



**Summit County Planning Commission (SCPC)**  
Thursday, April 24, 2025 - 3:00 p.m.  
County of Summit, County Council Chambers  
175 South Main Street, 7<sup>th</sup> Floor, Akron, Ohio  
**Meeting Agenda**

- |    |  |  |
|----|--|--|
| A. | Call to Order                                | <b>Chair Dennis Stoiber</b>            |
| B. | Roll Call                                    | <b>Gabriel Durrant</b>                 |
| C. | Approval of the March 27, 2025, SCPC Minutes | <b>Chair Dennis Stoiber</b>            |
| D. | Business Items                               | <b>James J. Taylor/Gabriel Durrant</b> |

**New Business**

1. **Pigeon Creek MUCD District - Zoning Map Amendment – Copley Township** - Located near the intersection of S. Cleveland-Massillon Rd and Ridgewood Rd, the Applicant is requesting approval of a Mixed-Use Compact Development (MUCD) District comprised of 55.8 Ac., consisting of Parcels 1501214, 1501945 and 1507374. Currently, Parcel 1501945 and a majority of 1501214 are zoned I – Industrial, with 1507374 and the remainder of 1501214 zoned C-OR Commercial Office Retail.
2. **889 Anchor Drive – Zoning Map Amendment – Coventry Township** - Located on the dead end Anchor Dr, Applicant is requesting to rezone parcels # 1909520 (0.2693 acres), currently zoned B-3, and 1909529 (0.7700 acres) currently split-zoned B-3 and R-2, all to R-2 Residential.
3. **Definitions & Residential District Regulations - Text Amendment – Northfield Center Township** - The applicant has proposed revising the following items: definition of “Assisted Living Facility” and “Vehicle” in Chapter 130 Definitions, and Chapter 310, “Residential District Regulations,” Section 310.08, Letter F, #2.

**Old Business**

- |    |                                    |  |
|----|------------------------------------|--|
| 4. | None                               |  |
| E. | Report from SCPC By-Laws Committee | <b>Vice-Chair Jeff Snell</b>           |
| F. | Report from Assistant Director     | <b>Assistant Director Holly Miller</b> |
| G. | Comments from Public               | <b>Chair Dennis Stoiber</b>            |
| H. | Comments from Commission Members   | <b>Chair Dennis Stoiber</b>            |
| I. | Other                              |  |
|    | 1. Legal Update                    | <b>Attorney Marvin Evans</b>           |
| J. | Adjournment                        | <b>Chair Dennis Stoiber</b>            |



**Summit County Planning Commission (SCPC)**

Thursday, March 27, 2025 - 3:00 p.m.

The Russell M. Pry Building, Room 371

1180 South Main Street, 3<sup>rd</sup> Floor, Akron, Ohio

**Meeting Agenda**

- A. Call to Order **Chair Dennis Stoiber**  
*Chair Dennis Stoiber stated that it was 3:00pm but they did not have a quorum, he delayed the meeting until there was a quorum.*

*Chair Dennis Stoiber called to order the Thursday, March 27<sup>th</sup>, 2025 - SCPC monthly meeting at 3:03p.m.*

- B. Roll Call **Dennis Tubbs**

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

Reported by *Dennis Tubbs*, we have a quorum for SCPC meeting Thursday, March 27<sup>th</sup>, 2025 – SCPC monthly meeting at 3:04 p.m.

- C. Approval of the Thursday, February 27<sup>th</sup>, 2025, SCPC Minutes **Chair Dennis Stoiber**

*Chair Dennis Stoiber made a motion to the members for approval of Thursday, February 27<sup>th</sup>, 2025, Summit County Planning Commission Meeting minutes as submitted with discussion.*

### *Discussion from the Members*

*Jason Segedy* stated that he did have one correction, on Item E where it mentions that he was nominated for Secretary, Mr. Segedy stated that he was happy to accept, later at the end of the section it states nomination for Jason Segedy for Vice Chair was approved. It seems like a typo that just needs to be corrected.

*Chair Dennis Stoiber* stated to staff that the correction needs to be made. Mr. Stoiber stated that since there were no other additions or corrections the meeting minutes are *approved*.

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

Motion

**There was no vote.**

D. Business Items

**James J. Taylor/Gabriel Durrant**

### **New Business**

**Item #1 - Acadian Farms – Riparian Variance – Sagamore Hills Township** - The site is located in Sagamore Hills Township along Olde 8 Rd, PN 4502624. The applicant is proposing to build a 22' x 35'x 5' box culvert across an existing stream within the parcel which would disturb the 50' riparian setback.

*Reported by James J. Taylor:*

Item#1 is a riparian variance for the Acadia Farms development in Sagamore Hills Township. The site is located in Sagamore Hills along Olde Road parcel number 4502624. The applicant is proposing to build a 22' x 35'x 5' foot box culvert across an existing stream within the parcel which would disturb the 50-foot riparian setback. In addition, within that riparian setback, they're also looking to build a storm water pipe and an outfall from a detention pond that they're also looking to show.

*Questions/Comments from the members:*

Q. Has Summit Soil and Water commented on the variance question?

A. Yes.

Summit Soil and Water is in attendance today to comment.

*Q.* Please identify the second small setback to impact to the west of the proposed box culvert as it looks like there might be an alignment of the discharge pipe from the detention basin.

*A.* Mr. Taylor identified the setback on the screen for the members to see.

The staff have been asked if there was a need for variance on this project, staff have had numerous discussions and decided to present the item to the board and allow the commission to determine if the riparian variance is needed for this project based on the evidence provided at the meeting today.

The other additional comment that staff had was from the soil report on the applicant who would need appropriate permits from the US Army Corps of Engineers and other agencies in order to complete the driveway cross

Staff recommends ***approval*** with due consideration to agency and staff comments.

*Representation for the applicant:*

Jeff Plautz

*Neff & Associates*

6405 York Road, Cleveland, Ohio 44130

Owner of Property: *Gus Kafantaris*

Jeff Plautz explained the project was presented as intended. They are making a crossing of the stream with a clarification of a three-sided box as to disturb even less of the stream. As mentioned, they needed US Army Corps permit in terms of being a highway PA permit, they have received the permits and have provided them to Summit Soil and Water.

*Questions from the Members:*

There were no further questions from the members to the applicant.

*Representation for the Township:*

No one from the township was in attendance.

*Summit Soil and Water:*

Sasha Mikheidze

1180 S. Main Street, #230

Akron, OH 44301

*Dennis Stoiber* acknowledged a conversation with Summit Soil and Water verifying that in looking at the language of the County Code 937, it looked, it was your opinion, that a variance was not required for the riparian setback portion of the stream crossing.

*Mr. Mikheidze* reported there's the two wetlands that you see that extend into the wetland, both on the south side of the stream and the north side of the stream, and it wasn't clear to him as to whether these would be considered as part of the impact for the crossing, as some of the impacts are not, like, directly adjacent,



they're proximal in location to where the crossing is, but they're not right at the crossing, and there's no specific language, that specified distance.

The other issue of the outfall pipe for the pond. Depending on how that's installed, some places can just dig it right under the ground without having to impact it if they do it that way, then that's not a problem. But if they want to excavate it out, then that is an impact of a riparian that's not associated with the crossing should count as an item that requires a variance.

County Code 937 reads is the riparian setback is a certain dimension from the ordinary high-water mark.

*Discussion from the members:*

*Dennis Stoiber* asked who agrees that no variance is required here?

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

*Dennis Stoiber* dismissed the application because no variance is required. Did we charge you \$300 for variance a refund to the applicant will need to be issued.

*County Engineer's Office:*

Joe Paradise

*Summit County Engineers Office*

*Mr. Paradise* stated that the only issue is the design of the structure. We're going to need some more calculations. Make sure we pass the right size school. We're not going to have flooding or a dam in the water center. Get that over to Tim Boley and let him review it.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Dickinson, Erin					
Wiedie- Higham, Christine					
Jones-Capers, Halle					
Kline, David					

Mavrides, Allen					
Reville, Rich					
Segedy, Jason					
Snell, Jeff					
Stoiber, Dennis					
Terry, Robert					
Whited, David					

Motion

**There was no vote.**

**Item #2 - 3142 Main Street – Zoning Map Amendment – Coventry Township** - Located along at the intersections of Main St and Wymore Ave, and Main St and Portage Lakes Dr, Applicant is requesting to rezone parcels # 1904557 (0.1389 acres), 1904558 (0.1136 acres), 1904559 (0.1439 acres), and 1904560 (0.0989 acres) currently zoned B-2 Limited/Local Business, as well as parcels # 1902295 (0.1010 acres), 1902296 (0.1038 acres), 1902297 (0.0983 acres) and 1902298 (0.0964 acres), currently zoned R-2 Residence District, all to B-3 General/Regional Business.

*Reported by James J. Taylor:*

Item #2 The zoning map amendment for 3142 Main Street in Coventry Township. So this proposal is located along the intersections of Main Street and Wymore Avenue as well as Main Street and Portage Lake Drive. The applicant is requesting to rezone a number of parcels, there are one, two, three, four of them are currently zoned B2 Limited Local Business, and another four are currently zoned. R2 Residential. districts. They want all eight of these parcels to be re-zoned to B3 general or regional business. As you can see on the map to the north we have both B2 and R2 zoning districts and the land use is generally commercial and residential. To the east is a B2 vacant commercial. To the south is both R2 and B2 which is commercial and residential. And to the west is R2 which is residential. the zoning map amendment for 3142 Main Street in Coventry Township. This proposal is located along the intersections of Main Street and Wymore Avenue as well as Main Street and Portage Lake Drive. The applicant is requesting to rezone a number of parcels, there are one, two, three, four of them are currently zoned B2 Limited Local Business, and another four are currently zoned R2 Residential. districts. They want all eight of these parcels to be re-zoned to B3 general or regional business. As you can see on the map to the north we have both B2 and R2 zoning districts and the land use is generally commercial and residential. To the east is a B2 vacant commercial. To the south is both R2 and B2 which is commercial and residential. And to the west is R2 which is residential.

*Comments received:*

The site and the current tentative use that was presented by the applicant as you can see facing Main Street there is a gas station there. The owners want to expand this gas station to encompass this entire area, in this case the site cannot be used as it is currently zone because neither B2 or R2. The proposed change is to, expand the existing service station to a convenience store.

Staff recommends ***approval***.

*Questions/Comments from the members:*

*Dennis Stoiber* inquired about Wymore as it seems to be more problematic because you're extending it three lots that way, so residents right across Wymore would be affected by that.

*David Whited* asked will this be public advertised for the residents there?

*Mr. Taylor* responded that it is a question for the township.

*Jeff Snell* asked is there a public sewer? Where is the public sewer if there is public sewer? Utilities?

*Halle Jones-Capers* asked the parcel along Portage Lakes Drive that residence it looks like that driveway is shared with that adjacent lot today the applicant.

*Mr. Taylor* responded that it might be a determination of a surveyor. It could be just an issue with our aerial photography, that makes it appear as if that driveway is a part of one of our study parcels.

*Jeff Snell* stated that is states that the property is unusable or cannot be used as currently zoned. at all? Or for what they want to do, but can it be used as residential?

*Mr. Taylor* responded there is currently a duplex there on those bottom three parcels facing Wymore.

*Dennis Stoiber* added we are not reviewing a site plan at this point they want to rezone eight lots to a commercial zoning district that would permit that use that would then bring all uses on those eight lots into a compliant situation.

*Mr. Taylor* responded the same entity actually owns all these lots. The commercial properties where the gas station is now is owned by an LLC who happens to be the same owner as the owner of the lots next door so a private person owns those lots, but then their LLC owns the gas station, so all eight lots being affected. They are owned by the same person.

*Jason Segedy* states that the rezoning makes sense for those eastern parcels, however, the way they wrap around that one single-family home on Portage Lakes Drive, if you look at the lot lines for where the commercial zoning is, to the south of there, those two westernmost lots that kind of stick out.

*Applicant:*

Applicants are not present.

*Representation for the Township:*

*Rob Henwood*

*Mr. Henwood* reported that the statement that staff made is all the parcels are owned, they're in, both are in two different LLCs, but both owned by the same individual. The township doesn't really have a position on it at this point, they're just representing what the applicant was showing on their application. The question about the property to the north and the driveway, that's a completely vacant parcel, so there's not a driveway on it.

*County Engineer's Office:*

No comments from the Engineer's office

*Summit Soil and Water:*

No comments from Summit Soil and Water

*Questions from the Public:*

No comments from the public

*Discussion from the members:*

No further discussion from the members

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

**Motion**

*Jason Segedy* made a motion to *approve* the **New Item #2 3142 Main Street – Zoning Map Amendment – Coventry Township**, with due consideration of the comments specifically about the westernmost lot or two with frontage on Wymore Avenue, it was seconded by *David Whited*, ***all in favor, aye, oppose\_0\_,*** **New Item #2 3142 Main Street – Zoning Map Amendment – Coventry Township**, was *approved* with   0   abstentions.

**Item #3 - Rezone R-1 to C-2 – Zoning Map Amendment – Springfield Township** - The applicant has proposed the rezoning of parcel 5103945 at 1627 Krumroy Rd, Akron, OH 44306 from R-1 to C-2 in order to establish commercial condos on the property. The neighboring parcel, 5100039, is split zoned as R-1 and C-2 and holds a VFW post.

*Reported by Gabriel Durrant:*

The applicant has proposed the rezoning of parcel 5103945 at 1627 Krumroy Rd, Akron, OH 44306 from R-1 to C-2 in order to establish commercial condos on the property. The neighboring parcel, 5100039, is split zoned as R-1 and C-2 and holds a VFW post. The parcel next door the one to the west there, the applicant is trying to get moved to commercial for some commercial condos. If it was all continuous commercial it would not be an issue.

Staff recommends ***approval***.

*Questions/Comments from the members:*

Q. Can you explain what it is meant by commercial condos?

A. Possibly like office space, doctor's office, etc.

*Applicant:*

Jeff Buck

P.O. Box 8410

Akron, OH 44320

Mr. Buck reported this is kind of a partnership with Springfield Township property, but prior to September 945, was a dump site with trees, cement block, concrete, dirt, so on and so forth. It's in that disturbed area and 945 is very large property of almost two acres. The people that owned it were having financial problems. Mr. Buck spoke with several different persons of when the building was built, the one that you see there, without any building permits. So through the building department, through the county and township, bought it and got it up to code. It's a new build. The person that built it was landscaper. The building that you're looking at there has 14-foot ceilings on the lower level and four doors that enter the back, so they were using it for their commercial vehicles. And then they had put office space upstairs, except for the fact that there were no building permits pulled, and it's residential. They are asking for rezoning so they can turn it into a useful profitable site for Summit County and Springfield Township.

*Questions/Comments from the members:*

Christine Weidie-Higham asked just for clarification, C2 and an R1 the lots are not split, it's one lot, one parcel that has two zonings, or two different zonings on the same parcel.

Jeff Snell asked, do you have sewer here? Utilities? You have sewer on Massillon Road, so your uses are going to be commercial condos but no sewer?

Q. Did they get a septic approval?

A. Septic and well, it's already done.

Q. You got approval for that.

A. We had, I thought the best attack was to get the building up to the proper standards and then come to you and say we want rezoning. But the septic is brand new, the well is brand new it's sized to the existing building that's there.

*Representation for the Township:*

Township was not in attendance.

*County Engineer's Office:*

No comments from the Engineer's office

*Summit Soil and Water:*

No comments from Summit Soil and Water

*Questions from the Public:*

No comments from the public

*Discussion from the members:*

No further discussion from the members

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

Motion

*Erin Dickinson* made a motion to *approve* the **New Item #3 Rezone 1-2 to C-2 – Zoning Map Amendment – Springfield Township**, with due consideration rezoning the adjoining property at 5100039 to just commercial and it was seconded by *Christine Weidie-Higham*, ***all in favor, aye, oppose\_0\_***, **New Item #2 Rezone R-1 to C-2 – Zoning Map Amendment – Springfield Township**, was *approved* with 1 abstentions (*Robert Terry*).

### **Old Business**

#### **1. None**

- E. Report from Assistant Director **Assistant Director Dennis Tubbs**  
1. Summit County Planning Commission Dashboard Demonstration

Trying to get a meeting scheduled with the Bylaws Review committee, we currently have 2 members we need 3 as a minimum requirement.

Dennis Stoiber added per the last meeting that David Whited, Hallen Jones-Capers and Jeffrey Snell have signed on for this committee so if anyone else would like to participate please do.

- F. Comments from Public **Chair Dennis Stoiber**  
No comments from the public

- G. Comments from Commission Members **Chair Dennis Stoiber**  
No further comments from Commission members

- H. Other **Attorney Marvin Evans**  
1. Legal Update  
No updates from Legal

I. Adjournment

Chair Dennis Stoiber

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

Motion

*Rich Reville* made a motion to *adjourn* the **SCPC meeting held Thursday, March 27<sup>th</sup>, 2025** – and it was seconded by *Jason Segedy*, ***all in favor, aye, oppose\_0\_***, *adjourn* the **SCPC meeting held Thursday, March 27<sup>th</sup>, 2025**, was *adjourned* at 4:14 p.m.

*These minutes were recorded, prepared, and represent the writer's best recollection of the items discussed by:*  
*Tazena Long, Executive Assistant*  
*Department of Community and Economic Development*  
*Wednesday, April 16<sup>th</sup>, 2025 @ 6:05p.m.*



## EXECUTIVE SUMMARY

Proposal: Located near the intersection of S. Cleveland-Massillon Rd and Ridgewood Rd, the Applicant is requesting approval of a Mixed-Use Compact Development (MUCD) District comprised of 55.8 Ac., consisting of Parcels 1501214, 1501945 and 1507374. Currently, Parcel 1501945 and a majority of 1501214 are zoned I – Industrial, with 1507374 and the remainder of 1501214 zoned C-OR Commercial Office Retail.

Staff recommends **DISSAPPROVAL**.

<b>Meeting:</b>	April 24, 2025	<b>Proposed Zoning:</b>	MUCD
<b>Item No.:</b>	1	<b>Council Dist.:</b>	District 5
<b>Current Zoning:</b>	I and C-OR	<b>Processor:</b>	James J. Taylor

**Parcel Numbers:** 1501214, 1501945 and 1507374.

**Location:** Located near the intersection of S. Cleveland-Massillon Rd and Ridgewood Rd, the Applicant is requesting approval of a Mixed-Use Compact Development (MUCD) District comprised of 55.8 Ac., consisting of Parcels 1501214, 1501945 and 1507374. Currently, Parcel 1501945 and a majority of 1501214 are zoned I – Industrial, with 1507374 and the remainder of 1501214 zoned C-OR Commercial Office Retail.

### Zoning:

*See attachments for zoning maps.*

Direction	Zoning	Land Use	Jurisdiction
North	C-OR, B-4 and I	Commercial and Industrial	Copley Township, City of Fairlawn
East	I	Vacant Industrial	Copley Township
South	I and C-OR	Industrial and Commercial	Copley Township
West	I and C-NR	Industrial and Commercial Neighborhood Retail	Copley Township

**Current Zoning:** From Copley Township's Zoning Resolution, provided on Copley Township's website: <https://www.copley.oh.us/>.

### 5.01 I – Industrial District (See Exhibit A).



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#### 4.03 C-O/R (Office/Retail) Commercial District (See Exhibit B, Pages 6-9).

**Proposed Zoning:** 4.08 Pigeon Creek Mixed-Use Compact Development District (See Exhibit C).

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

**SSWCD:** Brian Prunty, 4/15/2025: Please see Exhibit F for SSWCD comments.

**Staff Review:** (*Red text* indicates emphasis from the SCPC staff.)

1. ***Is the proposed zoning change reasonable given the nature of the surrounding area?*** The proposed zoning change would allow for the creation of High-Density Residential developments near active industrial plants. These plants may present residents with negative environmental impacts, while the residents may negatively impact traffic volumes in an industrial district. However, given proper environmental and traffic mitigation, this proposed change may be reasonable in regards to the nature of the surrounding area.
2. ***Can the property reasonably be used as currently zoned?*** No. I and C-OR zoning does not permit any type of residential use, which is the main objective of the proposed Pigeon Creek MUCD District.
3. ***Is the proposed Map Amendment consistent with the objectives and goals of the Comprehensive Plan?*** This proposed map amendment is compatible with the Comprehensive Land Use Plan Chapters 2, 3, 5 and 10, per Township Report (see Exhibit D).
4. ***Is the proposed zoning change consistent with the stated purpose and intent of the zoning resolution and the applicable districts?*** This zoning change would create a new MUCD that does not currently exist in Copley Township's Zoning Resolution. However, the unit density listed in the proposed MUCD is compatible with Chapter 4, Section 4.07 of the existing resolution, per Township Report (see Exhibit D).
5. ***How will the proposed zoning change impact public services and facilities?*** This site is currently vacant land with no existing utilities. The proposed zoning change will require the construction of new public utilities to service any potential development in this project area, whether it is commercial or residential.
6. ***How will the proposed zoning change impact traffic, especially traffic safety?*** The construction of either a commercial or high-density residential project within the proposed MUCD may add significant traffic volumes to S. Cleveland-Massillon Rd and Ridgewood Rd, impacting both Copley Township and the City of Fairlawn. Traffic studies will need to be conducted for any proposed projects in this area.
7. ***Will the proposed zoning change adversely affect adjoining properties?*** No.

