body of water.

ii. Are not permissible in cluster home neighborhoods and/or R4 Planned Residential Development Districts.

jj. Excludes single use, stand-alone, self-contained outdoor accessories used for yard lighting and doorbell camera and video.

B. Conditionally Permitted Uses

Section 509-02 - Wind Energy Systems

The purpose of this section is to accommodate small wind energy systems in appropriate locations, while minimizing any adverse visual, safety and environmental impacts of the system. In addition, this section provides a permitting process for wind energy systems to ensure compliance with the provisions of the requirements and standards established herein. Small wind farms designed for or capable operation at an aggregate capacity of less than five (5) megawatts may be permitted under the following regulations.

- a) Wind energy systems shall be conditionally permitted pursuant to Section 701 in all zoning districts and no wind energy system shall be erected, constructed, installed or modified without first receiving a conditional use permit pursuant to Section 701.
- b) No wind energy system shall be erected, constructed, installed or modified without first receiving zoning compliance pursuant to Section 801.
- c) No wind energy system shall be erected, constructed, installed or modified without first receiving a building permit in accordance with the State of Ohio Building Code.

Section 509.03 – General Standards

- a) Wind energy systems shall be evaluated for compliance to the following standards;

1. Minimum Setback

aa) A wind energy system shall have a minimum setback at least one hundred ten percent (110%) of the total height from:

- i. Any public road right-of-way, unless written permission is granted by the governmental entity with jurisdiction over the road.



Item No.: 2
Meeting: January 23, 2025
Proposal: Definitions, Permitted Uses & Landscaping
Processor: James J. Taylor

Proposal: The applicant has proposed revising the following items: definition of “Fence” in Chapter 130 Definitions, Section 351.03 Schedule of Permitted Uses and Section 430.03 Screening and Landscaping of Parking Lots.

Proposed Text:

CHAPTER 130 Definitions

Remove the words in red with strike-through’s:

FENCE: Any structure composed of wood, iron, steel, masonry, stone ~~or other material~~ and erected in such a manner and in such location as to enclose, secure, partially enclose or secure, provide privacy, decorate, define or enhance all or any part of any premises.

Sec. 351.03 SCHEDULE OF PERMITTED USES:

Remove the words with strike-through’s in #4, add the text in green to #4, and add a new #5 (in green) as a Conditional Use:

<u>Permitted Uses</u>	<u>B-R Business Residential</u>
<u>F. Retail/Services</u>	
<u>1. Retail use in wholly enclosed building</u>	
<u>2. Long-term outdoor display</u>	
<u>3. Seasonal sales, temporary sidewalk sales</u>	
<u>4. Personal service such as barber shop, beauty shop, dry-cleaning laundry, shoe repair, tanning salons, nail salons, reducing salons, and physical fitness centers, <u>massage parlors or spas.</u></u>	
<u>5. Barber shop, beauty salons/shops and nail salons.</u>	C

Sec. 430.03 SCREENING AND LANDSCAPING OF PARKING LOTS.

Remove the words in red with strike-through's:

B. Screening of Parking Lot Across the Street from Residential Districts.

2. The shrubs shall have a minimum height of three feet. ~~Shrubs shall reach the required height within one year of planting.~~

Staff Comments:

Regarding the proposed revising of the definition of "Fence" in Chapter 130 Definitions, this definition appears to limit property owners to construct fences made only of wood, iron, steel, masonry or stone. Staff recommends that the definition of "Fence" be left as-is, or to expand the definition to include other common fence material types, such as vinyl.

In the applicant chooses to continue with the text amendment for Chapter 130 Definitions in Northfield Center Township's zoning code, an additional change is needed as follows, which is marked in **bold underline**:

FENCE: Any structure composed of wood, iron, steel, masonry, **or** stone ~~or other material~~ and erected in such a manner and in such location as to enclose, secure, partially enclose or secure, provide privacy, decorate, define or enhance all or any part of any premises.

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED** with due consideration to staff comments.