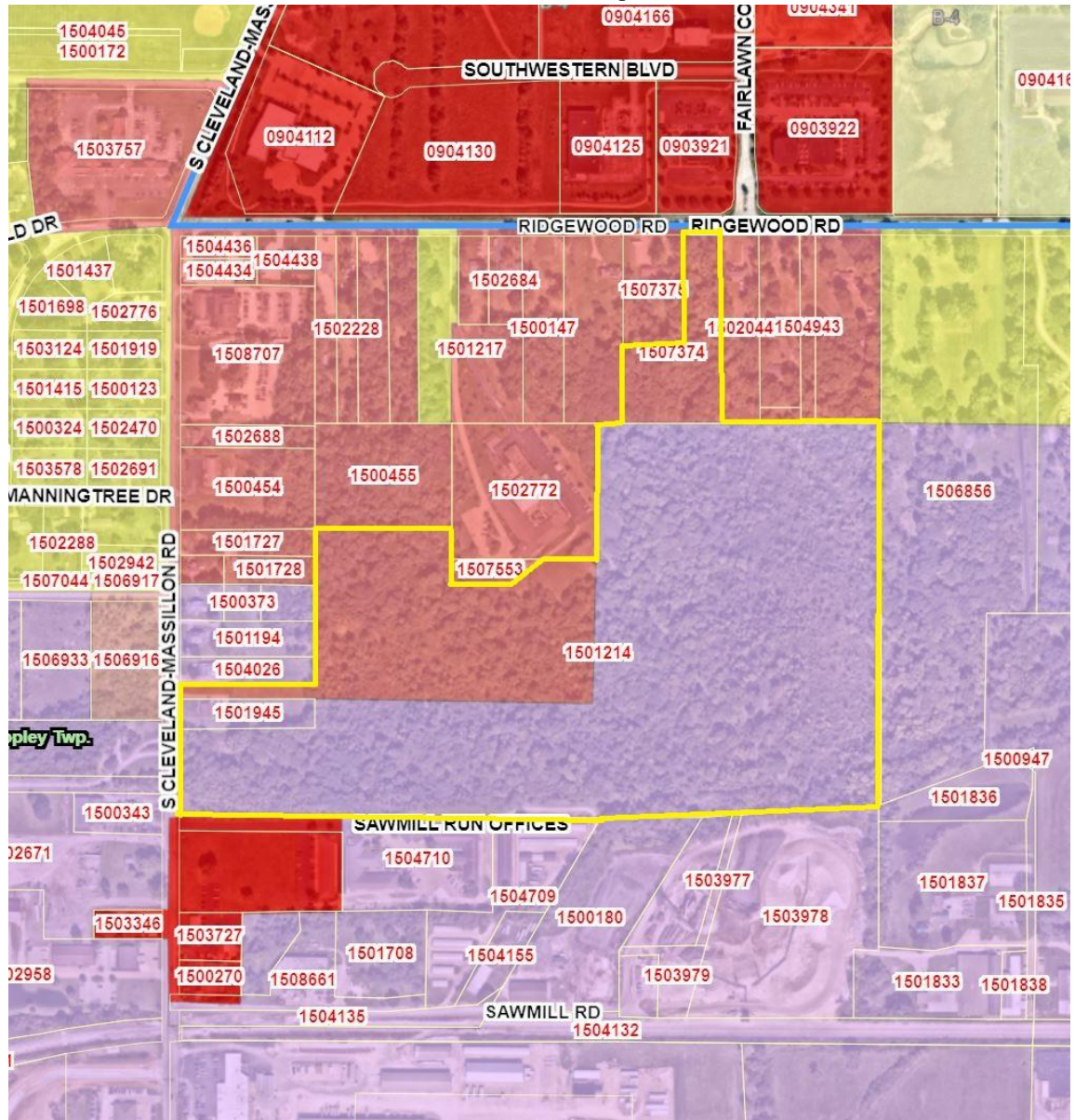
- 
8. ***Is this an appropriate location for the proposed use or are there other available locations better suited for it?*** An active asphalt plant is located on the southern boundary of the proposed MUCD. The close proximity of this plant may impact the marketability of any High-Density Residential development located in the MUCD. In addition, this plant may emit foul odors, dust and noise pollution that may negatively impact the quality of life of any potential residents of the MUCD. ***Therefore, it is the opinion of SCPC staff that this is NOT an appropriate location for the proposed use, as-is.***
9. ***Will the proposed zoning change, change the character of the neighborhood?***  
No.
10. ***Has there been a change in conditions that renders the original zoning inappropriate?*** No. The proposed MUCD is surrounded by industrial and commercial parcels, which is the original zoning for this area.

**Staff Comments:**

Agency comments received state concerns with this zoning map amendment.

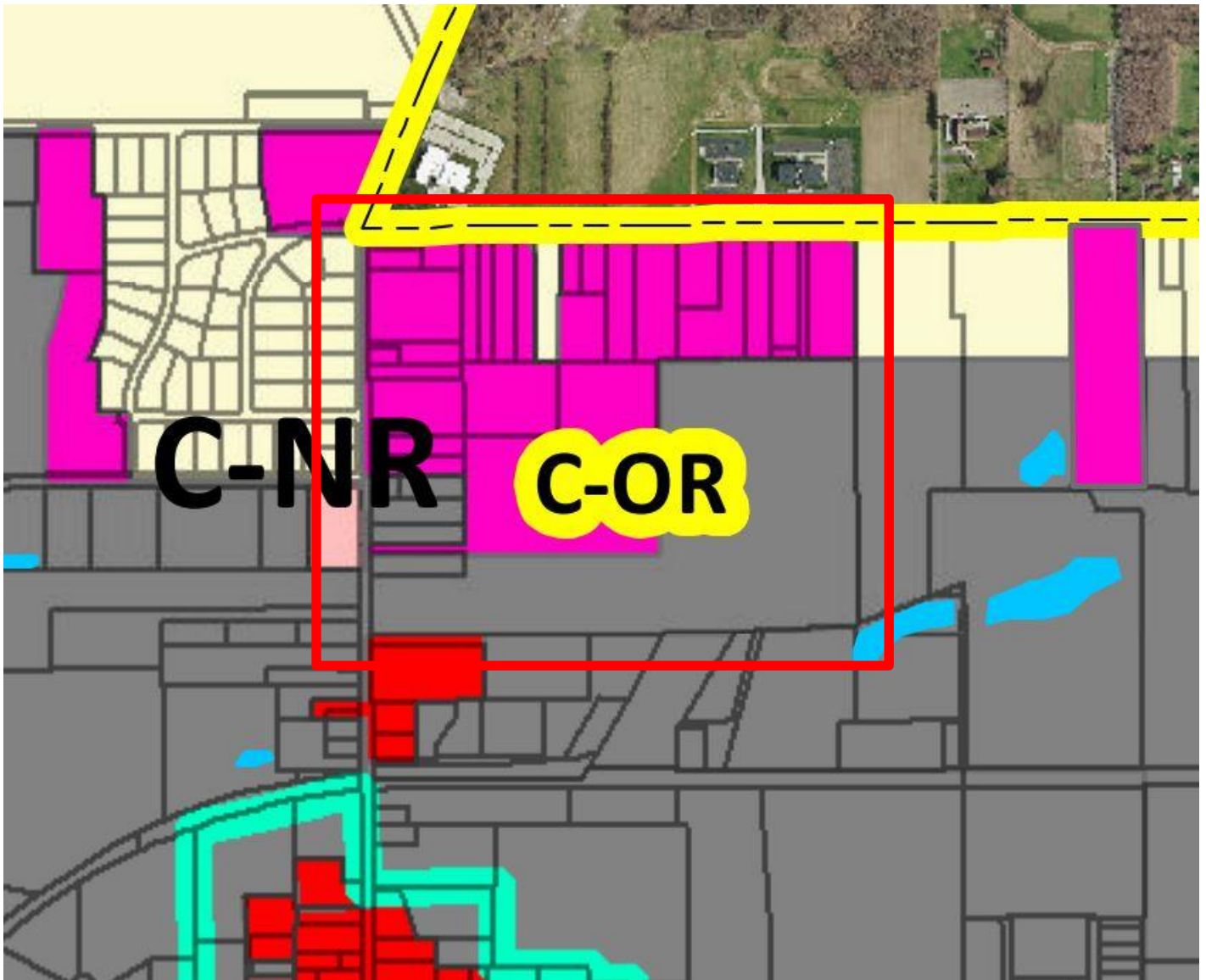
**Recommendation:** Staff recommends **DISSAPPROVAL** of this zoning map amendment.

# Site Location Map



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Location on Copley Township's Official Zoning Map







## ***ARTICLE 5 Industrial District***

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### **5.01 I – Industrial District**

#### **A. Purpose**

This District, comprising the I-1 Light Industrial District and the I-2 Heavy Industrial District in the previous Zoning Resolution, is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial or service activities which in their normal operations have little or no adverse effect on adjoining properties. Provision is also made for a wider range of assembling, fabricating, and manufacturing activities as conditionally permitted uses, provided they can meet the standards necessary to insure that the effects of their objectionable characteristics on adjoining properties can be minimized.

#### **B. Permitted Uses**

1. The following, except as may be otherwise regulated herein, are permitted. The manufacturing, compounding, processing and assembling of products such as:
  - a. Bakery goods, candy, cosmetics, pharmaceuticals, toiletries and food products; except fish or meat products, sauerkraut, yeast and rendering or refining of fats or oils.
  - b. Products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, features, fiber, glass, hair, horn, leather, plastics, precious or semi-precious metals or stones, sheet metal (except where presses over twenty (20) tons rated capacity are employed), rubber, shell, textiles, tobacco, wax, wood (where saw and planning mills are employed within a completely enclosed building).
  - c. Pottery and figurines, using previously pulverized clay, and kilns fired only with gas or electricity.
  - d. Musical instruments, toys, novelties, rubber or metal stamps and other small rubber products.

- e.** Electrical and electric appliances, instruments and devices, television sets, radios, other electronic entertainment devices, and household appliances.
  - f.** Electric and neon signs, billboards, and other commercial advertising structures.
  - g.** Laboratories and processing - experimental, film or testing provided no operation shall be conducted or equipment used which would create hazards, noxious or offensive conditions.
  - h.** The manufacturing, compounding, processing and assembling of products that are substantially similar to those listed above as regards their land-use impacts on surrounding properties.
- 2.** The following uses, provided storage is within an enclosed building or an area enclosed on all sides by a solid wall or a minimum six (6) foot solid painted fence with openings no greater than fifteen percent (15%) or no less than 85% opaque, or a dense vegetative planting incorporating trees, evergreens, and/or hedges of a variety that are as equally effective in their screening effect, in both summer and winter, as a solid wall or solid painted fence with openings no greater than fifteen percent (15%) or no less than 85% opaque.
  - a.** Building materials, sales yard and lumber yard, including mill work when within a completely enclosed building.
  - b.** Contractor's equipment storage yard or plant, or storage and rental of equipment.
  - c.** Fuel, food and goods distribution station, warehouse and storage, but excluding coal and coke. Inflammable liquids shall be underground storage only, and only if located more than three hundred (300) feet from any other Zoning District.
  - d.** Motor, freight garage, truck or transfer terminal, office, warehousing and storage.
  - e.** Public storage garage and yards.
  - f.** Storage and sale of grain and livestock feed provided dust is effectively controlled during all operations.

- g.** Uses that are substantially similar to those listed above as regards their land-use impacts on surrounding properties.
- 3.** The following uses when conducted no closer than fifty (50) feet from any R-District. Where the I District abuts an R-District, but is separated from the R-District by a public street, the width of the street may be considered as part of the required fifty (50) foot setback.
  - a.** Bag, carpet and rug cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust.
  - b.** Blacksmith, welding, or other metal working shop, excluding punch presses over twenty (20) tons rated capacity, drop hammers and other noise producing machine-operated tools.
  - c.** Carpenter, cabinet, upholstering, sheet metal, plumbing, heating, roofing, air- conditioning, sign painting, painting and other similar establishments.
  - d.** Foundry, casting light weight non-ferrous metals, not causing noxious fumes or odors.
  - e.** Gasoline dispensing when clearly incidental to the principal uses of the premises.
  - f.** Ice manufacturing and cold storage plant; creamery and bottling plant.
  - g.** Laundry, cleaning and dyeing plant.
  - h.** Repair services, for machinery and equipment including repair garages and specialty establishments such as motor, body and fender, radiator, motor tune- ups, muffler shops, tire repairing sales and service including vulcanizing.
  - i.** Stone or monument works not employing power tools; or if employing such tools then within a completely enclosed building.
  - j.** Veterinarian Hospital or clinic.
  - k.** Household Pet Boarding Facility.

1. Uses that are substantially similar to those listed above as regards their land-use impacts on surrounding properties.
4. Off-street public parking lot and garage.
5. Plant greenhouse.
6. Warehousing.
7. Wholesale establishments.
8. Signs - as regulated by Article 8 of this Zoning Resolution.
9. Offices as listed in the C-OR Commercial District.
10. Garden and Landscape Supply Sales.
11. Landscape Business.
12. Accessory buildings incidental to the principal use and which do not include any activity conducted as a business and accessory uses normally and regularly associated with the principal uses listed above.

### **C. Conditionally Permitted Uses**

The Board of Zoning Appeals may issue Conditional Zoning Certificates for the uses listed below, subject to Article 7, Standards for Conditional Uses.

1. Churches.
2. Day Care Center.
3. Life Care Facility.
4. Manufacturing, processing, cleaning, servicing, testing, assembling, storing or repairs of materials, goods, or products.
5. Recycling/salvaging facilities.
6. Schools/educational facilities.



7. Truck Servicing.
8. Wind Turbines.

#### **D. Development Standards**

1. Minimum Front Yard Setback From the Street Right-of-Way Line – Twenty-five (25) feet except as otherwise required in this Article.
2. Minimum Rear Yard Setback – Twenty-five (25) feet except as otherwise required in this Article.
3. Minimum Side Yard Setback – Twenty-five (25) feet except as otherwise required in this Article.
4. Height Regulations - No building shall exceed Fifty (50) feet in height, except as provided otherwise in this Resolution.
5. Off-Street Parking - As regulated by Article 9 of this Resolution.
6. Sidewalk and/or Shared Use Path – New buildings, structures, and parking areas shall include the installation of a sidewalk and/or shared use path. The sidewalk and/or shared use path shall connect to similar facilities on adjacent property. In special cases, such as if no adjacent property sidewalk or shared use path exists, the facility type(s) and location shall be approved by Copley Township Community and Economic Development Staff via Site Plan review. See Section 13 of this document.



## ***ARTICLE 4 Commercial Districts***

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### **4.01 C-GR General Retail Commercial District**

#### **A. Purpose**

This District, comprising the C-3 District in the previous Zoning Resolution until such time as the township zoning map is amended to designate the location of the C-GR District, is established to provide for a wide range of retail and service uses, including high intensity retail and service uses, such as large-scale retail establishments, that meet the shopping needs of the community and the region. This District is an appropriate location for developments featuring multiple retail and service uses on large sites with parking and drives for multiple tenants and coordinated signage and landscaping.

#### **B. Permitted Uses**

- 1.** Retail goods and personal services establishments that provide goods, products, merchandise and/or services directly to the consumer, including high intensity retail and service uses, such as large-scale retail establishments, that meet the shopping needs of the community and the region.
- 2.** Restaurants and Nightclubs.
- 3.** Accessory uses normally and regularly associated with the principal uses listed above.
- 4.** Signs - As regulated by Article 8 of this Resolution.
- 5.** Offices of governmental agencies at the federal, state, county and local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.

#### **C. Permitted Uses with Additional Restrictions**

The following uses are permitted when conducted no closer than fifty (50) feet from an R-District. Where the C-GR District abuts an R-District, but is

separated from the R-District by a street, the width of the street shall not be considered as part of the fifty (50) foot required setback.

1. Air-conditioning, cabinet making and carpentry, heating and plumbing, painting, roofing, sheet metal, and upholstering.
2. Dry cleaning, cleaning and dyeing, and laundry service.
3. Repair services for machinery and equipment establishments including: body shop, fender shop, motor shop, motor tune-ups, muffler shop, radiator shop, and tire repairing sales and service, including vulcanizing.
4. Uses that are substantially similar to those listed above as regards their land-use impacts on surrounding properties.

**D. Conditionally Permitted Uses**

The Board of Zoning Appeals may issue Conditional Zoning Certificates for the uses listed below, subject to Article 7, Standards for Conditional Uses.

1. Bed and Breakfast.
2. Churches.
3. Clubs and Lodges.
4. Day Care Center.
5. Drive-up Window Facility.
6. Gasoline Service Station – Full Service or Multi-Use.
7. Transient Hotels.<sup>4</sup>
8. Life Care Facility.
9. Recreational Facility.
10. Schools / Educational Facilities.
11. Theatre and assembly uses.

## **12. Wind Turbines.**

### **E. Prohibited Uses**

- 1.** Any proposed use that is not listed in the regulations for the C-GR District as a permitted or conditional use, and which in the opinion of the Zoning Inspector, is not in accordance with the Copley Township Comprehensive Land Use Plan or any current or future JEDD agreement, or that will be detrimental to or endanger the public health, safety or general welfare.
- 2.** Any proposed use that is not listed in the regulations for the C-GR District as a permitted or conditional use, and which, in the opinion of the Zoning Inspector, is not substantially similar, as regards its land-use impacts on surrounding properties, to a use currently operating lawfully as a permitted use in the C-GR District. For the purposes of this section, land-use impacts include, but are not limited to: traffic, noise, stormwater control, parking, effect on the value of surrounding properties, and the effect of the proposed use on the normal and orderly development and improvement of the surrounding properties for uses permitted as-of-right in the District.

### **F. Development Standards**

- 1.** Minimum Front Yard Setback From the Street Right-of-Way Line – Twenty-five (25) feet.
- 2.** Minimum Rear Yard Setback – Fifty (50) feet.
- 3.** Minimum Side Yard Setback – Twenty-five (25) feet.
- 4.** Minimum Side Yard Setback If Adjacent to Residential District – Fifty (50) feet.
- 5.** Height Regulations - No building shall exceed thirty-five (35) feet in height, except as provided otherwise in this Resolution.
- 6.** Off-Street Parking - As regulated by Article 9 of this Resolution
- 7.** Sidewalk and/or Shared Use Path – New buildings, structures, and parking areas shall include the installation of a sidewalk and/or shared use path.

The sidewalk and/or shared use path shall connect to similar facilities on adjacent property. In special cases, such as if no adjacent property sidewalk or shared use path exists, the facility type(s) and location shall be approved by Copley Township Community and Economic Development Staff via Site Plan review. See Section 13 of this document.

#### **4.02 C-NR (Neighborhood Retail) Commercial District**

##### **A. Purpose**

This District, comprising the C-1 District in the previous Zoning Resolution until such time as the township zoning map is amended to designate the location of the C-NR District, is established to accommodate individual and smaller groupings of retail and personal service businesses on relatively small lots of two (2) acres or less in proximity to residential districts that will primarily serve the residents of the immediate and nearby neighborhoods. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses on large lots.

##### **B. Permitted Uses**

1. Retail goods and personal services establishments on relatively small lots that provide goods, products, merchandise and/or services directly to the consumer that will primarily serve the residents of the immediate and nearby neighborhoods and where such goods and/or services are typically available for immediate use or enjoyment in the case of personal services, or for immediate purchase and removal from the premises by the purchaser in the case of products and merchandise.
2. Office Use.
3. Accessory uses normally and regularly associated with the principal uses listed above.
4. Signs - As regulated by Article 8 of this Resolution.
5. Offices of governmental agencies at the federal, state, county or local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.

##### **C. Conditionally Permitted Uses**

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Effective Date: March 16, 2012

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Amended Date: April 18, 2014; March 12, 2019; October 14, 2021; April 28, 2023<sup>4</sup>

The Board of Zoning Appeals may issue Conditional Zoning Certificates for the uses listed below, subject to Article 7, Standards for Conditional Uses.

1. Bed and Breakfast.
2. Churches.
3. Clubs and Lodges.
4. Day Care Center.
5. Drive-up Window Facility.
6. Gasoline Service Station – Full Service or Multi-Use.
7. Transient Hotels.<sup>4</sup>
8. Life Care Facility.
9. Wind Turbines.

**D. Prohibited Uses**

1. Any proposed use that is not listed in the regulations for the C-NR District as a permitted or conditional use, and which in the opinion of the Zoning Inspector, is not in accordance with the Copley Township Comprehensive Land Use Plan or any current or future JEDD agreement, or that will be detrimental to or endanger the public health, safety or general welfare.
2. Any proposed use that is not listed in the regulations for the C-NR District as a permitted or conditional use, and which, in the opinion of the Zoning Inspector, is not substantially similar, as regards its land-use impacts on surrounding properties, to a use currently operating lawfully as a permitted use in the C-NR District. For the purposes of this section, land-use impacts include, but are not limited to: traffic, noise, stormwater control, parking, effect on the value of surrounding properties, and the effect of the proposed use on the normal and orderly development and improvement of the surrounding properties for uses permitted as-of-right in the District.

## **E. Development Standards**

1. Minimum Front Yard Setback From the Street Right-of-Way Line – Twenty-five (25) feet.
2. Minimum Rear Yard Setback – Twenty-five (25) feet.
3. Minimum Side Yard Setback – Ten (10) feet.
4. Minimum Side Yard Setback If Adjacent to Residential District – Fifty (50) feet.
5. Height Regulations - No building shall exceed thirty-five (35) feet in height, except as provided otherwise in this Resolution.
6. Off-street Parking - As regulated by Article 9 of this Resolution.
7. Sidewalk and/or Shared Use Path – New buildings, structures, and parking areas shall include the installation of a sidewalk and/or shared use path. The sidewalk and/or shared use path shall connect to similar facilities on adjacent property. In special cases, such as if no adjacent property sidewalk or shared use path exists, the facility type(s) and location shall be approved by Copley Township Community and Economic Development Staff via Site Plan review. See Section 13 of this document.

## **4.03 C-O/R (Office/Retail) Commercial District**

### **A. Purpose**

This District, comprising the C-2 District in the previous Zoning Resolution until such time as the township zoning map is amended to designate the location of the C-O/R District, is established to create an environment primarily, but not exclusively, for the development of well located and designed office building sites to accommodate professional offices, sales offices, non-profit organizations and limited commercial activities ancillary to the office uses, including provision for some retail use. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses.

### **B. Permitted Uses**

1. Office Use.
2. Smaller retail goods and personal services establishments, up to a maximum of 2,500 sq. ft. that are ancillary to office uses, such as convenience stores, restaurants and personal care establishments. Such uses provide goods, products, merchandise and/or services directly to the consumer and such goods and/or services are typically available for immediate use or enjoyment in the case of personal services, or for immediate purchase and removal from the premises by the purchaser in the case of products and merchandise.
3. Accessory uses normally and regularly associated with the principal uses listed above.
4. Signs - As regulated by Article 8 of this Resolution.
5. Offices of governmental agencies at the federal, state, county or local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.

**C. Conditionally Permitted Uses**

The Board of Zoning Appeals may issue Conditional Zoning Certificates for the uses listed below, subject to Article 7, Standards for Conditional Uses.

1. Bed and Breakfast.
2. Churches.
3. Clubs and Lodges.
4. Day Care Center.
5. Drive-up Window Facility.
6. Life Care Facility.
7. Live/Work Use.
8. Schools/educational facilities.



9. Wind Turbines.

10. Retail as a Permitted Use in the Commercial-Neighborhood Retail District

11. Extended Stay Hotels.<sup>4</sup>

**D. Prohibited Uses**

1. Any proposed use that is not listed in the regulations for the C-O/R District as a permitted or conditional use, and which, in the opinion of the Zoning Inspector, is not in accordance with the Copley Township Comprehensive Land Use Plan or any current or future JEDD agreement, or that will be detrimental to or endanger the public health, safety or general welfare.
2. Any proposed use that is not listed in the regulations for the C-O/R District as a permitted or conditional use, and which in the opinion of the Zoning Inspector, is not substantially similar, as regards its land-use impacts on surrounding properties, to a use currently operating lawfully as a permitted use in the C-O/R District. For the purposes of this section, land-use impacts include, but are not limited to: traffic, noise, stormwater control, parking, effect on the value of surrounding properties, and the effect of the proposed use on the normal and orderly development and improvement of the surrounding properties for uses permitted as-of-right in the District.

**E. Development Standards**

1. Minimum Front Yard Setback From the Street Right-of-Way Line – Twenty-five (25) feet.
2. Minimum Rear Yard Setback – Fifty (50) feet.
3. Minimum Side Yard Setback – Twenty Five (25) feet.
4. Minimum Side Yard Setback If Adjacent to Residential District) – Fifty (50) feet.
5. Height Regulations - No building shall exceed thirty-five (35) feet in height, except as provided otherwise in this Resolution.
6. Off-street Parking - As regulated by Article 9 of this Resolution.

7. Sidewalk and/or Shared Use Path – New buildings, structures, and parking areas shall include the installation of a sidewalk and/or shared use path. The sidewalk and/or shared use path shall connect to similar facilities on adjacent property. In special cases, such as if no adjacent property sidewalk or shared use path exists, the facility type(s) and location shall be approved by Copley Township Community and Economic Development Staff via Site Plan review. See Section 13 of this document.

#### **4.04 C-HS Highway Service Commercial District**

##### **A. Purpose**

This District, comprising the C-4 District in the previous Zoning Resolution until such time as the township zoning map is amended to designate the location of the C-HS District, is established primarily to provide for retail and service uses that are typically located near major thoroughfares and that are compatible with, but not exclusively for, highway travel and the accommodation of all night and rest stop services. This District is not intended to accommodate large-scale high intensity retail and service uses.

##### **B. Permitted Uses**

1. Highway-oriented services and retail, including, but not limited to: gasoline service stations (both full service and multi-use), and restaurants.
2. Smaller retail goods and personal services establishments that provide goods, products, merchandise and/or services directly to the consumer and where such goods and/or services are typically available for immediate use or enjoyment in the case of personal services, or for immediate purchase and removal from the premises by the purchaser in the case of products and merchandise.
3. Accessory uses normally and regularly associated with the principal uses listed above.
4. Signs - As regulated by Article 8 of this Resolution.
5. Offices of governmental agencies at the federal, state, county or local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.

**C. Conditionally Permitted Uses**

The Board of Zoning Appeals may issue Conditional Zoning Certificates for the uses listed below, subject to Article 7, Standards for Conditional Uses.

1. Drive-up Window Facility.
2. Truck Servicing, including the provision of fuel, food and sleeping rooms.
3. Wind Turbines.
4. Transient Hotels.

**D. Prohibited Uses**

1. Any proposed use that is not listed in the regulations for the C-HS District as a permitted or conditional use, and which in the opinion of the Zoning Inspector, is not in accordance with the Copley Township Comprehensive Land Use Plan or any current or future JEDD agreement, or that will be detrimental to or endanger the public health, safety or general welfare.
2. Any proposed use that is not listed in the regulations for the C-HS District as a permitted or conditional use, and which in the opinion of the Zoning Inspector, is not substantially similar, as regards its land-use impacts on surrounding properties, to a use currently operating lawfully as a permitted use in the C-HS District. For the purposes of this section, land-use impacts include, but are not limited to: traffic, noise, stormwater control, parking, effect on the value of surrounding properties, and the effect of the proposed use on the normal and orderly development and improvement of the surrounding properties for uses permitted as-of-right in the District.

**E. Development Standards**

1. Minimum Front Yard Setback From the Street Right-of-Way Line - Fifty (50) feet.
2. Minimum Rear Yard Setback – Fifty (50) feet.
3. Minimum Side Yard Setback – Twenty-five (25) feet.
4. Minimum Side Yard Setback If Adjacent to Residential District) – Fifty (50) feet.

5. Height Regulations - No building shall exceed thirty-five (35) feet in height, except as provided in this Resolution.

6. Off-street Parking - As regulated by Article 9 of this Resolution.

#### **4.05 Copley Circle Mixed-Use Compact Development District**

##### **A. Purpose**

The Copley Circle Mixed Use Compact Development (MUCD) District and its regulations are established in order to alleviate the hardships faced by current property owners, and thereby insure the future vitality of the proposed District, by bringing certain uses of property into conformity with the Zoning Resolution through this provision. More specifically, the Copley Circle MUCD District would permit mixed use development in the Copley Circle area as suggested by the Copley Township Comprehensive Land Use Plan.

##### **B. Boundaries of the Copley Circle MUCD District**

The boundaries of the Copley Circle Mixed Use Compact Development District shall be indicated on the Official Zoning Map with the symbol CCMUCD.

##### **C. Application of the Copley Circle MUCD District**

The Copley Circle Mixed Use Compact Development (MUCD) District shall be established in accordance with O.R.C. §519.021 (C) and shall be in addition to and shall overlay all other underlying zoning districts within the boundaries of the Copley Circle MUCD District. Therefore, any parcel of land lying in the Copley Circle MUCD District shall also lie in one or more of the other underlying zoning districts provided for in this Zoning Resolution. The district designation of Copley Circle MUCD District shall be superimposed over the existing zoning designations on the Zoning Map.

##### **D. Permitted Uses**

1. Permitted Uses. In addition to the uses permitted in the underlying zoning district(s) within the boundaries of the Copley Circle MUCD District, the

following uses are also permitted.

- a.** Single-family residential use shall be a permitted use for all existing residential structures and/or uses that are lawful non-conforming residential structures and/or uses on the date this provision is adopted.
  - i.** In the event that such a residential structure, or structure occupied by a residential use, is destroyed after the date this provision is adopted, it may be reconstructed to occupy the same building “footprint” as the destroyed structure and shall not be required to conform to any applicable building setback requirements that would prohibit reconstruction that occupies the same building “footprint” as the destroyed structure.
  - ii.** The building plan for any structure that is eligible for reconstruction under 4.05 D1b must be approved by the Architectural Review Board prior to the commencement of reconstruction.
- b.** “Live/Work Use” shall be a permitted use. Live/Work Use combines a retail, service or office business allowed in the underlying zoning districts in the Copley Circle MUCD District, as applicable, with a residential living space; where:
  - i.** The owner of the business is responsible for the commercial activity performed.
  - ii.** The business conducted takes place subject to a valid business use certificate associated with the premises.
  - iii.** The aggregate floor area devoted to the residential living space does not exceed an area equal to fifty percent (50%) of the gross floor area of the structure.
  - iv.** Signage, outdoor storage and parking are allowed as provided for permitted business or office uses in the underlying zoning district.
  - v.** There is no limit on the number of persons who are employed in the Live/Work Use.
  - vi.** The business use of any portion of the garage or garage(s) is allowed as provided for permitted business or office uses in the underlying zoning district.

- vii.** The street address of the Live/Work Use is permitted in any form of advertising.
  - viii.** The following uses are prohibited as a Live/Work Use:
    - 1.** Adult Entertainment.
    - 2.** Gun and firearms sales.
    - 3.** Automotive service stations and motor vehicle repair garages.
    - 4.** Sale of alcoholic beverages; except when the sale of alcoholic beverages is an incidental use to the operation of a restaurant or dining establishment.
  - ix.** Live/Work Uses and the structures in which they are located must comply with any additional requirements imposed by the County Building Department, Health Department or Ohio EPA; the Township Zoning Inspector, Fire, Police and Service Departments; and any other appropriate governmental agency, intended to protect the public health, safety and welfare.
- 2. Conditionally Permitted Uses.** Uses that are conditionally permitted in the underlying zoning districts shall continue to be conditionally permitted in the Copley Circle MUCD District.
  - 3. Accessory Uses.** Uses that are permitted as an accessory use in the underlying zoning districts shall continue to be permitted as an accessory use in the Copley Circle MUCD District, provided, however, that single-family residential uses permitted under Section 4.05 D 1 shall be limited only to those accessory uses allowed in other single-family residential districts in this Resolution.
  - 4.** Offices of governmental agencies at the federal, state, county or local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.

#### **4.06 Copley Rd./ Jacoby Rd. Mixed-Use Compact Development District**

**A. Purpose**

The Copley Road/Jacoby Road Mixed Use Compact Development (MUCD) District and its regulations are established in order to alleviate the hardships faced by current property owners, and thereby insure the future vitality of the proposed District, by bringing certain uses of property into conformity with the Zoning Resolution through this provision. More specifically, the Copley Road/Jacoby Road MUCD District would permit mixed use development within the area as suggested by the Copley Township Comprehensive Land Use Plan.

**B. Boundaries of the Copley Road/Jacoby Road MUCD District**

The boundaries of the Copley Road/Jacoby Road Mixed Use Compact Development District shall be indicated on the Official Zoning Map with the symbol C/J MUCD.

**C. Application of the Copley Road/Jacoby Road MUCD District**

The Copley Road/Jacoby Road Mixed Use Compact Development (MUCD) District shall be established in accordance with O.R.C. §519.021 (C) and shall be in addition to and shall overlay all other underlying zoning districts within the boundaries of the Copley Road/Jacoby Road MUCD District. Therefore, any parcel of land lying in the Copley Road/Jacoby Road MUCD District shall also lie in one or more of the other underlying zoning districts provided for in this Zoning Resolution. The district designation of Copley Road/Jacoby Road MUCD District shall be superimposed over the existing zoning designations on the Zoning Map.

**D. Permitted Uses**

1. Permitted Uses. In addition to the uses permitted in the underlying zoning district(s) within the boundaries of the Copley Road/Jacoby Road MUCD District, the following uses are also permitted.
  - a. Single-family residential use shall be a permitted use for all existing residential structures and/or uses that are lawful non-conforming residential structures and/or uses on the date this provision is adopted.
    - i. In the event that such a residential structure, or structure

occupied by a residential use, is destroyed after the date this provision is adopted, it may be reconstructed to occupy the same building “footprint” as the destroyed structure and shall not be required to conform to any applicable building setback requirements that would prohibit reconstruction that occupies the same building “footprint” as the destroyed structure. However, if the lot configuration is such that a residential structure can be rebuilt on the lot in a more conforming manner with respect to building setbacks then it should be done.

- ii.** The building plan for any structure that is eligible for construction/reconstruction under 4.06 D1b must be approved by the Architectural Review Board prior to the commencement of construction.
- b.** “Live/Work Use” shall be a permitted use. Live/Work Use combines a retail, service or office business allowed in the underlying zoning districts in the Copley Road/Jacoby Road MUCD District, as applicable, with a residential living space; where:
  - i.** The owner of the business is responsible for the commercial activity performed.
  - ii.** The business conducted takes place subject to a valid business use certificate associated with the premises.
  - iii.** Signage, outdoor storage and parking are allowed as provided for permitted business or office uses in the underlying zoning district.
  - iv.** There is no limit on the number of persons who are employed in the Live/Work Use so long as the applicable fire and building code requirements are not compromised.
  - v.** The business use of any portion of the garage or garage(s) is allowed as provided for permitted business or office uses in the underlying zoning district.
  - vi.** The street address of the Live/Work Use is permitted in any form of advertising.
  - vii.** The following uses are prohibited as a Live/Work Use:



1. Adult Entertainment.
  2. Gun and firearms sales.
  3. Automotive service stations and motor vehicle repair garages.
  4. Sale of alcoholic beverages; except when the sale of alcoholic beverages is an incidental use to the operation of a restaurant or dining establishment.
- ix. Live/Work Uses and the structures in which they are located must comply with any additional requirements imposed by the County Building Department, Health Department or Ohio EPA; the Township Zoning Inspector, Fire, Police and Service Departments; and any other appropriate governmental agency, intended to protect the public health, safety and welfare.
2. Conditionally Permitted Uses. Uses that are conditionally permitted in the underlying zoning districts shall continue to be conditionally permitted in the Copley Road/Jacoby Road MUCD District.
  3. Accessory Uses. Uses that are permitted as an accessory use in the underlying zoning districts shall continue to be permitted as an accessory use in the Copley Road/Jacoby Road MUCD District, provided, however, that single-family residential uses permitted under Section 4.06 D 1 shall be limited only to those accessory uses allowed in other single-family residential districts in this Resolution.
  4. Offices of governmental agencies at the federal, state, county or local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.

#### **4.07 Mixed-Use Compact Development District**

##### **A. Purpose**

The Mixed Use Compact Development (MUCD) District and its regulations are established in order to permit compact, mixed use neighborhoods where residential, commercial and civic buildings could be within close proximity to each other. More specifically, the MUCD District would:

1. Permit mixed use development in appropriate areas of the Township as

suggested by the Copley Township Comprehensive Land Use Plan.

2. Permit, in these areas, a pedestrian oriented mixture of uses including civic uses, offices, limited retail, and higher density residential in a manner that reinforces existing compact development.
3. Expand and diversify housing opportunities to meet current and future needs.
4. Ensure that new development and/or redevelopment will occur in a manner that provides adequate transition between more intense retail uses and lower density residential.
5. Ensure that new development and/or redevelopment comply with these objectives by requiring a development plan and establishing a review process to ensure that all phases of a development are consistent with these regulations.
6. The Mixed Use Compact Development (MUCD) District and its regulations are intended for development that mixes residential use(s) with at least one other type of use. This district is not intended for solely residential use, nor shall it be used primarily to increase residential density by failing to provide for a substantial amount of non-residential uses in the proposed development. These regulations are established under the Authority of O.R.C. §519.021(C), Planned Unit Development.

**B. Establishment of a MUCD District**

Mixed Use Compact Development (MUCD) Districts may be established under the Authority of O.R.C. § 519.021(C), Planned Unit Development. The boundaries of a Mixed Use Compact Development District shall be indicated on the Official Zoning Map with the symbol MUCD.

**C. Application of the MUCD District**

The Mixed Use Compact Development (MUCD) District shall be in addition to and shall overlay all other zoning districts where the MUCD district is established. Therefore, any parcel of land lying in the MUCD district shall also lie in one or more of the other zoning districts provided for in this Zoning Resolution. The district designation of MUCD shall be superimposed over the existing zoning designations on the Zoning Map.

**D. Project Development Requirements**

In order to accomplish the purposes set forth in Section 4.06 A. The Mixed Use Compact Development (MUCD) District and its regulations are intended for development that mixes residential use(s) with at least one other type of use. This district is not intended for solely residential use, nor shall it be used primarily to increase residential density by failing to provide for a substantial amount of non-residential uses in the proposed development. The uses permitted in a Mixed Use Compact Development (MUCD) District shall be developed in a manner that achieves some or all of the following:

- 1.** Includes a variety of housing types that results in a cohesive development which may have a higher density in some areas provided that the density in that portion of the MUCD District that abuts existing lower density residential development is no greater than the density in that residential development.
- 2.** Provides for convenient pedestrian circulation among the uses to create a more traditional neighborhood development in the community by including wherever possible given the size of the particular MUCD District:
  - a.** A network of interconnecting streets and blocks;
  - b.** Well configured squares, plazas, landscaped streets, and parks woven into the pattern of the neighborhood;
  - c.** Connections to community facilities, offices and retail centers within and adjacent to the MUCD District.
- 3.** Conforms to a set of design guidelines approved at the time of rezoning to ensure that:
  - a.** Buildings, open spaces and other visual features that act as landmarks are included in the MUCD District;

- b. Buildings and other improvements are compatible based on their architecture, massing, orientation and arrangement; and
  - c. A cohesive environment is created.
- 4. Reduces the impact between the MUCD District and existing and future development adjacent to the MUCD District by providing adequate transitional features such as:
  - a. Primary uses in a MUCD District that are similar in intensity to existing and/or expected uses in the abutting districts.
  - b. Placing the lower intensity uses in a MUCD District adjacent to the lower intensity uses and zoning districts that are outside the MUCD District, and
  - c. Including adequate screening and buffering around the perimeter of the MUCD District.
- 5. Is located adjacent to areas zoned for either Commercial or Industrial use and where central sewer and water services are available or will be made available by the developer as a condition of project approval.

**E. Minimum Project Area and Ownership**

The gross area of a tract of land proposed to be developed as a MUCD District shall be at least twenty (20) acres.

- 1. The Architectural Review Board (ARB) may waive this requirement when it determines that, because of unique circumstances, this minimum cannot be achieved and the development of the property at a lesser standard will not have any material adverse impact on the adjacent property or the Township provided that in no case shall the area of the MUCD District be less than five (5) acres. Unique circumstances may include but are not limited to:
  - a. The proposed MUCD District is adjacent to and thus becomes an extension of an existing or separately proposed MUCD District; or
  - b. Because of existing uses, natural features, or ownership patterns there is no, or little, likelihood that contiguous land area can be acquired and consolidated to achieve the requisite 20 acres.

2. To be eligible for an MUCD District, such tract of land may be owned, leased, or controlled either by a single person or corporation, or by a group of individuals or corporations provided that an application must be filed by the owner or jointly by owners of all property included in the project area. In the case of multiple ownership, the approved final development plan and related conditions, including the phasing of development, shall be binding on all owners.

## **F. Permitted Uses**

It is the intent of these regulations that a Mixed Use Compact Development District may contain a mixture of uses and a variety of building types not otherwise allowed in a given underlying zoning district and that such deviations may be allowed under circumstances where the Architectural Review Board determines it to be sufficiently advantageous and appropriate to grant such permission to depart from the normal requirements of the applicable zoning district. The Mixed Use Compact Development (MUCD) District and its regulations are intended for development that mixes residential use(s) with at least one other type of use. This district is not intended for solely residential use, nor shall it be used primarily to increase residential density by failing to provide for a substantial amount of non-residential uses in the proposed development. As a guide to the Architectural Review Board in making such determinations, a Mixed Use Compact Development District may contain, but is not strictly limited to, one or more of the uses specifically enumerated below in Table A.

(see next page for Table A)

**Table A Permitted Uses**

1. Residential:	
a. Single-family detached dwellings	P
b. Cluster single-family dwelling	P

c. Attached single-family dwelling with not more than 4 units attached	P
d. Townhouse with not more than 6 units attached	P*
e. Multifamily dwellings	P*
f. Assisted living facility	P*
g. Congregate living facility	P*
2. Offices:	
a. Offices including administrative, medical, business and professional	P
b. Sales offices with only samples of products	P
3. Retail/Services:	
a. Retail establishments in completely enclosed buildings	P
b. Banks	P
P = use is permitted; P* = use is permitted subject to 4.06 I.	

1. **Conditionally Permitted Uses.** Uses that are conditionally permitted in the underlying zoning districts and are not listed in Table A above, may be conditionally permitted in any location in the MUCD subject to the criteria established in Section 4.06 I. In addition, a Live/Work Use may be permitted as a conditional use in any MUCD District.
2. **Accessory Uses.** The following uses that are accessory to an establishment in a MUCD district shall be permitted when they are clearly incidental to and subordinate to, meet the setbacks of, and are located on the same lot as the principal building or use.
  - a. **Off-street Parking.** Off-street parking as regulated in Section 4.06 H 3 and Article 9.
  - b. **Fences and Walls.** Fences and walls may be erected in a MUCD District in compliance with this Resolution.

- c. Accessory Facilities for Residents of Development. Community centers, pools, tennis courts, and other indoor and/or outdoor recreational and/or community gathering places typically associated with single-family detached dwellings, two-family dwellings, single-family attached dwellings and/or multifamily dwellings, for use by residents of the MUCD District.
- d. Signs. Signs as regulated by Article 8.

## **G. Density**

The maximum number of dwelling units permitted in any Mixed Use Development shall be determined by the Architectural Review Board to assure compliance with the purpose and intent of these regulations and to adequately protect the public safety and welfare, but shall not exceed the maximum number of dwelling units per acre set forth below. The availability of public sewer shall be a major factor in the Architectural Review Board's determination of the permissible density.

1. Density for Residential Development. The density of each area of a MUCD project devoted to a specific dwelling unit type shall not exceed the maximum number of dwelling units per acre set forth below:
  - a. Single-family Detached Dwellings – Maximum density shall be four (4) dwelling units per acre.
  - b. Two-family Dwellings and Single-family Attached Dwellings -Maximum density shall be eight (8) dwelling units per acre.
  - c. Multifamily Dwellings - Maximum density shall be twelve (12) dwelling units per acre.
2. Maximum Number of Dwelling Units. The maximum number of dwelling units permitted for a particular MUCD project shall be calculated by multiplying the total area devoted to each dwelling unit type, as identified and delineated on the general development plan, by the maximum density per acre permitted above.

## **H. Development Standards**

1. **Setbacks and Separations.** Setbacks and separations for new buildings, structures and parking areas shall be as established on the approved final development plan. In establishing said setbacks and separations for particular use areas within a MUCD, the Township shall consider the spacing necessary for adequate visual and acoustical privacy, adequate light and air, fire and emergency access, building configurations, energy-efficient siting, and the relationships of building sites to circulation patterns. In no case shall the approved setbacks and/or separations be less than, and when specified, not more than, the following:
  - a. **Minimum and Maximum Building Setbacks from Project Boundaries and Streets:** All new buildings and structures shall comply with the minimum and maximum setbacks specified in Table B.