**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Planning Commission
Zoning Text Amendment
Billboard Regulations
Boston Township

Item No.: 3
Meeting: January 23, 2025
Applicant: Boston Township Zoning Commission
Proposal: **Text Change and New Section 1207**
Processor: Gabriel Durrant

Proposal: The applicant has proposed that the Boston Township Zoning Resolution be revised to amend text, and add Section 1207 to Chapter 12: Sign Regulations.

Proposed Text Amendments:

1. Add the phrase “except as provided in 1207” to reflect the proposed new section 1207 in the following sections of the existing text (indicated in **bold** font in Exhibit A):

1201.03 f
1201.03 g
1201.03 j
1205.01 a
1205.03 g 5

2. Add new section 1207 Billboards in BC District (indicated in **bold** font, last page of Exhibit A).

See Exhibit A

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED** with suggestion that a minimum distance between billboards be required.

Exhibit A

Text Amendments Proposed by
Boston Township Zoning Commission
for referral to Summit County Planning Commission
Zoning Commission meeting date 10 December 2024

SUMMARY OF PROPOSED AMENDMENTS:

1. Add the phrase “except as provided in 1207” to reflect the proposed new section 1207 in the following sections of the existing text (indicated in **bold** font):
 - 1201.03 f
 - 1201.03 g
 - 1201.03 j
 - 1205.01 a
 - 1205.03 g 5

2. Add new section 1207 Billboards in BC District (indicated in **bold** font, last page of this document.)

Text copied for markup from
Boston Township Zoning Resolution
Rev. Feb 22, 2023

CHAPTER 12: SIGN REGULATIONS

1200 Purpose

It is the purpose of these sign regulations to permit the use of signs as a means of communication in the Township; to maintain and enhance the natural and manmade environment; to minimize the possible adverse effects of signs on nearby public and private property; to ensure that signs are located and designed to reduce sign distraction and confusion that may be contributing factors in traffic congestion and accidents; to maintain a safe and orderly pedestrian and vehicular environment; to promote the public health, safety and welfare by avoiding conflicts between signs and traffic control devices, avoiding traffic hazards, and reducing visual distractions and obstructions; and to enable the fair and consistent enforcement of these sign regulations.

The purpose as stated above is based on the following findings concerning signs:

- a. That excessive signs create dangerous traffic conditions, intrude on motorist and pedestrian enjoyment of the natural and manmade beauty of the Township, and as such are detrimental to the public health, safety and welfare.
- b. That business enterprises and other institutions located along public and private streets have a need to identify themselves and their activities to motorists and pedestrians by means of signs.

It is further the purpose of these sign regulations to allow businesses, institutions, and individuals to exercise their right to free speech by displaying an image on a sign and to allow audiences to receive that information. The Township does not intend to infringe on the rights of free speech as protected by the First Amendment to the United States Constitution and Article I, Section 11 of the Ohio Constitution. All provisions of this Chapter 12 are to be construed, whenever possible, in favor of vigorous political debate and accommodation of the rights of residents and visitors to speak freely.

1201 General Provisions

The following regulations shall apply to all permitted signs in the Township.

1201.01 General

- a. The provisions of this Chapter 12: Sign Regulations shall only apply to signs outside of the public right-of-way.
- b. Signs shall only be erected, established, painted, created, and maintained in conformance with the provisions of this Chapter 12.
- c. As provided in the Ohio Revised Code Section 519.20, outdoor advertising shall be classified as a business use and shall be permitted in all districts zoned for commercial or industrial use, or lands used for agricultural purposes and shall be subject to the requirements of this Resolution.
- d. Signs proposed to be located near to or within view of interstate or primary highways shall conform to regulations adopted under Chapter 5516 of the Ohio Revised Code and shall be subject to the requirements of this Resolution.

1201.02 Signs Exempt from Regulation

- a. Signs erected and maintained pursuant to and in performance of any governmental function or required by any law, ordinance, or governmental regulations are not regulated by this Resolution.
- b. Works of art that do not include a commercial message.
- c. Religious and other holiday lights and decorations displayed only during the appropriate time of year.
- d. Flags of the United States, State of Ohio, foreign nations having diplomatic relations with the United States, and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction, flown in accordance with the protocol established by the U.S. Congress.