**Table B**

a. Minimum Setback of New Buildings from Project Boundaries	40 feet
b. Minimum Setback of New Buildings from Existing Public Street Rights-of-Way dedicated as of the date the MUCD general development plan application is submitted	40 feet
c. Setback of New Buildings from proposed public street Right-of-Ways within the MUCD	
1) Minimum	10 feet
2) Maximum	20 feet

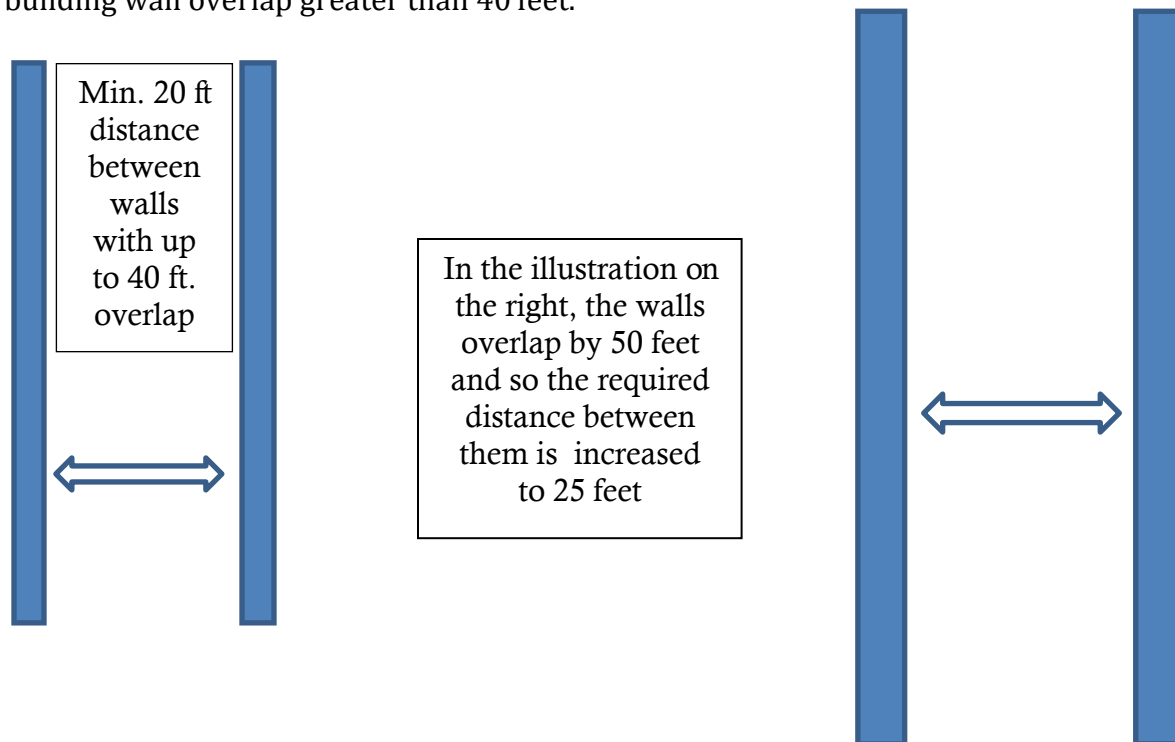
- b. **Minimum Separation Between New Buildings:** In order to ensure reasonable privacy and separation of buildings, individual buildings located within the MUCD shall be separated by the minimum distances specified below:
      - i. **Single-family detached dwellings:** All new single-family detached dwelling units shall be separated from each other by a minimum of 15 feet, except that when two walls facing each other both contain windows of living areas, or adjacent patios or decks, the minimum separation shall be 40 feet. For the purposes of this Section, living areas shall include: living room, family room or dining room.



- ii. Single-family detached dwellings adjacent to other uses: The minimum separation between new single-family detached dwelling units shall be 40 feet from attached single-family dwellings and 60 feet from all other buildings other than accessory buildings and detached garages associated with each single-family detached dwelling.
- iii. All new attached single-family dwellings, multi-family dwellings, and non-residential buildings: Between two walls facing each other, the distance between two such walls shall be a minimum of 20 feet plus one foot of additional separation for every two feet of building wall overlap greater than 40 feet. The maximum separation required shall not exceed 60 feet when neither of the two walls contains windows and 100 feet when one or both walls contain windows.

#### **Illustration of Development Standard H. 1. B. iii**

“Between two walls facing each other, the distance between two such walls shall be a minimum of 20 feet plus one foot of additional separation for every two feet of building wall overlap greater than 40 feet.”



2. **Building Height:** The maximum height of any principal building shall be 35 feet unless a greater height is specifically authorized by the Architectural Review Board and with the approval of the Fire Chief.
3. **Parking and Roadway Setbacks:** Off-street parking areas and roadways shall be screened according to Articles 9 and 14 and shall comply with the following setback requirements:
  - a. Off-street parking areas shall be located to the side or rear of buildings and shall not extend into a front yard.
  - b. All off-street parking areas shall be set back from an existing or proposed right-of-way a distance not less than 20 feet.
  - c. All off-street parking areas and roadways shall be set back from all other boundaries of the MUCD project a distance not less than 20 feet.
4. **Sidewalk and/or Shared Use Path –** New buildings, structures, and parking areas shall include the installation of a sidewalk and/or shared use path. The sidewalk and/or shared use path shall connect to similar facilities on adjacent property. In special cases, such as if no adjacent property sidewalk or shared use path exists, the facility type(s) and location shall be approved by Copley Township Community and Economic Development Staff via Site Plan review. See Section 13 of this document.
5. **Ownership:** Any ownership arrangement, including fee simple lots, condominiums, and zero lot line parcels, is permitted in a residential development proposed as part of a MUCD provided the arrangement of the dwelling units shall comply with the spacing requirements of this section. Within any such subplot, the applicant shall depict the maximum parameters, or building envelope, which indicates where the buildings shall be located and demonstrate that such building locations will be in compliance with the spacing requirements of this section. Alternatively, if such building locations are not depicted on any such sublots, the Architectural Review Board may establish on the development plan the appropriate front, side, and rear yard dimensions for each subplot.

## **I. Supplemental Requirements**

Each proposed MUCD shall comply with the following supplemental requirements:

1. Similar land uses should face across streets, and dissimilar land uses should abut at rear lot lines or across alleys.
2. The vehicular circulation system shall be designed to ensure that the entire MUCD is a cohesive development, and to promote inter-connection among individual projects. All streets shall be public and shall comply with the construction standards set forth in the Summit County Subdivision Regulations.
3. All activities except off-street parking, accessory recreation, and refuse storage shall be conducted in completely enclosed buildings.
4. All proposed developments, in addition to the requirements specified in Article 14 (Landscaping/Buffering), shall provide and maintain the following landscaping, screening, and privacy requirements:
5. Screening through the use of walls, fences, and/or landscaping shall be provided to minimize potential incompatibility between contrasting uses within a MUCD.
6. All open areas, including required yards, shall be landscaped according to an approved landscape plan. All pervious areas of the MUCD shall be permanently protected from soil erosion with grass or other suitable ground cover.
7. Dwelling units shall be grouped or clustered to maximize privacy and preservation of open space.
8. The Architectural Review Board may impose additional conditions on uses to ensure the uses are consistent with the intent of these regulations.

#### **J. Modifications**

Modifications may be granted by the Township Architectural Review Board only when it determines that certain standards set forth in this Section do not or should not apply specifically to the circumstances of a particular project and when the alternative method proposed to achieve the objectives of the numerical standard is equal to or better than the strict application of the

specified standard. The Township Architectural Review Board may modify such standard to an extent deemed just and proper, provided that the granting of such relief shall be without detriment to the health and safety of the community and without detriment to or impairment of the intent of this Section.

A modification shall only be considered by the Architectural Review Board during the review and approval procedures for a development plan.

#### **K. Development Plan Review**

- 1.** The establishment of a MUCD district requires that the following steps shall be completed concurrently:
  - a.** Application for zoning map amendment is submitted, pursuant to this Resolution.
  - b.** Application for review of the general development plan, pursuant to this Resolution.
- 2.** Additional development requirements, whether standards or criteria, formulated to achieve the objectives of the MUCD District may be established during the Architectural Review Board's review of the General Development Plan. Any such development requirements adopted with such plan shall become binding land use requirements for the proposed development.
- 3.** After a General Development Plan is approved for a MUCD project, the applicant shall prepare and submit a Final Development Plan for either all or a phase of the development.
- 4.** After approval of the Final Development Plan has been obtained from the Architectural Review Board, a Zoning Certificate may be obtained.

#### **4.08 Pigeon Creek Mixed-Use Compact Development District**

##### **A. Purpose**

The Pigeon Creek Mixed Use Compact Development (PC-MUCD) District and its regulations are designed to allow for flexible development methods in the layout and construction of homes, buildings, and roads. This flexibility aims to encourage open space by integrating medium-density residential areas with commercial and civic buildings in close proximity to one another. More specifically, the PC-MUCD District would:

1. Permit mixed-use development in appropriate areas of the Township as suggested by the Copley Township Comprehensive Land Use Plan.
2. Permit, in these areas, a pedestrian-oriented mixture of uses including civic uses, offices, limited retail, and residential in a manner that reinforces existing compact development.
3. Expand and diversify housing opportunities to meet current and future needs.
4. Ensure that new development and/or redevelopment will occur in a manner that provides adequate transition between more intense retail uses and lower density residential.
5. Ensure that new development and/or redevelopment comply with these objectives by requiring a development plan and establishing a review process to ensure that all phases of a development are consistent with these regulations.
6. The Pigeon Mixed Use Compact Development (PC-PC-MUCD) District and its regulations are intended for development that mixes residential use with at least one other type of use. These regulations are established under the Authority of O.R.C. §519.021(C), Planned Unit Development.

##### **B. Establishment of the Pigeon Creek PC-MUCD District**

1. The Pigeon Creek Mixed Use Compact Development (PC-PC-MUCD) District is established under the Authority of O.R.C. § 519.021(C), Planned Unit Development. The boundaries of the Pigeon Creek Mixed Use Compact Development District shall be indicated on the Official Zoning Map with the symbol PC-MUCD

**C. Application of the PC-MUCD District**

The Pigeon Creek Mixed Use Compact Development (PC-MUCD) District shall be in addition to and shall overlay all other zoning districts where the PC-MUCD district is established. Therefore, any parcel of land lying in the PC-MUCD district shall also lie in one or more of the other zoning districts provided for in this Zoning Resolution. The district designation of PC-MUCD shall be superimposed over the existing zoning designations on the Zoning Map.

**D. Project Development Requirements**

The Pigeon Creek Mixed Use Compact Development (PC-MUCD) District and its regulations are intended for development that mixes residential use with at least one other type of use. The uses permitted in the Pigeon Creek Mixed Use Compact Development (PC-MUCD) District shall be developed in a manner that achieves some or all of the following:

1. Includes a variety of multi-family housing types that result in a cohesive development which may serve as a transition between lower-density residential development and commercial uses.
2. Provides for convenient pedestrian circulation among the uses to create a more traditional neighborhood development in the community by including wherever possible:
  - a. A network of interconnecting streets and blocks;
  - b. Well configured squares, plazas, landscaped streets, and parks woven into the pattern of the neighborhood;
  - c. Connections to community facilities, offices and retail centers within and adjacent to the PC-MUCD District.
3. Conforms to a set of design guidelines approved at the time of rezoning to ensure that:
  - a. Buildings, open spaces and other visual features that act as landmarks are included in the PC-MUCD District;
  - b. Buildings and other improvements are compatible based on their architecture, massing, orientation and arrangement; and



from the normal requirements of the applicable zoning district. As a guide to the Architectural Review Board in making such determinations, the Pigeon Creek Mixed Use Compact Development District may contain, but is not strictly limited to, one or more of the uses specifically enumerated below in Table A.

**Table A Permitted Uses**

<b>1. Residential:</b>	
a. Multifamily dwellings with not more than 8 units attached	P**
b. Congregate living facility	P*
<b>2. Offices:</b>	
a. Offices including administrative, medical, business and professional	P
b. Sales offices with only samples of products	P
<b>3. Retail/Services:</b>	
a. Retail establishments in completely enclosed buildings	P
b. Banks	P
P = use is permitted; P* = use is permitted subject to 4.06-I.	
<p>** Provided that the dwelling units are structurally attached to one another, side by side, and erected as a single building, each dwelling unit being separated from the adjoining unit or units by a party wall without openings extending from the basement floor to the roof with each unit including separate ground floor entrances, services and attached garages. No more than 8-units attached.</p>	



1. Conditionally Permitted Uses. Uses that are conditionally permitted in Commercial Neighborhood-Retail District outlined in Article 7, excluding the following: Gasoline Service Station (Full or Multi-Use), Transient Hotels, Life Care Facility, and Wind Turbines.
2. Accessory Uses. The following uses that are accessory to an establishment in a PC-MUCD district shall be permitted when they are clearly incidental to and subordinate to, meet the setbacks of, and are located on the same lot as the principal building or use.
  - a. Off-street Parking. Off-street parking as regulated in ~~Section 4.06-H-3~~ and Article 9.
  - b. Fences and Walls. Fences and walls may be erected in a PC-MUCD District in compliance with this Resolution.
  - c. Accessory Facilities for Residents of Development. Community centers, pools, tennis courts, and other indoor and/or outdoor recreational and/or community gathering places typically associated with residential dwellings for use by residents of the PC-MUCD District.
  - d. Signs. Signs as regulated by Article 8.

**G. Density**

The maximum number of dwelling units permitted in the Pigeon Creek Mixed Use Development shall be determined by the Architectural Review Board to assure compliance with the purpose and intent of these regulations and to adequately protect the public safety and welfare, but shall not exceed the maximum number of dwelling units per acre set forth below. The availability of public sewer shall be a major factor in the Architectural Review Board's determination of the permissible density.

**1. Density for Residential Development.**

Multifamily Dwellings - Maximum density shall be six (6) dwelling units per acre. Provided that the dwelling units are structurally attached to one another, side by side, and erected as a single building, each dwelling unit being separated from the adjoining unit or units by a party wall without

openings extending from the basement floor to the roof with each unit including separate ground floor entrances, services and attached garages. No more than 8-units attached

## **H. Development Standards**

- 1. Setbacks and Separations.** Setbacks and separations for new buildings, structures and parking areas shall be as established on the approved final development plan. In establishing said setbacks and separations for particular use areas within a PC-MUCD, the Township shall consider the spacing necessary for adequate visual and acoustical privacy, adequate light and air, fire and emergency access, building configurations, energy-efficient siting, and the relationships of building sites to circulation patterns. In no case shall the approved setbacks and/or separations be less than, and when specified, not more than, the following:
  - a. Minimum and Maximum Building Setbacks from Project Boundaries and Streets:** All new buildings and structures shall comply with the minimum and maximum setbacks specified in Table B.

**Table B**

a. Minimum Setback of New Buildings from Project Boundaries	40 feet
b. Minimum Setback of New Buildings from Existing Public Street Rights-of-Way dedicated as of the date the PC-MUCD general development plan application is submitted	40 feet
c. Setback of New Buildings from proposed public street Right-of-Ways within the PC-MUCD OR edge of pavement from proposed private streets	
1) Minimum	10 feet
2) Maximum	35 feet

- b. Minimum Separation Between New Buildings:** In order to ensure reasonable privacy and separation of buildings, individual buildings located within the PC-MUCD shall be separated by the minimum distances specified below:

- i.** All new multi-family dwellings and non-residential buildings: The minimum separation between multi-family dwelling units shall be 25 feet and 40 feet from all other non-residential buildings.
- 2.** Building Height: The maximum height of any principal building shall be 35 feet unless a greater height is specifically authorized by the Architectural Review Board and with the approval of the Fire Chief.
- 3.** Parking and Roadway Setbacks: Off-street parking areas and roadways shall be screened according to Articles 9 and 14 and shall comply with the following setback requirements:
  - a.** Off-street parking areas shall be located to the side or rear of buildings and shall not extend into a front yard.
  - b.** All off-street parking areas shall be set back from an existing or proposed right-of-way a distance not less than 20 feet.
  - c.** All off-street parking areas and roadways shall be set back from all other boundaries of the PC-MUCD project a distance not less than 20 feet.
- 4.** Sidewalk and/or Shared Use Path – New buildings, structures, and parking areas shall include the installation of a sidewalk and/or shared use path. The sidewalk and/or shared use path shall connect to similar facilities on adjacent property. In special cases, such as if no adjacent property sidewalk or shared use path exists, the facility type(s) and location shall be approved by Copley Township Community and Economic Development Staff via Site Plan review. See Section 13 of this document.
- 5.** Ownership: Any ownership arrangement, including fee simple lots, condominiums, and zero lot line parcels, is permitted in a residential development proposed as part of the PC-MUCD provided the arrangement of the dwelling units shall comply with the spacing requirements of this section. Within any such subplot, the applicant shall depict the maximum parameters, or building envelope, which indicates where the buildings shall be located and demonstrate that such building locations will be in compliance with the spacing requirements of this section. Alternatively, if such building locations are not depicted on any such sublots, the Architectural Review Board may establish on the development plan the

appropriate front, side, and rear yard dimensions for each subplot.

## **I. Supplemental Requirements**

The PC-MUCD shall comply with the following supplemental requirements:

1. Similar land uses should face across streets, and dissimilar land uses should abut at rear lot lines or across alleys.
2. The vehicular circulation system shall be designed to ensure that the entire PC-MUCD is a cohesive development, and to promote inter-connection among individual projects. All proposed public streets shall comply with the construction standards set forth in the Summit County Subdivision Regulations. All proposed private streets shall comply with the Summit County Subdivision Regulations, (Local) Residential Light Traffic standards.
3. All activities except off-street parking, accessory recreation, and refuse storage shall be conducted in completely enclosed buildings.
4. All proposed developments, in addition to the requirements specified in Article 14 (Landscaping/Buffering), shall provide and maintain the following landscaping, screening, and privacy requirements:
5. Screening through the use of walls, fences, and/or landscaping shall be provided to minimize potential incompatibility between contrasting uses within the PC-MUCD.
6. All open areas, including required yards, shall be landscaped according to an approved landscape plan. All pervious areas of the PC-MUCD shall be permanently protected from soil erosion with grass or other suitable ground cover.
7. Dwelling units shall be grouped or clustered to maximize privacy and preservation of open space.
8. The Architectural Review Board may impose additional conditions on uses to ensure the uses are consistent with the intent of these regulations.

## **J. Modifications**

Modifications may be granted by the Township Architectural Review Board only when it determines that certain standards set forth in this Section do not or should not apply specifically to the circumstances of a particular project and when the alternative method proposed to achieve the objectives of the numerical standard is equal to or better than the strict application of the specified standard. The Township Architectural Review Board may modify such standard to an extent deemed just and proper, provided that the granting of such relief shall be without detriment to the health and safety of the community and without detriment to or impairment of the intent of this Section.

A modification shall only be considered by the Architectural Review Board during the review and approval procedures for a development plan.

## **K. Development Plan Review**

- 1.** The establishment of the PC-MUCD district requires that the following steps shall be completed concurrently:
  - a.** Application for zoning map amendment is submitted, pursuant to this Resolution.
  - b.** Application for review of the general development plan, pursuant to this Resolution.
- 2.** Additional development requirements, whether standards or criteria, formulated to achieve the objectives of the PC-MUCD District may be established during the Architectural Review Board's review of the General Development Plan. Any such development requirements adopted with such plan shall become binding land use requirements for the proposed development.
- 3.** After a General Development Plan is approved for a PC-MUCD project, the applicant shall prepare and submit a Final Development Plan for either all or a phase of the development.
- 4.** After approval of the Final Development Plan has been obtained from the Architectural Review Board, a Zoning Certificate may be obtained.

# **COPLEY TOWNSHIP PIGEON CREEK MUCD DEVELOPMENT PLAN MAP AMENDMENT STAFF REPORT**

March 3, 2025



## **APPLICANT SUMMARY**

### **ARCHITECTURAL REVIEW BOARD**

- General Development Plan: Submitted 3/3/2025
- Recommendations; 3/3/2025 Continue Review Pending additional information
- Major Site Plan Application: Pending Map Amendment Motion

### **ZONING COMMISSION**

- Map Amendment Application: Submitted 3/6/2025
- Public Hearing Open: 4/3/2025 Motion to continue
- Public Hearing Continued: 5/1/2025

### **SUMMIT COUNTY PLANNING COMMISSION**

- Application forwarded for review: 3/11/2025
- Meeting Date: 4/24/2025

<b>PROJECT:</b> Pigeon Creek Mixed Use Compact Development (MUCD) District <b>PPN:</b> 1501214-S Cleveland Massillon Road <b>PPN:</b> 1501945-S Cleveland Massillon Road <b>PPN:</b> 1507374-Ridgewood Road	<b>APPLICATION TYPE:</b> General Development Plan; Map with Text Amendment Application; Major Site Plan Application <b>Updates:</b> <b>3/5/25:</b> ARB Comments, Public Comments, Akron Regional Air Quality Management District-Summit County Public Health, <b>3/11/2025:</b> Ohio Environmental Protection Agency; NEFCO <b>3/17/2025:</b> Text recommendations-Open space & Density <b>3/19/2025:</b> Site Visit <b>3/25/2025:</b> Text recommendations-Buffer <b>4/7/2025:</b> Public Comments, ARB Comments
<b>APPLICANT/LANDOWNER</b>	<b>APPLICANT:</b> Ben Weinerman-Pride One Construction, on behalf of Copley Community Improvement Corporation, Copley Holdings LLC and SJL Stonegate OH LL <b>LANDOWNERS:</b>

	<p>Parcel 1501214-Copley Community Improvement Corporation</p> <p>Parcel 1501945-Copley Holdings LLC</p> <p>Parcel 1507374-SJL Stonegate OH LLC</p>
COMPANY PERFORMING WORK REQUESTED	Pride One Construction
INVESTMENT	
APPLICATION SUMMARY	<p>Ben Weinerman-Pride One Construction, on behalf of Copley Community Improvement Corporation, Copley Holdings LLC and SJL Stonegate OH LLC, is requesting approval of a Mixed Use Compact Development District.</p> <p>Residential: 205 Multi Family Dwelling Units</p> <p>Commercial: 3.4 Acres</p> <p>The site will be serviced with the following utilities:</p> <ul style="list-style-type: none"> <li>• City of Akron Water</li> <li>• City of Akron Sewer</li> <li>• First Energy Electric</li> <li>• Dominion East Gas</li> </ul> <p>Agencies or jurisdictions which will review and provide comments and/or services include:</p> <ul style="list-style-type: none"> <li>• Copley Fire</li> <li>• Copley Service Dept.</li> <li>• Copley Police Dept.</li> <li>• Copley Dept. of Community &amp; Economic Development</li> <li>• Summit County Soil and Water Conservation</li> <li>• Summit County Engineer</li> <li>• ODOT</li> <li>• Akron Regional Air Quality Division</li> <li>• OH EPA</li> <li>• NEFCO</li> <li>• City of Fairlawn (Ridgewood Road)</li> </ul>
REVIEW REQUIRED	<p>Architectural Review Board-MUCD and General Development Plan; Major Site Plan Application</p> <p>Board of Zoning Appeals</p> <p>Zoning Commission-Map with Text Amendment</p> <p>Board of Trustees-Map with Text Amendment</p> <p>Traffic Impact Study-Summit County Engineers/City of Fairlawn (Ridgewood Road Access)</p> <p>Storm Water Plan</p> <p>Summit Soil &amp; Water Conservation District-SWPPP</p> <p>Army Corp of Engineers-Wetland Delineation</p> <p>Tree Preservation Study</p> <p>Akron Regional Air Quality Management District-Summit County Public Health</p>

SUMMIT COUNTY ENGINEERS CITY OF FAIRLAWN	Storm Water Analysis Traffic Impact Study-In Progress
SUMMIT SOIL & WATER CONSERVATION DISTRICT ARMY CORP	Storm Water Management Tree Clearing Wetland Delineation-Submitted to Army Corp of Engineers. Anticipate a Jurisdictional Delineation Fall/Winter 2025.
ARCHITECTURAL REVIEW BOARD	General Development Plan; Major Site Plan Application  <b><u>March 3, 2025</u></b> No objections-Appreciate the open space provided, housing is needed at an affordable rate; Will the side by side restrict certain types of residential development; Continue review pending additional information  <b><u>April 7, 2025</u></b> Continue review pending: <ol style="list-style-type: none"> <li>1. Submission of a sound/vibration study</li> <li>2. Submission of an air quality review</li> <li>3. Site visit conducted during operational hours</li> <li>4. Not certain a fence will serve the desired purpose</li> </ol>
ZONING COMMISSION	Map with Text Amendment-Recommendation
SUMMIT COUNTY PLANNING COMMISSION	Map with Text Amendment-Recommendation
BOARD OF TRUSTEES	Map with Text Amendment-Motion
INITIATED BY	Applicant
DECISION TYPE	<input checked="" type="checkbox"/> Informational <input checked="" type="checkbox"/> Direction <input type="checkbox"/> Action
PROJECT STATUS (Dates are provided as a general timeline and are subject to change)	2/4/2025: Application Received  March/April/May 2025: Submission of General Development Plan to Architectural Review Board and General Development Plan Review  March 2025: Submission of Map Amendment Application to the Zoning Commission with request to accept, Open a Public Hearing for April 2025 and forward to the Summit County Planning Commission for recommendation  April 2025: Zoning Commission to open Public Hearing and continue pending SCPC Review  April 2025: Summit County Planning Commission  May 2025: Zoning Commission Public Hearing



	May/June 2025: Copley Township Board of Trustees Public Hearing, Motion and Referendum Period
LAND AREA	Parcel 1501214-52.2 A Parcel 1501945-1.0 A Parcel 1507374-2.5 A
CODE REFERENCES	NEW: Article 4, Section 4.08 Pigeon Creek MUCD Article 9-Parking Article 12-Zoning Commission and Zoning Amendments Article 14-Landscaping Buffering and Screening Article 16-Tree Preservation
AUTHORITY	ORC 519.021-Planned-unit development regulations.
GENERAL LOCATION	S Cleveland Massillon Road/Ridgewood Road
CURRENT ZONING	I (Industrial) C-OR (Commercial Office Retail)
PROPOSED ZONING	MUCD (Mixed Use Compact Development District) NEW: Article 4, Section 4.08 Pigeon Creek MUCD
PUBLIC NOTICE	Notification Letters Mailed-2/6/2025 West Side Leader Notified-2/11/2025 Notification Signs Posted-2/13/2025 West Side Leader Notified-
PUBLIC COMMENTS	<p><b><u>March 3, 2025-ARB Meeting</u></b></p> <ul style="list-style-type: none"> <li>Gravel yard will not be a good fit with any type of residential development. Creates noise from train and gravel settling machines, dust is constant from gravel. The yard operates 24/7, 365 a year.</li> <li>Original plan called for less than 100 units</li> <li>Require a lot of screening for neighbors and from gravel plant.</li> <li>Site is swampy, not certain how anything can be built on the site.</li> </ul> <p><b><u>Plan Recommendations:</u></b></p> <p>(Talsma):</p> <ul style="list-style-type: none"> <li>Add minimum Open Space Requirement-ADDED</li> <li>Decrease density from 6-4 units per acre to match the plan-ADDED</li> </ul> <p>(Henry)</p>

	<ol style="list-style-type: none"> <li>1. Add a 20' required buffer area where a residential use abuts an Industrial use.-ADDRESSED See notes below</li> <li>2. Add 6' opaque fence where a residential use abuts an industrial use. -ADDRESSED See notes below</li> </ol> <p>On the general development plan, these items would be shown along the southern and eastern property lines.</p> <p>Per meeting with Pride One 3/26/25: The following will be added to the General Development Plan &amp; text: Where residential use meets an industrial use, a 20' buffer consisting of natural vegetation and/or opaque screening will be utilized.</p> <p><b><u>April 3, 2025-Zoning Commission Hearing</u></b></p> <ul style="list-style-type: none"> <li>• Land has been earmarked for development already</li> <li>• Residential apartments are a less intense use than the Industrial that could go there</li> <li>• Developer is proposing less units than in other MUCD's</li> <li>• Developer has addressed requests to add buffer and extended the setbacks for wetlands and Riparians beyond requirements</li> <li>• Retail development along Cleveland Massillon will benefit residents</li> <li>• Would rather have people instead of an industrial use like concrete and fulfillment centers</li> <li>• CIC goal is to make this area a live, work and play for our residents. This will help bring people to Copley Circle via sidewalks and paths</li> <li>• New commercial might negatively impact the existing commercial</li> <li>• Concerned about the designated commercial land sitting vacant since the applicant is only building the residential</li> <li>• Feels this is really only a residential development</li> <li>• Could increase the minimum setback from the road ROW</li> <li>• Concerned about ingress/egress on Ridgewood. Require a traffic study.</li> <li>• Concerns regarding-impact on schools, traffic, high rent, impact on wildlife, impact from concrete plant on the residents in this neighborhood, noise from train yard</li> <li>• City of Akron-Does not agree that apartments should continue to be accepted within the JEDD</li> </ul> <p><b><u>April 7, 2025-Architectural Review Board</u></b></p> <ul style="list-style-type: none"> <li>• Noise could be an issue</li> <li>• Intensity of operation at the concrete varies depending</li> </ul>
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	on the season
PUBLIC SITE VISIT	<p><b><u>March 19, 2025</u></b></p> <p>15 participants attended the site visit along with representatives of Pride One. Participants walked the site and viewed proposed locations for commercial and residential use.</p>
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT; PLANNING & ZONING INSPECTOR STAFF NOTES	<p>Downzoning of existing Industrial and C-OR property</p> <p>Support multi-family within the Mixed-Use Compact Development Districts</p> <p>Current regulations do not support residential uses</p> <p>Apartments have been permitted within the JEDD</p> <p>Compatible with the Comprehensive Land Use Plan Chapters 2, 3, 5, 10</p> <p>Density compatible with existing MUCD regulations</p> <p>Density compatible with the 2022 Market Feasibility Study for the Copley Mixed Use Districts</p> <p>Density compatible with the 2025 Build Out Study for Copley Township</p>

## PROPERTY LOCATION

The existing Zoning is as follows:

Parcel 1501214-52.2 A: Commercial Office Retail (C-O/R) and Industrial (I)

Parcel 1501945-1.0 A: Industrial (I)

Parcel 1507374-2.5 A: Commercial Office Retail (C-O/R)

SITE	ZONING	LAND USE
North	C-O/R & I	Commercial, Legal Non-Conforming-Residential & Conditional Use: Life Care Facility
South	C-GR & I	Commercial & Industrial
West	C-O/R, I, C-NR	Industrial & Vacant Land
East	I, R-MD	Vacant Land



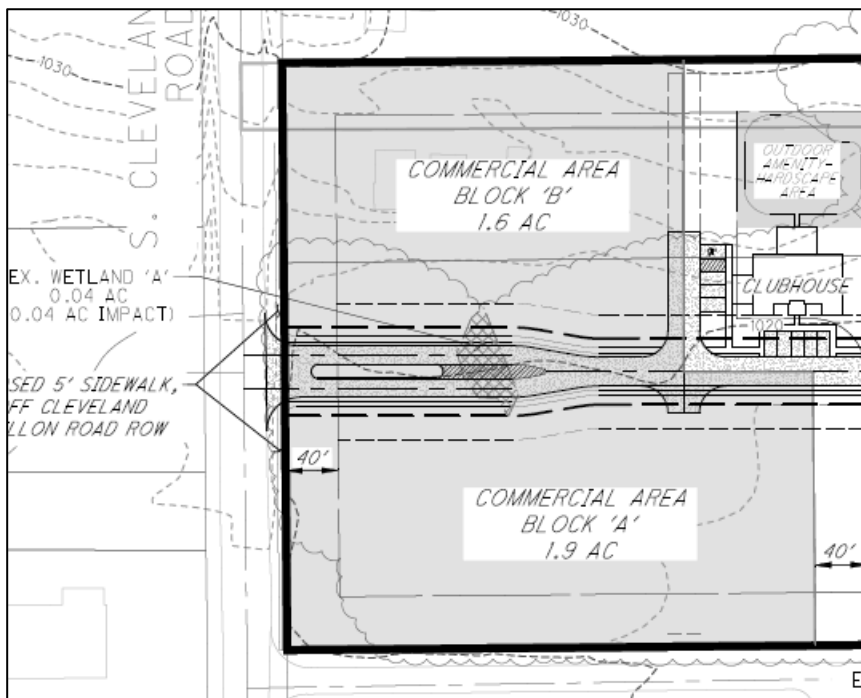
## Amenities

The community will include the following resident amenities:

- Outdoor Hardscape Area
- Clubhouse
- Walking Trail
- Sidewalks
- Dog Park

## Commercial Product

The commercial product is inclusive of 3.5 acres to be built. The parcels are expected to provide a building envelope of approximately 20,000 square feet in overall area. The commercial units will serve as the gateway into the residential community.



## Accessory Uses/Structures

**Lighting**-The site will be illuminated with residential coach lights located on each side of the garage. Street lights are not planned for this community.

**Sales Office**-A leading office will be located inside of the Club House

**Signs**-Anticipate development sign(s) located within the boulevard at main entrance. TBD





		normal and orderly development and improvement of the surrounding properties.
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### EXISTING LAND USE: Industrial (I)

PERMITTED USE	CONDITIONAL USE	PROHIBITED USE
<ul style="list-style-type: none"> <li>Manufacturing, compounding, processing and assembling of products</li> <li>The following uses with enclosure/screening conditions: Building materials, sales yard and lumber yard, including mill work when within a completely enclosed building. b. Contractor's equipment storage yard or plant, or storage and rental of equipment. c. Fuel, food and goods distribution station, warehouse and storage, but excluding coal and coke. Inflammable liquids shall be underground storage only, and only if located more than three hundred (300) feet from any other Zoning District. d. Motor, freight garage, truck or transfer terminal, office, warehousing and storage. e. Public storage garage and yards. f. Storage and sale of grain and livestock feed provided dust is effectively controlled during all operations. g. Uses that are substantially similar to those listed above as regards their land-use impacts on surrounding properties.</li> <li>The following uses with separation from Residential conditions: a. Bag, carpet and rug cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust. b.</li> </ul>	<ul style="list-style-type: none"> <li>Churches.</li> <li>Day Care Center.</li> <li>Life Care Facility.</li> <li>Manufacturing, processing, cleaning, servicing, testing, assembling, storing or repairs of materials, goods, or products.</li> <li>Recycling/salvaging facilities.</li> <li>Schools/educational facilities.</li> <li>Truck Servicing.</li> <li>Wind Turbines.</li> </ul>	<ul style="list-style-type: none"> <li>Uses not in accordance with the Land Use Plan</li> <li>Uses which impact land-use in regards to but not limited to traffic, noise, storm water control, parking, effect on the value of surrounding properties, and the effect of the proposed use on the normal and orderly development and improvement of the surrounding properties.</li> </ul>

<p>Blacksmith, welding, or other metal working shop, excluding punch presses over twenty (20) tons rated capacity, drop hammers and other noise producing machine-operated tools. c. Carpenter, cabinet, upholstering, sheet metal, plumbing, heating, roofing, air-conditioning, sign painting, painting and other similar establishments. d. Foundry, casting light weight non-ferrous metals, not causing noxious fumes or odors. e. Gasoline dispensing when clearly incidental to the principal uses of the premises. f. Ice manufacturing and cold storage plant; creamery and bottling plant. g. Laundry, cleaning and dyeing plant. h. Repair services, for machinery and equipment including repair garages and specialty establishments such as motor, body and fender, radiator, motor tune- ups, muffler shops, tire repairing sales and service including vulcanizing. i. Stone or monument works not employing power tools; or if employing such tools then within a completely enclosed building. j. Veterinarian Hospital or clinic. k. Household Pet Boarding Facility l. Uses that are substantially similar to those listed above as regards their land-use impacts on surrounding properties.</p> <ul style="list-style-type: none"> <li>• Off-street public parking lot and garage.</li> <li>• Plant greenhouse.</li> <li>• Warehousing.</li> <li>• Wholesale establishments.</li> <li>• Signs - as regulated by Article 8 of this Zoning Resolution.</li> <li>• Offices as listed in the C-OR Commercial District.</li> <li>• Garden and Landscape Supply Sales.</li> </ul>		
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<ul style="list-style-type: none"> <li>• Landscape Business.</li> <li>• Accessory buildings incidental to the principal use and which do not include any activity conducted as a business and accessory uses normally and regularly associated with the principal uses listed above</li> </ul>		
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## PROPOSED LAND USE: NEW:

### Article 4-Residential Districts

#### Section 4.08 Pigeon Creek Mixed Use Compact Development (MUCD) Overlay

#### 4.08 PIGEON CREEK MIXED-USE COMPACT DEVELOPMENT DISTRICT

##### A. PURPOSE

The Pigeon Creek Mixed Use Compact Development (PC-MUCD) District and its regulations are designed to allow for flexible development methods in the layout and construction of homes, buildings, and roads. This flexibility aims to encourage open space by integrating medium-density residential areas with commercial and civic buildings in close proximity to one another. More specifically, the PC-MUCD District would

1. Permit mixed-use development in appropriate areas of the Township as suggested by the Copley Township Comprehensive Land Use Plan.
2. Permit, in these areas, a pedestrian-oriented mixture of uses including civic uses, offices, limited retail, and residential in a manner that reinforces existing compact development.
3. Expand and diversify housing opportunities to meet current and future needs.
4. Ensure that new development and/or redevelopment will occur in a manner that provides adequate transition between more intense retail uses and lower density residential.
5. Ensure that new development and/or redevelopment comply with these objectives by requiring a development plan and establishing a review process to ensure that all phases of a development are consistent with these regulations.
6. The Pigeon Mixed Use Compact Development (PC-PC-MUCD) District and its regulations are intended for development that mixes residential use with at least one other type of use. These regulations are established under the Authority of O.R.C. §519.021(C), Planned Unit Development.

## **B. ESTABLISHMENT OF THE PIGEON CREEK PC-MUCD DISTRICT**

The Pigeon Creek Mixed Use Compact Development (PC-MUCD) District is established under the Authority of O.R.C. § 519.021(C), Planned Unit Development. The boundaries of the Pigeon Creek Mixed Use Compact Development District shall be indicated on the Official Zoning Map with the symbol PC-MUCD

## **C. APPLICATION OF THE PC-MUCD DISTRICT**

The Pigeon Creek Mixed Use Compact Development (PC-MUCD) District shall be in addition to and shall overlay all other zoning districts where the PC-MUCD district is established. Therefore, any parcel of land lying in the PC-MUCD district shall also lie in one or more of the other zoning districts provided for in this Zoning Resolution. The district designation of PC-MUCD shall be superimposed over the existing zoning designations on the Zoning Map.

## **D. PROJECT DEVELOPMENT REQUIREMENTS**

The Pigeon Creek Mixed Use Compact Development (PC-MUCD) District and its regulations are intended for development that mixes residential use with at least one other type of use. The uses permitted in the Pigeon Creek Mixed Use Compact Development (PC-MUCD) District shall be developed in a manner that achieves some or all of the following:

- 1.** Includes a variety of multi-family housing types that result in a cohesive development which may serve as a transition between lower-density residential development and commercial uses.
- 2.** Provides for convenient pedestrian circulation among the uses to create a more traditional neighborhood development in the community by including wherever possible:
  - a.** A network of interconnecting streets and blocks;
  - b.** Well configured squares, plazas, landscaped streets, and parks woven into the pattern of the neighborhood;
  - c.** Connections to community facilities, offices and retail centers within and adjacent to the PC-MUCD District.
- 3.** Conforms to a set of design guidelines approved at the time of rezoning to ensure that:
  - a.** Buildings, open spaces and other visual features that act as landmarks are included in the PC-MUCD District;
  - b.** Buildings and other improvements are compatible based on their architecture, massing, orientation and arrangement; and
  - c.** A cohesive environment is created.
- 4.** Reduces the impact between the PC-MUCD District and existing and future development adjacent to the PC-MUCD District by providing adequate transitional features such as:
  - a.** Primary uses in a PC-MUCD District that are similar in intensity to existing and/or expected uses in the abutting districts.

- b.** Placing the lower intensity uses in a PC-MUCD District adjacent to the lower intensity uses and zoning districts that are outside the PC-MUCD District, and
  - c.** Including adequate screening and buffering around the perimeter of the PC-MUCD District.
- 5.** Is located adjacent to areas zoned for either Commercial or Industrial use and where central sewer and water services are available or will be made available by the developer as a condition of project approval.

#### **E. MINIMUM PROJECT AREA AND OWNERSHIP**

- 1. The gross area of a tract of land proposed to be developed as the PC-MUCD District shall be at least twenty (20) acres.
- 2. To be eligible for an PC-MUCD District, such tract of land may be owned, leased, or controlled either by a single person or corporation, or by a group of individuals or corporations provided that an application must be filed by the owner or jointly by owners of all property included in the project area. In the case of multiple ownership, the approved final development plan and related conditions, including the phasing of development, shall be binding on all owners.

#### **F. PERMITTED USES**

It is the intent of these regulations that the Pigeon Creek Mixed Use Compact Development District may contain a mixture of uses and a variety of building types (multi-family and commercial) not otherwise allowed in a given underlying zoning district and that such deviations may be allowed under circumstances where the Architectural Review Board determines it to be sufficiently advantageous and appropriate to grant such permission to depart from the normal requirements of the applicable zoning district. As a guide to the Architectural Review Board in making such determinations, the Pigeon Creek Mixed Use Compact Development District may contain, but is not strictly limited to, one or more of the uses specifically enumerated below in Table A.

**TABLE A PERMITTED USES**

<b>1. Residential:</b>	
a. Multifamily dwellings with not more than 8 units attached	P**
b. Congregate living facility	P*
<b>2. Offices:</b>	
a. Offices including administrative, medical, business and professional	P
b. Sales offices with only samples of products	P

3. Retail/Services:	
a. Retail establishments in completely enclosed buildings	P
b. Banks	P
P = use is permitted; P* = use is permitted subject to 4.06-L	
<p>** Provided that the dwelling units are structurally attached to one another, side by side, and erected as a single building, each dwelling unit being separated from the adjoining unit or units by a party wall without openings extending from the basement floor to the roof with each unit including separate ground floor entrances, services and attached garages. No more than 8-units attached.</p>	

1. Conditionally Permitted Uses. Uses that are conditionally permitted in Commercial Neighborhood-Retail District outlined in Article 7, excluding the following: Gasoline Service Station (Full or Multi-Use), Transient Hotels, Life Care Facility, and Wind Turbines.
2. Accessory Uses. The following uses that are accessory to an establishment in a PC-MUCD district shall be permitted when they are clearly incidental to and subordinate to, meet the setbacks of, and are located on the same lot as the principal building or use.
  - a. Off-street Parking. Off-street parking as regulated in ~~Section 4.06 H 3~~ and Article 9.
  - b. Fences and Walls. Fences and walls may be erected in a PC-MUCD District in compliance with this Resolution.
  - c. Accessory Facilities for Residents of Development. Community centers, pools, tennis courts, and other indoor and/or outdoor recreational and/or community gathering places typically associated with residential dwellings for use by residents of the PC-MUCD District.
  - d. Signs. Signs as regulated by Article 8.

## **G. DENSITY**

The maximum number of dwelling units permitted in the Pigeon Creek Mixed Use Development shall be determined by the Architectural Review Board to assure compliance with the purpose and intent of these regulations and to adequately protect the public safety and welfare, but shall not exceed the maximum number of dwelling units per acre set forth below. The availability of public sewer shall be a major factor in the Architectural Review Board's determination of the permissible density.