1201.03 Prohibited Signs

The following types of signs shall be prohibited:

- a. Permanent signs on accessory structures.
- b. Merchandise, equipment, product, vehicles, or other items for sale or not themselves for sale and placed for gaining attention, identification, or advertising purposes except when placed or located as specifically permitted by this Resolution.

- c. A sign on a vehicle when the vehicle is placed in a location not normally expected for such vehicle and the location apparently has the purpose of attracting attention or providing advertising in addition to that permitted for wall and/or ground signs on the site. A sign placed on a truck, on a trailer, or on any vehicle is also prohibited.
- d. Flashing, moving, inflatable, blinker, racer type, intermittent, rotating, moving or revolving signs, whirligig devices, inflatable signs and tethered balloons, pennants, streamers, spinners, exposed light bulbs and strings of light not permanently mounted to a rigid background or other similar types of devices, or changing colors, except as otherwise provided in this Chapter such as for the permitted functions of Electronic Message Centers.
- e. Roof signs, meaning signs located on a building above the eaves or lowest edge of a pitched roof or above the height of a flat roof.
- f. Billboards, or off-premise signs. **Except as provided in 1207.**
- g. All signs advertising services or goods not sold on premise. **Except as provided in 1207.**
- h. Flags intended for advertising or commercial purposes.
- i. A sign that obstructs or interferes with traffic or traffic visibility.
- j. **Except as provided in 1207.** No sign shall be permitted as the principal use on a premises. Signs shall only be permitted as accessory uses.
- k. Abandoned sign, meaning a sign which for a period of at least sixty (60) days or more no longer advertises or identifies a legal business establishment, product, or activity in operation on the lot on which the sign is located.
- l. A sign containing words or symbols that would cause confusion because of resemblance to highway traffic control or direction signals.
- m. No sign regulated by any of the provisions of this Article shall be erected in the right-of-way, in proximity to railroad-crossings, or at the intersection of any streets in such a manner as to obstruct free and clear vision; or at any location where, by reason of the position, shape, or color, it may interfere with, obstruct the view of, or be confused with, any authorized traffic sign signal or device as defined in the Manual of Uniform Traffic Control Devices; or which makes use of the words "STOP", "LOOK", "DANGER", or any other word, phrase, symbol or character in such a manner as to interfere with, mislead, or confuse traffic.

1202 Specific Regulations

1202.01 Sign Area

- a. The area of a sign is the entire area within a regular geometric shape (rectangle, circle, trapezoid, triangle, etc.), comprising all display area of the sign and including all elements of the matter displayed.
- b. Sign area shall not include the frame and structural support unless the frame or support is determined to constitute an integral part of the sign design.
- c. For a sign that is framed, outlined, painted, or otherwise prepared and intended to provide a background for sign display, the area of the sign shall be the area of one (1) rectangular shape that encompasses the entire background or frame.
- d. For a wall sign comprised of individual letters, figures or elements on a wall or similar surface of the building or structure, or for an irregularly shaped ground sign, the area and dimensions of

the sign shall encompass a regular geometric shape (rectangle, circle, trapezoid, triangle, etc.), or a combination of regular geometric shapes, which form, or approximate, the perimeter of all elements in the display. When separate elements are organized to form a single sign, but are separated by open space, the sign area and dimensions shall be calculated by determining the geometric form, or combination of forms, which comprises all of the display areas, including the space between different elements. Minor appendages to a particular regular shape, as determined by the Zoning Inspector, shall not be included in the total area of a sign. e. For ground signs:

1. Where a ground sign has two (2) or more display faces, the area of all faces of the sign shall be included in determining the area of the sign unless two (2) display faces are joined back-to-back, are parallel to each other, and are not more than twelve (12) inches apart or form a V-angle equal to or less than thirty (30) degrees.
2. No more than two (2) display faces shall be permitted.
3. The portion of a solid sign base that is mostly screened by landscaping, up to a maximum height of two (2) feet, shall not be calculated as sign area.

1202.02 Sign Height

- a. The height of a sign shall be measured from the base of the sign or support structure at its point of attachment to the ground at the natural grade to the tallest element of the sign structure.
- b. The height of a ground sign on a man-made base or graded earth mound shall be measured from the grade of the nearest road pavement or the top of any road curb.

1202.03 Sign Setback

The required setback for a ground sign or other freestanding sign shall apply to all elements of the sign including its frame and base and shall be measured from the right-of-way line or other property line as applicable.

1202.04 Wall Signs

- a. Signs on buildings shall be displayed only on the wall or walls facing a public street and shall not project more than two (2) feet from the wall of the building.
- b. Wall signs shall not extend above the top of the building wall.
- c. A wall sign mounted on a parapet wall shall not extend higher than four (4) feet above the elevation at which the parapet and the building roof join.

1202.05 Temporary Signs

Any sign constructed of materials such as paper, cardboard, cloth, soft wood, or other materials unsuitable for extended outdoor use, or erected or installed in a manner which is clearly unsuitable for long-term use, shall be removed when the earliest of the following events occurs:

- a. At the time any parts of the sign have apparently deteriorated in a manner which makes the sign illegible, causes it to fall or be in danger of falling, exhibits wind or water damage, causes a public hazard or nuisance, or otherwise does not comply with the requirements of this

Resolution; or

- b. Upon receipt of notice from the Zoning Inspector that the that the sign has deteriorated and must be removed or replaced, or that the sign otherwise does not comply with the requirements of this Resolution.
- c. Temporary signs shall not be illuminated.
- d. A temporary sign may be installed in place of a permitted permanent wall or ground sign for a period of time not longer than sixty (60) days (which may be extended for one additional sixty (60) days). The sign shall comply with all standards applicable to a permanent sign.

1202.06 Illumination of Permanent Signs

- a. Permanent signs may be illuminated by means of permanent electrical installations.
- b. Signs shall only be illuminated by means of an external light fixture(s) mounted to the sign or sign support structure and mounted above the sign onto which it is directed. The light source shall be shielded and oriented so that the light is directed downward or horizontally onto the sign and so that direct view of the light source is not visible from off site.
- c. Wall signs may be externally illuminated or illuminated by means of back-lit channel lettering in which the source of illumination is not visible.
- d. Sign lighting shall not be from a colored light source.
- e. Internal Sign Illumination. A sign may be illuminated by an internal source only by approval of a conditional use permit and only in the EAD, BC and SRB Districts. In addition to the standards applicable to all conditional use permits, the following standards shall be applied:
 - 1. Signs may only be illuminated internally by means of a light source inside the sign, provided that the brightness and intensity shall not be greater than necessary to make the sign legible at night from a distance of 200 feet.
 - 2. Wall signs may also be illuminated by means of back-lit channel lettering in which the source of illumination is not visible.
 - 3. Internal illumination of a sign shall not be permitted closer than three hundred (300) feet to an R or VR Residential District.
 - 4. Sign lighting shall not be from a colored light source.
- f. Illuminated signs shall be equipped with functioning automatic shutoffs or dimmers operating between 10 pm and 6 am daily.

1202.07 Maintenance

- a. Signs, supports, and attachments shall be maintained to prevent peeling paint, wearing of surface materials, rust, other corrosion, staining, fading and other deterioration of original surfaces.
- b. All sign parts shall be maintained in a manner which is structurally sound and sufficient to ensure that the sign remains securely in place and does not pose a hazard to persons on or near the sign.
- c. All electric elements shall be maintained in working and safe order.
- d. Signs shall be plainly marked with the name of the person, firm, or corporation responsible for maintenance.

- e. The Zoning Inspector shall be authorized to enforce these maintenance requirements in the same manner as all other provisions of this Resolution.