### **1. Density for Residential Development**

Multifamily Dwellings - Maximum density shall be ~~six (6)~~ 4.5 dwelling units per acre (amended 3/17/25). Provided that the dwelling units are structurally attached to one another, side by side, and erected as a single building, each dwelling unit being separated from the adjoining unit or units by a party wall without openings extending from the basement floor to the roof with each unit including separate ground floor entrances, services and attached garages. No more than 8-units attached

## **H. DEVELOPMENT STANDARDS**

1. Setbacks and Separations. Setbacks and separations for new buildings, structures and parking areas shall be as established on the approved final development plan. In establishing said setbacks and separations for particular use areas within a PC-MUCD, the Township shall consider the spacing necessary for adequate visual and acoustical privacy, adequate light and air, fire and emergency access, building configurations, energy- efficient siting, and the relationships of building sites to circulation patterns. In no case shall the approved setbacks and/or separations be less than, and when specified, not more than, the following:
  - a. Minimum and Maximum Building Setbacks from Project Boundaries and Streets: All new buildings and structures shall comply with the minimum and maximum setbacks specified

in Table B.

**TABLE B**

a. Minimum Setback of New Buildings from Project Boundaries	40 feet
b. Minimum Setback of New Buildings from Existing Public Street Rights-of-Way dedicated as of the date the PC-MUCD general development plan application is submitted	40 feet
c. Setback of New Buildings from proposed public street Right-of-Ways within the PC-MUCD OR edge of pavement from proposed private streets	
1) Minimum	10 feet
2) Maximum	35 feet

- b.** Minimum Separation Between New Buildings: In order to ensure reasonable privacy and separation of buildings, individual buildings located within the PC-MUCD shall be separated by the minimum distances specified below:

- i.** All new multi-family dwellings and non-residential buildings: The minimum separation between multi-family dwelling units shall be 25 feet and 40 feet from all other non-residential buildings.
- 2.** Building Height: The maximum height of any principal building shall be 35 feet unless a greater height is specifically authorized by the Architectural Review Board and with the approval of the Fire Chief.
- 3.** Parking and Roadway Setbacks: Off-street parking areas and roadways shall be screened according to Articles 9 and 14 and shall comply with the following setback requirements:
  - a.** Off-street parking areas shall be located to the side or rear of buildings and shall not extend into a front yard.
  - b.** All off-street parking areas shall be set back from an existing or proposed right-of-way a distance not less than 20 feet.
  - c.** All off-street parking areas and roadways shall be set back from all other boundaries of the PC-MUCD project a distance not less than 20 feet.
- 4.** Sidewalk and/or Shared Use Path – New buildings, structures, and parking areas shall include the installation of a sidewalk and/or shared use path. The sidewalk and/or shared use path shall connect to similar facilities on adjacent property. In special cases, such as if no adjacent property sidewalk or shared use path exists, the facility type(s) and location shall be approved by Copley Township Community and Economic Development Staff via Site Plan review. See Section 13 of this document.
- 5.** Ownership: Any ownership arrangement, including fee simple lots, condominiums, and zero lot line parcels, is permitted in a residential development proposed as part of the PC-MUCD provided the arrangement of the dwelling units shall comply with the spacing requirements of this section. Within any such subplot, the applicant shall depict the maximum parameters, or building envelope, which indicates where the buildings shall be located and demonstrate that such building locations will be in compliance with the spacing requirements of this section. Alternatively, if such building locations are not depicted on any such sublots, the Architectural Review Board may establish on the development plan the appropriate front, side, and rear yard dimensions for each subplot.

## **I. SUPPLEMENTAL REQUIREMENTS**

THE PC-MUCD SHALL COMPLY WITH THE FOLLOWING SUPPLEMENTAL REQUIREMENTS:

- 1.** Similar land uses should face across streets, and dissimilar land uses should abut at rear lot lines or across alleys.
- 2.** The vehicular circulation system shall be designed to ensure that the entire PC-MUCD is a cohesive development, and to promote inter-connection among individual projects. All proposed public streets shall comply with the construction standards set forth in the Summit County Subdivision Regulations. All proposed private streets shall comply with the Summit County Subdivision Regulations, (Local) Residential Light Traffic standards.
- 3.** All activities except off-street parking, accessory recreation, and refuse storage shall be conducted in completely enclosed buildings.

4. All proposed developments, in addition to the requirements specified in Article 14 (Landscaping/Buffering), shall provide and maintain the following landscaping, screening, and privacy requirements:
5. Screening through the use of walls, fences, and/or landscaping shall be provided to minimize potential incompatibility between contrasting uses within the PC-MUCD.
6. All open areas, including required yards, shall be landscaped according to an approved landscape plan. All pervious areas of the PC-MUCD shall be permanently protected from soil erosion with grass or other suitable ground cover.
7. Dwelling units shall be grouped or clustered to maximize privacy and preservation of open space.
8. **A minimum of 40% open space. (added 3/17/2025)**
9. The Architectural Review Board may impose additional conditions on uses to ensure the uses are consistent with the intent of these regulations.

**10. Buffering Between Residential and Industrial Uses  
(added 4/3/2025)**

- **Natural Preservation Buffer:** When a residential use abuts an industrial use, a 20 foot wide tree preservation buffer shall be maintained along the property boundary. The buffer shall consist of existing vegetation to ensure a continuous natural screen between the two uses.
- If the required **Natural Preservation Buffer** cannot be maintained due to site conditions or prior development, a 6-foot-tall opaque fence shall be installed along the 20' Natural Preservation Buffer line, extending the distance where the Natural Preservation Buffer could not be satisfied.

**J. MODIFICATIONS**

Modifications may be granted by the Township Architectural Review Board only when it determines that certain standards set forth in this Section do not or should not apply specifically to the circumstances of a particular project and when the alternative method proposed to achieve the objectives of the numerical standard is equal to or better than the strict application of the specified standard. The Township Architectural Review Board may modify such standard to an extent deemed just and proper, provided that the granting of such relief shall be without detriment



to the health and safety of the community and without detriment to or impairment of the intent of this Section.

A modification shall only be considered by the Architectural Review Board during the review and approval procedures for a development plan.

## **K. DEVELOPMENT PLAN REVIEW**

- 1.** The establishment of the PC-MUCD district requires that the following steps shall be completed concurrently:
  - a.** Application for zoning map amendment is submitted, pursuant to this Resolution.
  - b.** Application for review of the general development plan, pursuant to this Resolution.
- 2.** Additional development requirements, whether standards or criteria, formulated to achieve the objectives of the PC-MUCD District may be established during the Architectural Review Board's review of the General Development Plan. Any such development requirements adopted with such plan shall become binding land use requirements for the proposed development.
- 3.** After a General Development Plan is approved for a PC-MUCD project, the applicant shall prepare and submit a Final Development Plan for either all or a phase of the development.
- 4.** After approval of the Final Development Plan has been obtained from the Architectural Review Board, a Zoning Certificate may be obtained.

## **INTERNAL REVIEW**

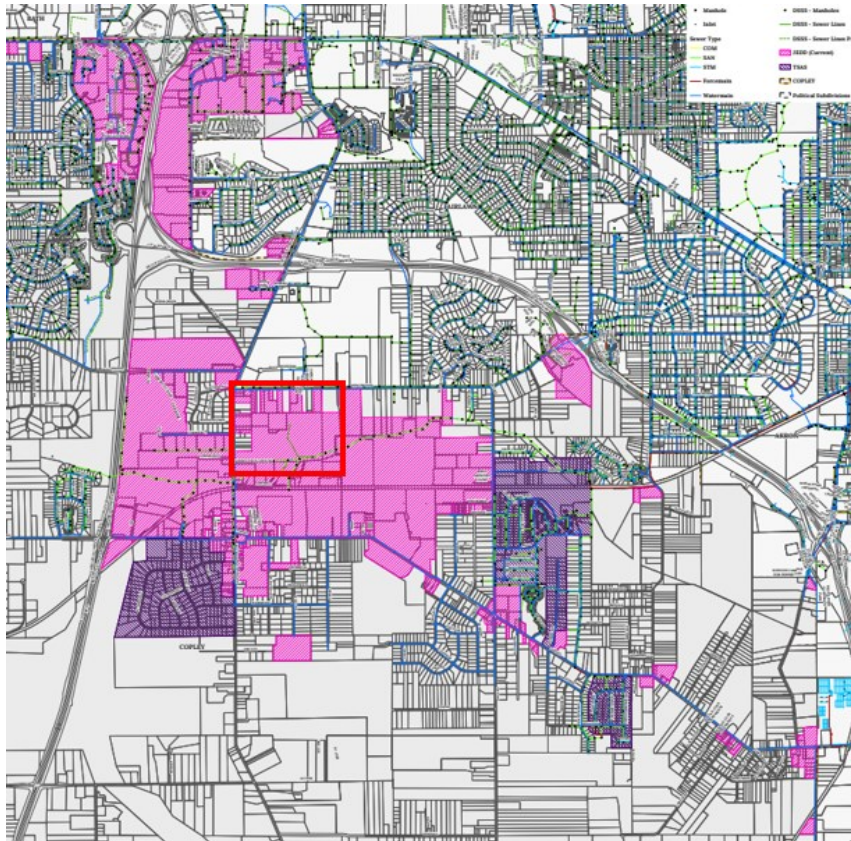
### **COMPREHENSIVE LAND USE PLAN**

#### **CHAPTER 2: GOALS & OBJECTIVES**

- Sustain Copley as a good place to live by offering affordable housing opportunities
- Encourage mixed use residential
- Encourage walkable development
- Encourage compact and mixed-use development, which minimizes the need to drive, from existing infill and brownfield sites that have been thoroughly reclaimed and remediated before using open land
- Preserve housing diversity and mixed-use development

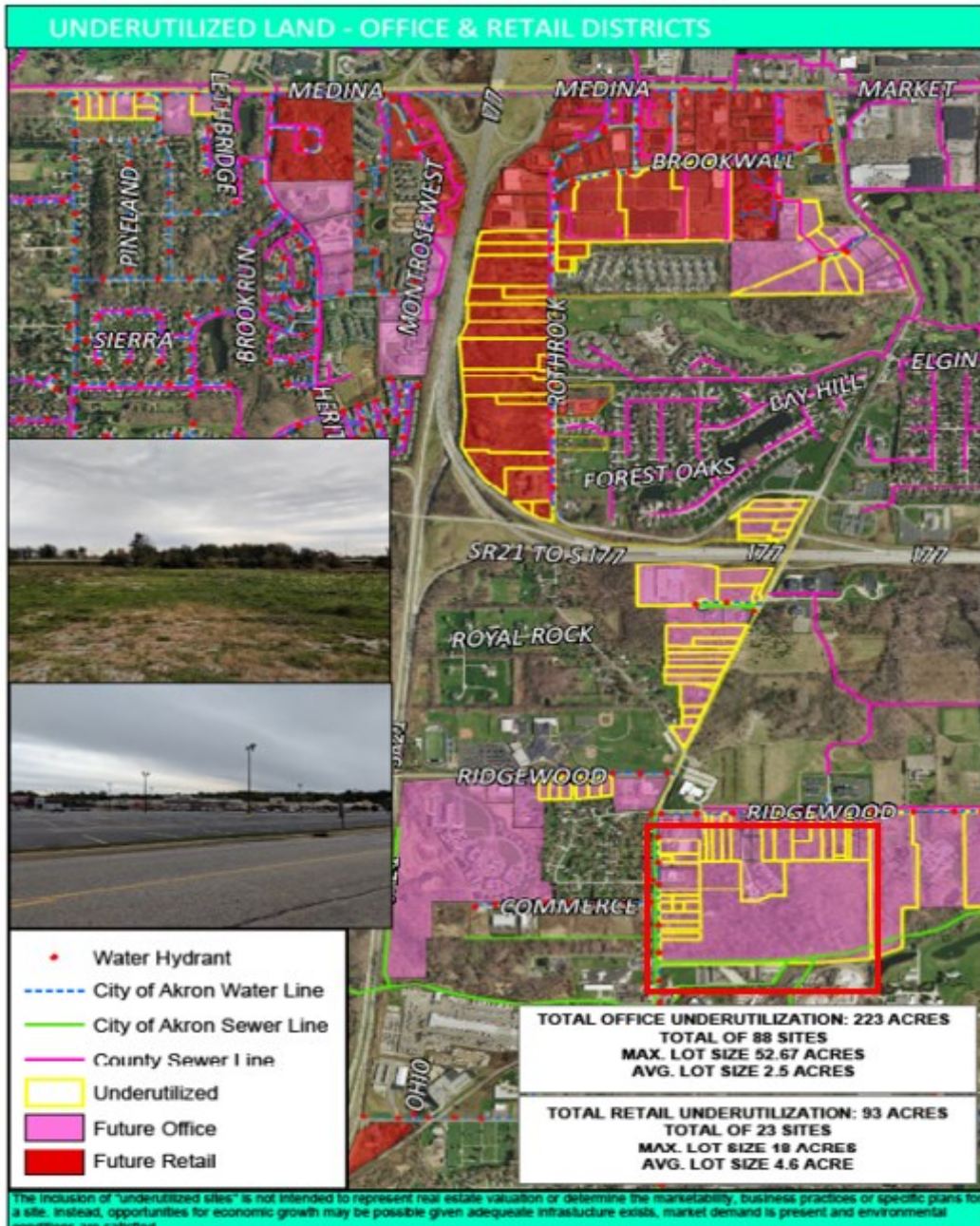
#### **CHAPTER 3: JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD)**

- This area falls within the Copley/Akron Joint Economic Development District (JEDD).
- Apartments have been permitted within the JEDD.



## CHAPTER 5: UNDERUTILIZED LAND ANALYSIS

- Underutilized lands are those lands that are utilized less than fully or below the potential use.
- Underutilized land in the Ridgewood/Cleveland Massillon Market Study Area is identified primarily as vacant land.
- The 2020 Underutilized Land Analysis (Ridgewood) indicates there are 88 sites inclusive of 223 Acres of underutilized land



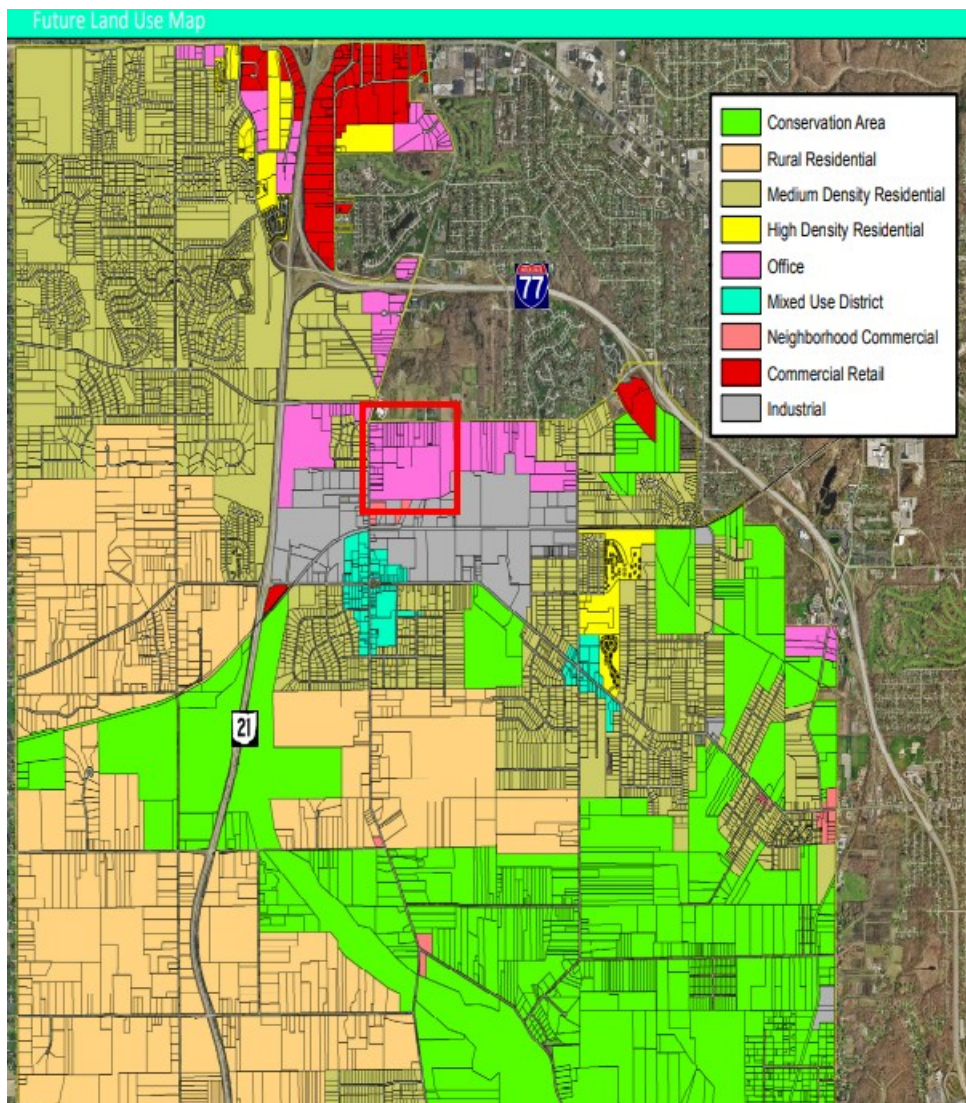
## CHAPTER 8: LAND USE CONCEPT AREAS

- Planning Concepts-Planned Unit Developments (Mixed Use Compact Development)
- Planning Concepts-Downzoning may be used to reduce the allowed development intensity to one that closer matches the appropriate conditions

## CHAPTER 9: FUTURE LAND USE MAP



The Future Land Use Map identifies the parcels as Commercial Office Retail (C-O/R).



## CHAPTER 10: DEFINITIONS

**PLANNED UNIT DEVELOPMENT (PUD):** A planning technique that provides increased flexibility for the developer of large-scale projects in exchange for a higher quality of development. Mixed use, innovative housing types, open space and recreational facilities are often included

## MARKET FEASIBILITY-2025 PLAN UPDATE

- Copley Site Primary Market Area (Copley Circle, Cleveland-Massillon, Copley-Jacoby, Montrose) 470 Supportable Units Available
- Build Out Study (Copley Township Overall)- 680 (without centralized services)-1590 (with centralized services) Supportable Units Available

## AFFECTED PARTIES/PUBLIC COMMENTS

No comments as of 2/25/2025

## PER THE APPLICANT

**Per the applicant, the existing zoning of the land is unreasonable because:**

*The existing zoning does not allow for mixed-use to incorporate residential use. Furthermore, the existing zoning would allow by right a high-intensity use that could bring more traffic, noise, and overall impact on the health, safety, and welfare of the Township.*

**Per the application, the rezoning would be better because:**

*The rezoning would allow for mixed-use on a site that has low visibility and access to support solely commercial development. The inclusion of a residential use would support and grow commercial activity in priority commercial corridors, along Cleveland-Massillon, Ridgewood, and Copley Road.*

## PER THE REVIEWING AGENCY/DEPARTMENT

<b>Copley Township Architectural Review Board</b>	Review pending
<b>Copley Township Fire Department</b>	1/30/2025 Cursory Review No objections  Applicant to provide for turn radius per regulations
<b>Summit County Engineers Office</b>	<b><u>Summit County Engineers</u></b> 2/4/2025 Cursory Review
<b>City of Fairlawn (Ridgewood Road Access)</b>	No objections  Comments: <ul style="list-style-type: none"><li>• Stormwater is being addressed. The locations of the stormwater facilities appear to be located consistent with existing site topography. Key elements of stormwater manual are being acknowledged.</li><li>• Wetland delineation required to verify the presence of wetlands.</li><li>• The Traffic Impact Questionnaire (TIQ) will determine the level of traffic study that will be required. Full Traffic Impact Study (TIS) likely.</li><li>• Locations of access drives will be evaluated in detail once we have more traffic data. Driveway spacing and potential turn lanes are going to be major elements requiring more detail.</li><li>• Recommend contacting Summit County Planning to review requirements for a utility easement</li></ul>

- Watch the separation from the northerly access drive and Fairlawn Corporate Parkway. If the two could be aligned, that would be ideal.
- Interconnection with the driveway immediately to the south is something that should be encouraged.

#### City of Fairlawn

Anticipate review of the Traffic Impact Study

#### **Summit County Soil & Water Conservation District**

1/28/2025  
Cursory Review  
No objections

Comments:

- Not many proposed riparian impacts save for a potential one for wetland C. If that wetland is a cat-3 wetland, then it would get the 50' buffer which does show a small potential impact.
- Recommend all UASE/OEPA permits done before plan submitted for formal review

#### **Akron Regional Air Quality Management District Summit County Public Health**

3/5/2025  
Provided most recent air permits for the Shelly asphalt plant that is currently located on Sawmill Road in Copley.

The permits are issued to ensure that air quality standards are met and that public health is protected.

Asphalt plants have inherent odors that are not regulated through these permits. Residents living downwind from the facility will be more affected.

Additionally, there are also fugitive dust sources associated with the asphalt plant such as plant roadways and parking areas and material storage piles. While the permits require control measures to minimize or eliminate visible emissions of fugitive dust, they do allow for a limited amount of visible emissions to occur.

3/11/2025

No specific recommended separation between this use and residential.

#### **Ohio Environmental Protection Agency**

4/2/2025

As far as surface water impacts, there are very minimal concerns/comments we have. The thing we will need is a Permit to Install (PTI) from the proposed facility to either tie into sewers or put in a system for wastewater treatment. Depending on what type of system goes it, it may need to be permitted through our agency.

#### **Northeast Ohio Four County Regional Planning & Development Organization (NEFCO)**

3/11/2025  
Required to tie into City of Akron Sewer per the NEFCO Clean Water Plan (208 Plan)

#### **Copley Township Service Department**

Cursory Review  
No objections

#### **Copley Township Police**

2/4/2025  
Cursory Review  
No objections

Plan recommendations as follow:

- Provide for outdoor activity area(s) for children living in the multifamily

**Copley Township  
Department of Community &  
Economic Development**

- community
- Provide for traffic calming measures along roadway, specifically within Access Aisle A
- Provide sufficient off-street parking and permit no on street parking

Support multi-family within Mixed Use Compact Development Districts

Current regulations do not support additional residential uses

Apartments have been permitted within the JEDD

Compatible with the Comprehensive Land Use Plan Chapters 2, 3, 5, 10

Density compatible with the Copley Township Zoning Resolution Chapter 4, Section 4.07

Density compatible with the 2022 Market Feasibility Study for the Copley Mixed Use Districts

Density compatible with the 2025 Build Out Study for Copley Township

## **FOR CONSIDERATION:**

- Is the proposed zoning change reasonable given the nature of the surrounding area?
- Can the property reasonably be used as currently zoned?
- Is the proposed Map Amendment consistent with the objectives and goals of the Comprehensive Plan?
- Is the proposed zoning change consistent with the stated purpose and intent of the zoning resolution and the applicable districts?
- How will the proposed zoning change impact public services & facilities?
- How will the proposed zoning change impact traffic, especially traffic safety?
- Will the proposed zoning change adversely affect adjoining properties?
- Is this an appropriate location for the proposed use or are there locations better suited for the use.
- Will the proposed zoning change, change the character of the neighborhood?
- Has there been a change in conditions that renders the original zoning inappropriate?