1202.08 Nonconforming Signs

Any sign lawfully erected or displayed prior to the effective date of this Zoning Resolution or of subsequent amendments that is no longer in conformity with the provisions pertaining to signs contained in this Resolution shall be considered a legal-nonconforming sign and shall be subject to the standards below.

- a. Any legal-nonconforming sign that is damaged or destroyed to the extent that there is loss of more than fifty percent (50%) of its value at the time of damage or destruction shall only be replaced by a sign in conformity with the provisions pertaining to signs contained in this Resolution.
- b. All legal-nonconforming signs shall be brought into compliance with the provisions pertaining to signs contained in this Resolution no later than ten (10) years from the effective date of this Resolution or no later than ten (10) years after the effective date of an amendment which creates the nonconformity.
- c. Legal-nonconforming signs shall be required to be brought into compliance in less than ten (10) years under either of the conditions below:
 - 1. The Zoning Inspector determines that a legal-nonconforming sign is a nuisance or unsafe.
 - 2. The use of the property associated with the sign has been discontinued for a period of two (2) years.
- d. No legal-nonconforming sign shall be altered, rebuilt, enlarged, extended, reduced, or relocated except in conformity with the provisions pertaining to signs contained in this Resolution; however, changing the message displayed on a Legal-Nonconforming sign shall not be considered an alteration within the meaning of this section.
- e. Existing illegal-nonconforming signs must be removed upon receipt of notice to the property owner issued by the Zoning Inspector.
- f. Nonconforming signs shall be maintained in good condition pursuant to Section 1202.04 and may continue until such sign is required to be removed as set forth in this Article.
- g. A nonconforming sign shall not be structurally altered, relocated or replaced unless it is brought into compliance with the provisions of this Article, except as otherwise permitted in this Article.
- h. If a sign face and/or its support is damaged, but the repair costs do not exceed fifty percent (50%) of the replacement cost of the sign, the sign may be repaired provided all repair work is completed within sixty (60) days of the date the damage occurred.

1202.09 Administration and Enforcement

- a. Permits Required; Permits Not Required
 - 1. Permits shall be required prior to the installation of any permanent wall or ground sign or part thereof.
 - 2. Permits shall be required for any change, replacement, enlargement, reduction, or reconstruction of the support structure, cabinet, frame, lighting, or sign panels of a previously permitted conforming sign.

3. A permit is not required for change of copy or message of a previously permitted conforming permanent sign provided the change does not involve alteration of the other physical elements of the sign.
 4. Permits shall be required prior to the installation of any temporary sign having an area greater than six (6) square feet.
 5. Permits shall not be required for any temporary sign having an area of six (6) square feet or less. The sign shall comply with all requirements of this Resolution.
 6. Permits shall not be required for any sign specifically exempted from regulation by this Chapter.
- b. Application Requirements; Review; Approval or Denial
1. An application for a zoning certificate/sign permit shall be made to the Township Zoning Inspector on the form provided. The application shall be submitted with exhibits and other information required by the Zoning Inspector to determine application completeness and compliance with this Chapter.
 2. The Township Zoning Inspector shall review applications for signs for which permits are required and within fifteen (15) days of receipt of a complete application either approve and issue the permit or deny the permit in writing stating the cause for denial.
 3. Fees for zoning certificates for signs shall be as determined by the Township Trustees in the Schedule of Fees. Fees shall be submitted at the time of application submittal and refunded if permit is denied.
 4. Any application submitted by a person other than the property owner shall bear the signature of the owner of the property or a designated agent for the owner.

1203 Signs Permitted in All Districts

1203.01 Temporary Signs, Portable Signs

- a. Temporary signs shall be permitted in all districts.
- b. On any lot in any district, not more than six (6) temporary signs may be installed. Each temporary sign shall not exceed six (6) square feet in area. If installed as ground signs, each sign shall not exceed four (4) feet in height and shall be located at least ten (10) feet from the public right-of-way and from all property lines. If installed as a wall or window sign, the temporary sign shall be attached to the principal building at a height not greater than six (6) feet.
- c. On a lot on which a principal use has been established and maintained and a permanent ground sign is permitted, and no ground sign has been installed, a temporary sign may be installed complying with the sign area, height, and setback requirements of a permitted ground sign.