## **SUGGESTED MOTIONS AND AUTHORITY TO PROCEED FINAL DEVELOPMENT PLAN**

### **ARCHITECTURAL REVIEW BOARD**

The Copley Township Architectural Review Board motions to approve/approve with conditions/continue review/(deny) the applicants General Development Plan as proposed conditioned upon satisfying all external agencies, lot consolidation and approval of a Map Amendment of the Mixed Use Compact Development District.

## **ZONING COMMISSION**

The Copley Township Zoning Commission motions to recommend approval/approval with conditions/continue review/deny the applicants request for a Map Amendment, NEW: Article 4, Section 4.08 Pigeon Creek MUCD-Mixed Use Compact Development District, overlay and General Development Plan.

The Copley Township Board of Trustees motions to approval/approval with conditions/continue review/deny the applicants request for a Map Amendment, NEW: Article 4, Section 4.08 Pigeon Creek MUCD-Mixed Use Compact Development District, overlay and General Development Plan.




## Pigeon creek MUCD



Joe Giustino <joe.giustino@akrondispersions.com>  
To Shawna Gfroerer



Tue 8:09 AM

 You forwarded this message on 3/4/2025 8:23 AM.

Shawna,

Good morning. My apologies for emailing you directly. I had every intention of going to the Architectural Review Board meeting last night but could not make it.

Akron Dispersions is located just east of the Shelly gravel and asphalt plant on Sawmill Road. The eastern part of the MUCD lot is just north of the gravel and asphalt plant. Being neighbors, I can tell you that we are unable to open our windows and have to wash our cars frequently due to the dust and odor. Literally, clouds of dust that just blanket the area.

I would suggest that the parties involved should see and smell the asphalt plant in action before putting 203 multi-family dwellings in such close proximity. Any south facing windows will not have a pretty view of front end loaders, trucks and huge mounds of gravel. In addition, the noise from unloading the gravel from the rail cars can be intense and I know my house vibrates when a train goes by.

Not sure if anyone has taken these things into consideration. Food for thought.

Respectfully,

Joe Giustino  
President  
Ph: 800-664-1455 / 330-666-0045





# Map Amendment Application

Date: 02/04/2025

## Applicant / Landowner

Applicant Name: Ben Weinerman  
 Address: 2211 Medina Road, Suite 100  
 City, State, Zip: Medina, OH 44256  
 Phone: 3302413808  
 Email: [Email]

Landowner: Copley Community Improvement Corporation  
 Address: 1540 S Cleveland Massillon Road  
 City, State, Zip: Copley OH 44321  
 Phone:  
 Email:

## Project

Site Address: Cleveland Massillon/Ridgewood Road  
 City, State, Zip: Copley OH 44321  
 Subdivision:

Parcel: 1501214, 1501945, 1507374  
 Current Zone: Industrial/Commercial Office-Retail  
 Proposed Zone: New\* Pigeon Creek Mixed Use Compact Development District

The existing zoning of the land is unreasonable because:

The existing zoning does not allow for mixed-use to incorporate residential use. Furthermore, the existing zoning would allow by right a high-intensity use that could bring more traffic, noise, and overall impact on the health, safety, and welfare of the Township.

The rezoning would be better because:

The rezoning would allow for mixed-use on a site that has low visibility and access to support solely commercial development. The inclusion of a residential use would support and grow commercial activity in priority commercial corridors, along Cleveland-Massillon, Ridgewood, and Copley Road.

List All Abutting Property Owners (name, address, city, state and zip code):

See attached table.

I do hereby certify that the information contained herein is true and correct.

Ben Weinerman  
 Applicant

02/04/2025  
 Date



1180 South Main Street, Suite 230  
Akron, Ohio 44301  
(330) 929-2871

---

April 15, 2025

James Taylor  
Staff Member, SCPC

Re: Copley Township - Cleveland Massillon/Ridgewood Road Proposed Zone Change

To the Summit County Planning Commission,

At the request of the Summit County Planning Commission (SCPC), I conducted a desktop evaluation of the proposed zone change for parcels 1501214, 1501945, and 1507374, located at the intersection of Cleveland Massillon and Ridgewood Roads in Copley Township.

This evaluation was completed using the following resources: Summit County GIS, USDA Web Soil Survey, and USGS StreamStats. The enclosed report summarizes my findings and includes supporting maps and details.

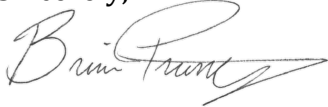
From a land use perspective, Summit SWCD does not anticipate that the proposed zone change will impact natural resources differently than the site's existing proposed use. Regardless of the zoning classification, any future developer will be required to address the same regulatory obligations, including submission of a Stormwater Pollution Prevention Plan (SWPPP), a Jurisdictional Determination, securing an NPDES permit, compliance with all applicable local, state, and federal regulations, and obtaining approval from our office prior to any clearing, grubbing, grading, or other earth disturbing activities.

The soils on the identified parcels consist of hydric and nonhydric (with hydric inclusions) series. I estimated that over 30% of the project area is composed of hydric soils. Primary limitations for these soils include ponding, perched water table, shrink-swell potential, and frost action. Flooding was not identified as a limiting factor according to the USDA Soil Survey.

Additionally, the base riparian setback for Pigeon Run is 75 feet from either side of the ordinary high-water mark. This setback will be expanded where the 100-year floodplain or delineated wetlands extend beyond the base requirement. StreamStats indicates that the drainage area at the project's exit point is 4.9 square miles.

Further details and mapping are included within the enclosed report for your review. Please feel free to contact me should you have any questions or need additional clarification.

Sincerely,

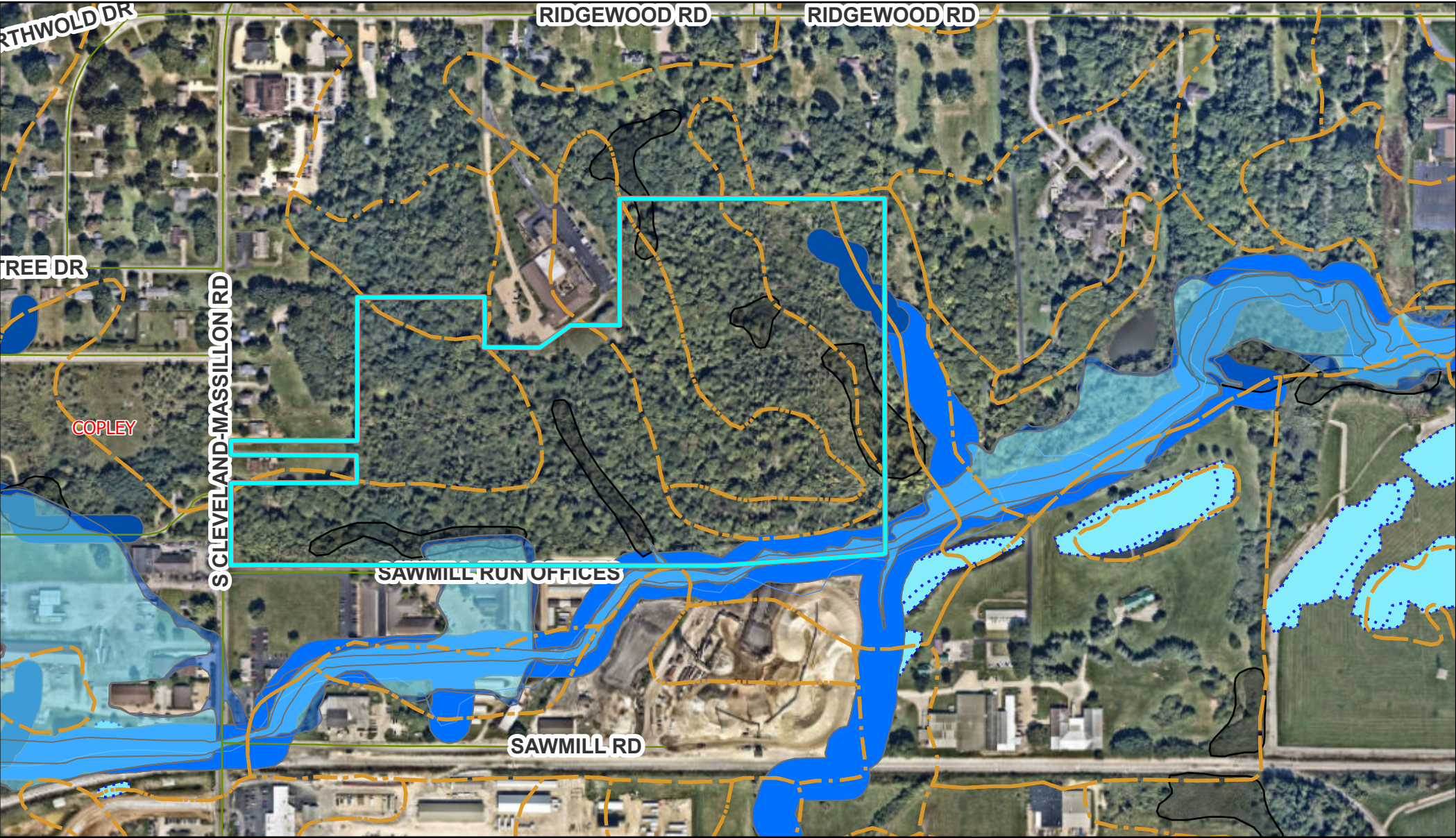
A handwritten signature in cursive script, appearing to read "Brian Prunty".

Brian Prunty, CPSWQ  
District Program Administrator  
Summit SWCD

EC: File



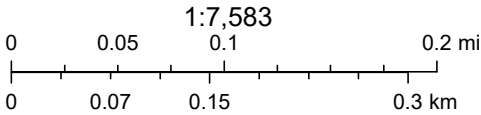
# Parcel Viewer Web Map by County of Summit



4/15/2025, 11:14:15 AM

- Soils
- Lakes and Ponds
- Jurisdictions
- FEMA Floodplains 2016
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

- AE
- X
- Summit Waterways
- Wetlands
- Riparian Setbacks
  - 50
  - 75







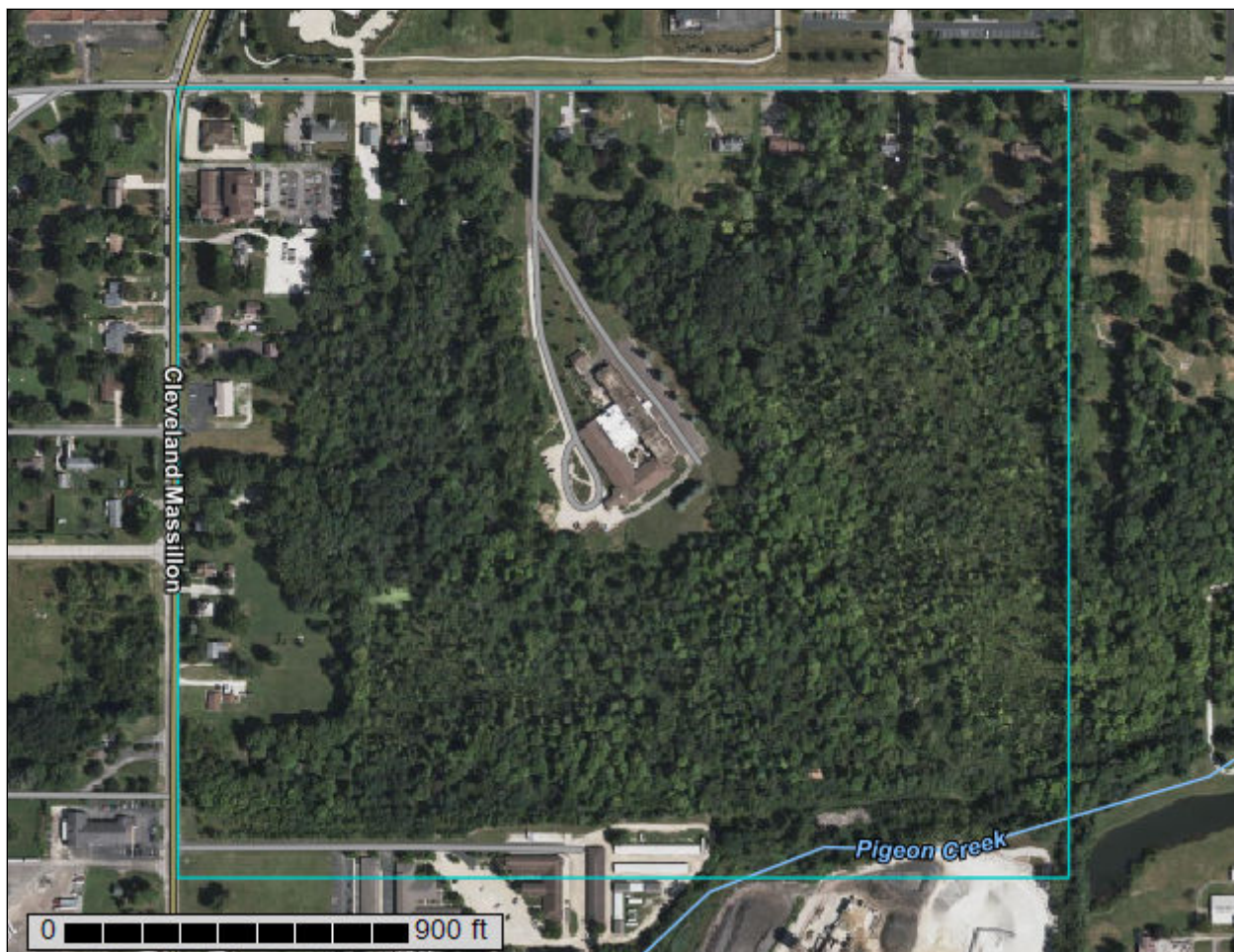
United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Summit County, Ohio**



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

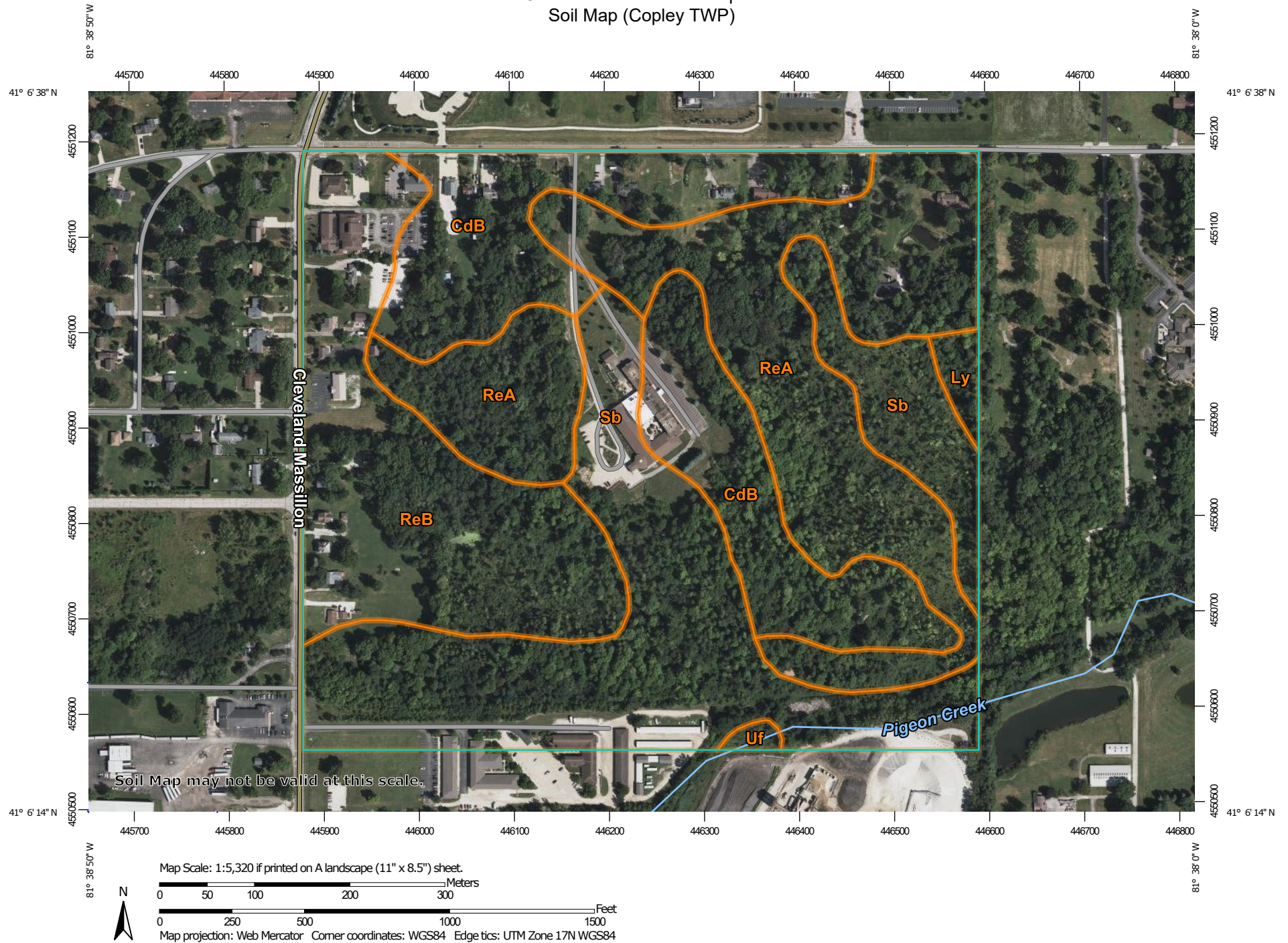
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

---

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map (Copley TWP)





# Custom Soil Resource Report

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

### Water Features

 Streams and Canals

### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Summit County, Ohio  
Survey Area Data: Version 21, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 10, 2020—Sep 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend (Copley TWP)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CdB	Canfield silt loam, 2 to 6 percent slopes	23.7	21.4%
Ly	Luray silt loam, 0 to 2 percent slopes	1.0	0.9%
ReA	Ravenna silt loam, 0 to 2 percent slopes	31.1	28.1%
ReB	Ravenna silt loam, 2 to 6 percent slopes	21.9	19.8%
Sb	Sebring silt loam, 0 to 2 percent slopes	32.7	29.5%
Uf	Udorthents, sanitary landfill	0.4	0.3%
<b>Totals for Area of Interest</b>		<b>110.7</b>	<b>100.0%</b>

## Map Unit Descriptions (Copley TWP)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it



was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Summit County, Ohio

### CdB—Canfield silt loam, 2 to 6 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2v03t  
*Elevation:* 590 to 1,970 feet  
*Mean annual precipitation:* 33 to 52 inches  
*Mean annual air temperature:* 43 to 52 degrees F  
*Frost-free period:* 135 to 215 days  
*Farmland classification:* All areas are prime farmland

#### Map Unit Composition

*Canfield and similar soils:* 90 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Canfield

##### Setting

*Landform:* Till plains  
*Landform position (two-dimensional):* Summit, shoulder  
*Landform position (three-dimensional):* Interfluve, side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Till

##### Typical profile

*Ap - 0 to 6 inches:* silt loam  
*BE - 6 to 9 inches:* silt loam  
*Bt1 - 9 to 15 inches:* silt loam  
*2Bt2 - 15 to 21 inches:* loam  
*2Bt3 - 21 to 26 inches:* loam  
*2Btx1 - 26 to 38 inches:* loam  
*2Btx2 - 38 to 45 inches:* loam  
*2C1 - 45 to 62 inches:* loam  
*2C2 - 62 to 80 inches:* loam

##### Properties and qualities

*Slope:* 2 to 6 percent  
*Depth to restrictive feature:* 15 to 30 inches to fragipan  
*Drainage class:* Moderately well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low (0.01 to 0.14 in/hr)  
*Depth to water table:* About 10 to 21 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 10 percent  
*Available water supply, 0 to 60 inches:* Low (about 4.8 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* C/D  
*Ecological site:* F139XY004OH - Moist Acidic Slopes

*Hydric soil rating:* No

### **Minor Components**

#### **Ravenna**

*Percent of map unit:* 10 percent

*Landform:* Till plains

*Landform position (two-dimensional):* Summit, footslope

*Landform position (three-dimensional):* Interfluve, base slope

*Down-slope shape:* Concave

*Across-slope shape:* Linear

*Hydric soil rating:* No

### **Ly—Luray silt loam, 0 to 2 percent slopes**

#### **Map Unit Setting**

*National map unit symbol:* 2v055

*Elevation:* 590 to 1,970 feet

*Mean annual precipitation:* 33 to 52 inches

*Mean annual air temperature:* 43 to 52 degrees F

*Frost-free period:* 135 to 215 days

*Farmland classification:* Prime farmland if drained

#### **Map Unit Composition**

*Luray and similar soils:* 85 percent

*Minor components:* 15 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### **Description of Luray**

##### **Setting**

*Landform:* Terraces

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Parent material:* Glaciolacustrine deposits

##### **Typical profile**

*Ap - 0 to 9 inches:* silt loam

*AB - 9 to 13 inches:* silt loam

*Btg - 13 to 38 inches:* silty clay loam

*BCg - 38 to 41 inches:* silty clay loam

*Cg - 41 to 72 inches:* silt loam

##### **Properties and qualities**

*Slope:* 0 to 2 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Very poorly drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.14 to 1.42 in/hr)

*Depth to water table:* About 0 to 6 inches

## Custom Soil Resource Report

*Frequency of flooding:* None  
*Frequency of ponding:* Frequent  
*Calcium carbonate, maximum content:* 9 percent  
*Available water supply, 0 to 60 inches:* Very high (about 12.2 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2w  
*Hydrologic Soil Group:* C/D  
*Ecological site:* F139XY011OH - Wet Calcareous Depression  
*Hydric soil rating:* Yes