1203.02 Directional Signs

Not more than two (2) permanent or temporary directional signs are permitted on any property provided they do not exceed two (2) square feet in area per sign face.

1203.03 Address Sign

One (1) sign is permitted on any lot on which a principal use has been established and maintained to display the street address of the lot and use. The sign shall not exceed two (2) square feet in area per sign face.

1203.04 Roadside stand signs

One sign advertising the sale of agricultural products produced on the premises shall be permitted provided such sign shall not exceed ten (10) square feet in total sign area.

1204 Signs in R and VR Residential Districts

1204.01 Signs permitted in all districts (as provided in section 1203) shall be permitted in the R and VR Districts.

1204.02 Non-Residential Use properties.

On each lot on which the existing principal use is permitted in the R or VR District and is a use other than a dwelling, the following sign regulations apply.

- a. One (1) ground sign not exceeding thirty-two (32) square feet and not exceeding a height of six (6) feet is permitted on each road frontage. Ground signs shall be set back at least ten (10) feet from the public-right-of-way and at least twenty (20) feet from all property lines.
- b. One (1) wall sign is permitted on each wall facing a separate road frontage (not exceeding two (2) frontages or two (2) walls). A wall sign shall not exceed an area equal to one (1) square foot per one (1) linear foot of the width of the wall on which it is placed and shall not exceed a total of one hundred (100) square feet.

1205 Signs in BC and SRB Districts

Accessory signs in the BC and SRB Districts shall be permitted as provided in this Chapter 12. SIGN REGULATIONS and in the following regulations:

1205.01 All Signs

- a. All signs shall be wall signs or ground signs. . **Except as provided in 1207.**
- b. All signs shall be set back at least ten (10) feet from the public right-of-way.
- c. For integrated developments such as retail centers and multiple buildings on the same parcel, a graphic system shall be used that is coordinated in sizes, shapes, locations, and colors for various tenant signage. These requirements shall not be applied in a manner which violates the federal or state protections of trademarks or logos.
- d. Signs permitted in all districts (as provided in Section 1203) shall be permitted in the BC and SRB Districts.

1205.02 Wall Signs.

- a. For buildings located on lots with frontage on Akron-Cleveland Road or Kendall Park Road, wall signs shall not exceed two (2) square foot in area for each one (1) foot of the width of the building frontage which is most parallel to the front lot line, but in no case shall exceed one hundred (100) square feet.
- b. For buildings located on lots with frontage on a street other than Akron-Cleveland Road or Kendall Park Road, wall signs shall not exceed one (1) square foot in area for each one (1) foot of the width of the building frontage which is most parallel to the front lot line, and in no case shall exceed fifty (50) square feet.
- c. For buildings located on a corner lot with frontage on a second street which is either AkronCleveland Road or Kendall Park Road, an additional 40 percent of the maximum building sign area permitted on the front wall may be permitted on the building façade on the second street.
- d. For buildings located on a corner lot with frontage on a second street other than AkronCleveland Road or Kendall Park Road, an additional 10 percent of the maximum building sign area permitted on the front wall may be permitted on the building façade on the second street.
- e. When more than one principal use building is located on the same lot, wall signs may be installed on the front walls of all principal use buildings which comply with the above requirements.

1205.03 Ground Signs

- a. No more than one (1) ground sign shall be permitted per lot.
- b. Ground signs shall be located at least ten (10) feet from each side lot line; no more than thirty (30) feet from the lot line collinear with a public right-of-way to which the lot has direct vehicular access; and at least fifty (50) feet from any residential zoning district.
- c. The maximum size of a ground sign shall not exceed 50 square feet per sign face. A ground sign shall not have more than two sign faces. The maximum size of a ground sign and supporting structure shall not exceed 75 square feet in area.
- d. Ground signs consistent with the materials, colors and style of the building, and the use of brick or stone sign bases shall be encouraged.
- e. Ground signs shall be appropriately integrated within the overall site landscaping and the use of foundation plantings around ground signs shall be encouraged. At minimum, low evergreen shrubs shall be planted along both sides of the sign with at least one (1) shrub for each three (3) feet of sign width.
- f. All signs shall be located at least ten (10) feet from the right-of-way. Ground signs shall not exceed six (6) feet in height above existing ground level.
- g. Electronic Message Centers on Ground Signs. The following provisions shall apply to ground electronic message centers.
 1. One (1) electronic message center attached to a permitted ground sign shall be allowed per lot having frontage on Akron-Cleveland Road.
 2. No electronic message center shall be located closer than three hundred (300) feet to a residential district.

3. Each message displayed on an electronic message center must be static or depicted for a minimum of at least eight (8) seconds. Animation, movement, or continuous scrolling of messages is prohibited and the change of image on an electronic message center must be instantaneous.
4. Electronic message center signs must be equipped with an automatic dimming control that will: (a) regulate the illumination of the sign so as to maintain a maximum brightness of 5,000 nits during daylight hours and 500 nits during nighttime hours (b) automatically display a black screen if the sign malfunctions.
5. No electronic message center attached to an on-premise ground sign shall exceed thirty-two (32) square feet in sign face area. . **Except as provided in 1207.**
6. The addition of any electronic message center to any nonconforming ground sign is prohibited.

1205.04 Window Signs

Window signs not exceeding 40 percent of the total glass area of the ground floor area may be permitted. Window signs shall not be installed on windows above the ground floor.

1206 Signs in EAD District

1206.01 Signs permitted in all districts (as provided in section 1203) shall be permitted in the EAD Districts.

1206.02 Non-Residential Use properties

On each lot on which the existing principal use is permitted in the EAD District and is a use other than a dwelling, the following sign regulations apply.

- a. One (1) ground sign not exceeding thirty-two (32) square feet and not exceeding a height of six (6) feet is permitted on each road frontage. Ground signs shall be set back at least ten (10) feet from the public-right-of-way and at least twenty (20) feet from all property lines. Ground signs shall be set back at least fifty (50) feet from R and VR Districts.
- b. One (1) wall sign is permitted on each wall facing a separate road frontage (not exceeding two (2) frontages or two (2) walls). A wall sign shall not exceed an area equal to one (1) square foot per one (1) linear foot of the width of the wall on which it is placed and shall not exceed a total of one hundred (100) square feet.

1207 Billboards in BC District

1207.01 Location.

Billboards as described in this section 1207 shall only be permitted on lots in the BC District having a lot line abutting the right-of-way of SR 8.

Billboards shall be located and designed to be viewed from SR8.

1207.02 Number of signs.

No more than one (1) sign structure shall be permitted per lot.

1207.03 Sign Area

A Billboard shall not have an area greater than two hundred (200) square feet per side or sign face.

A billboard shall have no more than two (2) sign faces per sign.

1207.04 Setbacks

A billboard shall be setback not more than ten (10) feet from the lot line abutting the SR 8 right-of-way line.

A billboard shall be setback not less than thirty-five (35) feet from any lot line intersecting the SR 8 right-of-way.

1207.05 Height

The height of a billboard shall not exceed thirty (30) feet above natural grade.

1207.06 Additional Standards

Parks Impact Study Required. Prior to approval of a billboard, the applicant shall submit a study to determine that the proposed sign will not be visible from any national park property. The study shall be prepared and stamped by an engineer licensed in the State of Ohio.

EMC. If the proposed billboard includes an Electronic Message Center (EMC), it shall comply with all requirements of 1205.03g except that the sign area shall comply with 1207.03.

Conditional Use Permit Required. A billboard shall be reviewed and approved or denied as required for a conditional use.

Off-Premises; Ground sign definitions.

See Sign definitions pp 20-21 of Zoning Resolution.

A billboard shall not be subject to provisions regulating off-premises signs.

A billboard shall not be interpreted as a "ground sign".