### Minor Components

#### Sebring

*Percent of map unit:* 10 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

#### Fitchville

*Percent of map unit:* 5 percent  
*Landform:* Lakebeds (relict), terraces  
*Landform position (three-dimensional):* Tread, talf  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

## ReA—Ravenna silt loam, 0 to 2 percent slopes

### Map Unit Setting

*National map unit symbol:* 2v04m  
*Elevation:* 590 to 1,970 feet  
*Mean annual precipitation:* 33 to 52 inches  
*Mean annual air temperature:* 43 to 52 degrees F  
*Frost-free period:* 135 to 215 days  
*Farmland classification:* Prime farmland if drained

### Map Unit Composition

*Ravenna and similar soils:* 90 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Ravenna

#### Setting

*Landform:* Till plains  
*Landform position (two-dimensional):* Summit, footslope  
*Landform position (three-dimensional):* Interfluve, base slope

## Custom Soil Resource Report

*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Parent material:* Till

### Typical profile

*Ap - 0 to 8 inches:* silt loam  
*BE - 8 to 12 inches:* silt loam  
*Bt - 12 to 22 inches:* silt loam  
*Btx - 22 to 48 inches:* loam  
*BC - 48 to 53 inches:* loam  
*C - 53 to 74 inches:* loam

### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* 14 to 30 inches to fragipan  
*Drainage class:* Somewhat poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low (0.01 to 0.14 in/hr)  
*Depth to water table:* About 7 to 11 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 5 percent  
*Available water supply, 0 to 60 inches:* Low (about 4.4 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2w  
*Hydrologic Soil Group:* D  
*Ecological site:* F139XY004OH - Moist Acidic Slopes  
*Hydric soil rating:* No

### Minor Components

#### Frenchtown

*Percent of map unit:* 6 percent  
*Landform:* Depressions  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

#### Canfield

*Percent of map unit:* 4 percent  
*Landform:* Till plains  
*Landform position (two-dimensional):* Summit, shoulder  
*Landform position (three-dimensional):* Interfluvium, side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

## **ReB—Ravenna silt loam, 2 to 6 percent slopes**

### **Map Unit Setting**

*National map unit symbol:* 2v04q  
*Elevation:* 590 to 1,970 feet  
*Mean annual precipitation:* 33 to 52 inches  
*Mean annual air temperature:* 43 to 52 degrees F  
*Frost-free period:* 135 to 215 days  
*Farmland classification:* Prime farmland if drained

### **Map Unit Composition**

*Ravenna and similar soils:* 90 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Ravenna**

#### **Setting**

*Landform:* Till plains  
*Landform position (two-dimensional):* Summit, footslope  
*Landform position (three-dimensional):* Interfluve, base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Parent material:* Till

#### **Typical profile**

*Ap - 0 to 8 inches:* silt loam  
*BE - 8 to 12 inches:* silt loam  
*Bt - 12 to 22 inches:* silt loam  
*Btx - 22 to 48 inches:* loam  
*BC - 48 to 53 inches:* loam  
*C - 53 to 74 inches:* loam

#### **Properties and qualities**

*Slope:* 2 to 6 percent  
*Depth to restrictive feature:* 14 to 30 inches to fragipan  
*Drainage class:* Somewhat poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low (0.01 to 0.14 in/hr)  
*Depth to water table:* About 7 to 11 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 5 percent  
*Available water supply, 0 to 60 inches:* Low (about 4.4 inches)

#### **Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* D  
*Ecological site:* F139XY004OH - Moist Acidic Slopes

*Hydric soil rating:* No

**Minor Components**

**Canfield**

*Percent of map unit:* 5 percent

*Landform:* Till plains

*Landform position (two-dimensional):* Summit, shoulder

*Landform position (three-dimensional):* Interfluve, side slope

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Hydric soil rating:* No

**Frenchtown**

*Percent of map unit:* 5 percent

*Landform:* Depressions

*Landform position (two-dimensional):* Toeslope

*Landform position (three-dimensional):* Base slope

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Hydric soil rating:* Yes

**Sb—Sebring silt loam, 0 to 2 percent slopes**

**Map Unit Setting**

*National map unit symbol:* 2v057

*Elevation:* 590 to 1,970 feet

*Mean annual precipitation:* 33 to 52 inches

*Mean annual air temperature:* 43 to 52 degrees F

*Frost-free period:* 135 to 215 days

*Farmland classification:* Prime farmland if drained

**Map Unit Composition**

*Sebring and similar soils:* 85 percent

*Minor components:* 15 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Sebring**

**Setting**

*Landform:* Terraces

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Parent material:* Glaciolacustrine deposits

**Typical profile**

*Ap - 0 to 9 inches:* silt loam

*BEg - 9 to 14 inches:* silt loam

*Btg - 14 to 38 inches:* silty clay loam

*BCg - 38 to 44 inches:* silty clay loam

## Custom Soil Resource Report

*Cg - 44 to 72 inches: silt loam*

### Properties and qualities

*Slope: 0 to 2 percent*

*Depth to restrictive feature: More than 80 inches*

*Drainage class: Poorly drained*

*Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)*

*Depth to water table: About 0 to 9 inches*

*Frequency of flooding: None*

*Frequency of ponding: Frequent*

*Calcium carbonate, maximum content: 9 percent*

*Available water supply, 0 to 60 inches: Very high (about 12.1 inches)*

### Interpretive groups

*Land capability classification (irrigated): None specified*

*Land capability classification (nonirrigated): 3w*

*Hydrologic Soil Group: C/D*

*Ecological site: F139XY011OH - Wet Calcareous Depression*

*Hydric soil rating: Yes*

### Minor Components

#### Fitchville

*Percent of map unit: 8 percent*

*Landform: Lakebeds (relict), terraces*

*Landform position (three-dimensional): Tread, talf*

*Down-slope shape: Concave*

*Across-slope shape: Linear*

*Hydric soil rating: No*

#### Luray

*Percent of map unit: 7 percent*

*Landform: Terraces*

*Landform position (three-dimensional): Tread*

*Down-slope shape: Concave*

*Across-slope shape: Concave*

*Hydric soil rating: Yes*

## Uf—Udorthents, sanitary landfill

### Map Unit Setting

*National map unit symbol: wngc*

*Elevation: 160 to 1,970 feet*

*Mean annual precipitation: 32 to 42 inches*

*Mean annual air temperature: 48 to 54 degrees F*

*Frost-free period: 140 to 195 days*

*Farmland classification: Not prime farmland*

### Map Unit Composition

*Udorthents, sanitary landfill, and similar soils: 100 percent*



## Custom Soil Resource Report

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Udorthents, Sanitary Landfill**

#### **Properties and qualities**

*Depth to restrictive feature:* More than 80 inches

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

# **Soil Information for All Uses**

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## **Suitabilities and Limitations for Use**

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

## **Building Site Development**

Building site development interpretations are designed to be used as tools for evaluating soil suitability and identifying soil limitations for various construction purposes. As part of the interpretation process, the rating applies to each soil in its described condition and does not consider present land use. Example interpretations can include corrosion of concrete and steel, shallow excavations, dwellings with and without basements, small commercial buildings, local roads and streets, and lawns and landscaping.

### **Dwellings Without Basements (OH) (Copley TWP)**

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), slippage, and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock, hardness of bedrock, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the

## Custom Soil Resource Report

specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

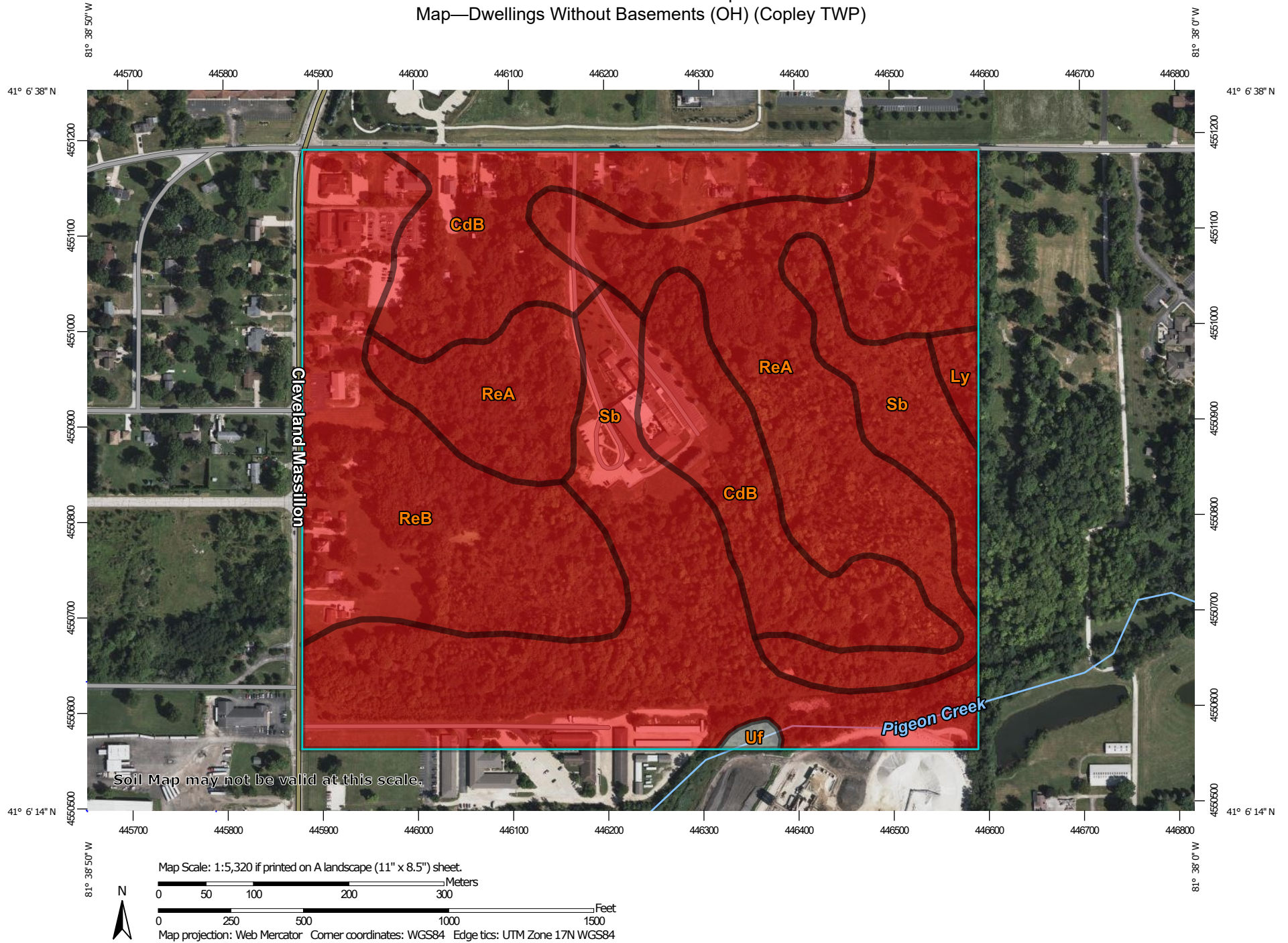
The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Differences between this interpretation for Ohio and the national interpretation: The Ohio interpretation does not consider cemented pans in the ratings and uses different wetness breaks. It also considers soil slippage potential in the ratings.

# Custom Soil Resource Report

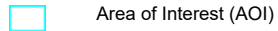
## Map—Dwellings Without Basements (OH) (Copley TWP)



## Custom Soil Resource Report

### MAP LEGEND

#### Area of Interest (AOI)



Area of Interest (AOI)

#### Background



Aerial Photography

#### Soils

##### Soil Rating Polygons



Very limited



Somewhat limited



Not limited



Not rated or not available

##### Soil Rating Lines



Very limited



Somewhat limited



Not limited



Not rated or not available

##### Soil Rating Points



Very limited



Somewhat limited



Not limited



Not rated or not available

#### Water Features



Streams and Canals

#### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Summit County, Ohio

Survey Area Data: Version 21, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 10, 2020—Sep 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Custom Soil Resource Report

**Tables—Dwellings Without Basements (OH) (Copley TWP)**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
CdB	Canfield silt loam, 2 to 6 percent slopes	Very limited	Canfield (90%)	Depth to saturated zone (1.00)	23.7	21.4%
			Ravenna (10%)	Depth to saturated zone (1.00)		
Ly	Luray silt loam, 0 to 2 percent slopes	Very limited	Luray (85%)	Ponding (1.00)	1.0	0.9%
				Depth to saturated zone (1.00)		
				Shrink-swell (0.44)		
			Sebring (10%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Shrink-swell (0.44)		
			Fitchville (5%)	Depth to saturated zone (1.00)		
ReA	Ravenna silt loam, 0 to 2 percent slopes	Very limited	Ravenna (90%)	Depth to saturated zone (1.00)	31.1	28.1%
			Frenchtown (6%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
			Canfield (4%)	Depth to saturated zone (1.00)		
ReB	Ravenna silt loam, 2 to 6 percent slopes	Very limited	Ravenna (90%)	Depth to saturated zone (1.00)	21.9	19.8%
			Canfield (5%)	Depth to saturated zone (1.00)		
			Frenchtown (5%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
Sb	Sebring silt loam, 0 to 2 percent slopes	Very limited	Sebring (85%)	Ponding (1.00)	32.7	29.5%
				Depth to saturated zone (1.00)		

## Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Shrink-swell (0.44)		
			Fitchville (8%)	Depth to saturated zone (1.00)		
			Luray (7%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Shrink-swell (0.44)		
Uf	Udorthents, sanitary landfill	Not rated	Udorthents, sanitary landfill (100%)		0.4	0.3%
<b>Totals for Area of Interest</b>					<b>110.7</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Very limited	110.4	99.7%
Null or Not Rated	0.4	0.3%
<b>Totals for Area of Interest</b>	<b>110.7</b>	<b>100.0%</b>

### Rating Options—Dwellings Without Basements (OH) (Copley TWP)

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

### Local Roads and Streets (OH) (Copley TWP)

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock, hardness of bedrock, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, slippage, and ponding.

## Custom Soil Resource Report

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

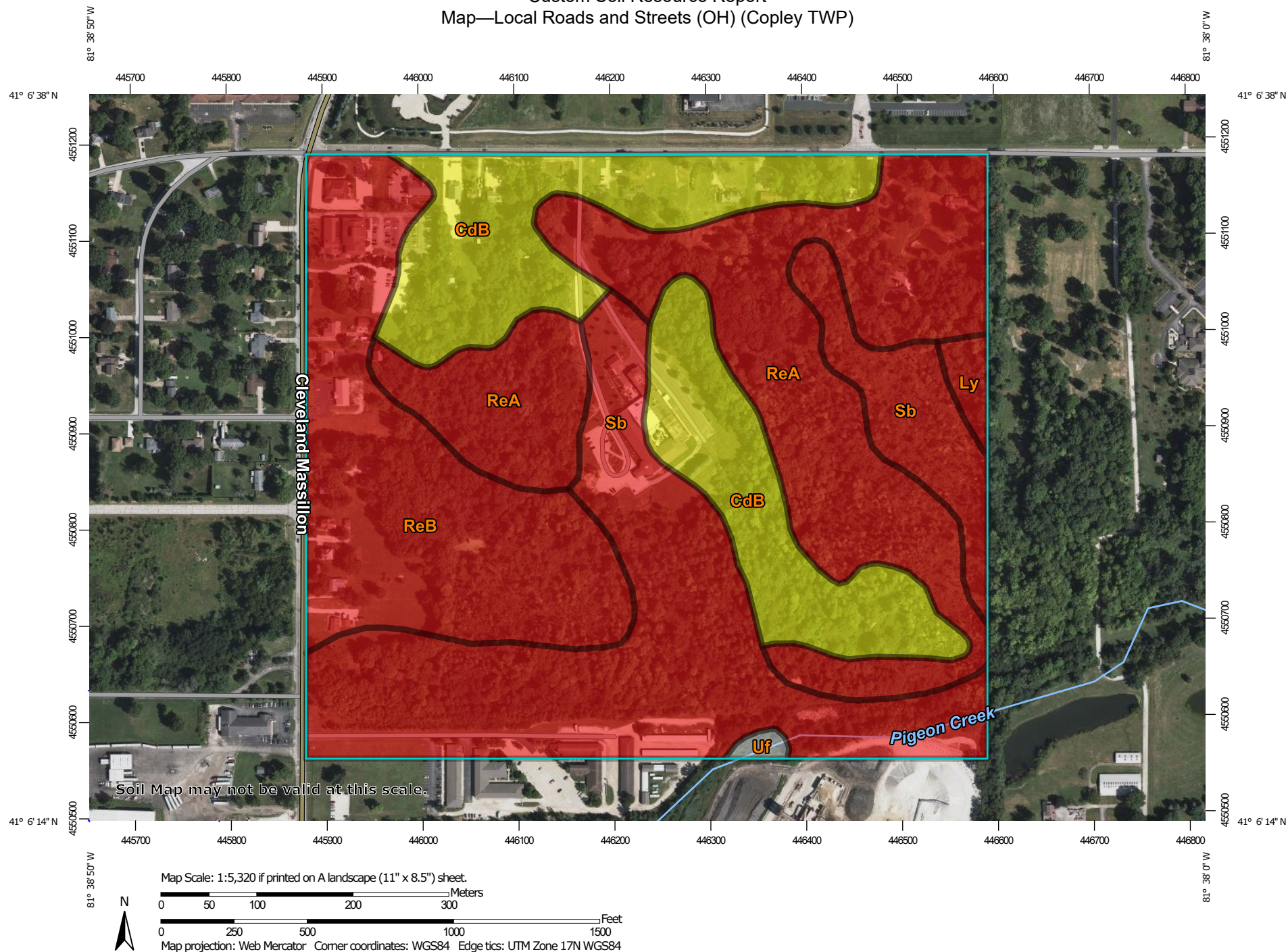
Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Differences between this interpretation for Ohio and the national interpretation: The Ohio interpretation does not consider cemented pan in the ratings and uses different AASHTO Group Index and shrink-swell breaks. It also considers soil slippage potential in the ratings.



# Custom Soil Resource Report

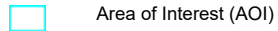
## Map—Local Roads and Streets (OH) (Copley TWP)



## Custom Soil Resource Report

### MAP LEGEND

#### Area of Interest (AOI)



Area of Interest (AOI)

#### Background



Aerial Photography

#### Soils

##### Soil Rating Polygons



Very limited



Somewhat limited



Not limited



Not rated or not available

##### Soil Rating Lines



Very limited



Somewhat limited



Not limited



Not rated or not available

##### Soil Rating Points



Very limited



Somewhat limited



Not limited



Not rated or not available

#### Water Features



Streams and Canals

#### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Summit County, Ohio

Survey Area Data: Version 21, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 10, 2020—Sep 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Custom Soil Resource Report

**Tables—Local Roads and Streets (OH) (Copley TWP)**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
CdB	Canfield silt loam, 2 to 6 percent slopes	Somewhat limited	Canfield (90%)	Depth to saturated zone (0.94)	23.7	21.4%
				Frost action (0.50)		
				Low strength (0.05)		
Ly	Luray silt loam, 0 to 2 percent slopes	Very limited	Luray (85%)	Ponding (1.00)	1.0	0.9%
				Depth to saturated zone (1.00)		
				Frost action (1.00)		
				Low strength (1.00)		
				Shrink-swell (0.44)		
			Sebring (10%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Frost action (1.00)		
				Low strength (1.00)		
				Shrink-swell (0.44)		
			Fitchville (5%)	Depth to saturated zone (1.00)		
				Frost action (1.00)		
				Low strength (1.00)		
ReA	Ravenna silt loam, 0 to 2 percent slopes	Very limited	Ravenna (90%)	Depth to saturated zone (1.00)	31.1	28.1%
				Frost action (1.00)		
			Frenchtown (6%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Frost action (1.00)		

# Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Low strength (0.90)		
ReB	Ravenna silt loam, 2 to 6 percent slopes	Very limited	Ravenna (90%)	Depth to saturated zone (1.00)	21.9	19.8%
				Frost action (1.00)		
			Frenchtown (5%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Frost action (1.00)		
				Low strength (0.90)		
Sb	Sebring silt loam, 0 to 2 percent slopes	Very limited	Sebring (85%)	Ponding (1.00)	32.7	29.5%
				Depth to saturated zone (1.00)		
				Frost action (1.00)		
				Low strength (1.00)		
				Shrink-swell (0.44)		
			Fitchville (8%)	Depth to saturated zone (1.00)		
				Frost action (1.00)		
				Low strength (1.00)		
			Luray (7%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Frost action (1.00)		
				Low strength (1.00)		
				Shrink-swell (0.44)		
Uf	Udorthents, sanitary landfill	Not rated	Udorthents, sanitary landfill (100%)		0.4	0.3%
<b>Totals for Area of Interest</b>					<b>110.7</b>	<b>100.0%</b>

## Custom Soil Resource Report

Rating	Acres in AOI	Percent of AOI
Very limited	86.7	78.3%
Somewhat limited	23.7	21.4%
Null or Not Rated	0.4	0.3%
<b>Totals for Area of Interest</b>	<b>110.7</b>	<b>100.0%</b>

### Rating Options—Local Roads and Streets (OH) (Copley TWP)

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

## Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

## Water Features

Water Features include ponding frequency, flooding frequency, and depth to water table.

### Flooding Frequency Class (Copley TWP)

Flooding is the temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

Frequency is expressed as none, very rare, rare, occasional, frequent, and very frequent.

"None" means that flooding is not probable. The chance of flooding is nearly 0 percent in any year. Flooding occurs less than once in 500 years.

"Very rare" means that flooding is very unlikely but possible under extremely unusual weather conditions. The chance of flooding is less than 1 percent in any year.

"Rare" means that flooding is unlikely but possible under unusual weather conditions. The chance of flooding is 1 to 5 percent in any year.

"Occasional" means that flooding occurs infrequently under normal weather conditions. The chance of flooding is 5 to 50 percent in any year.

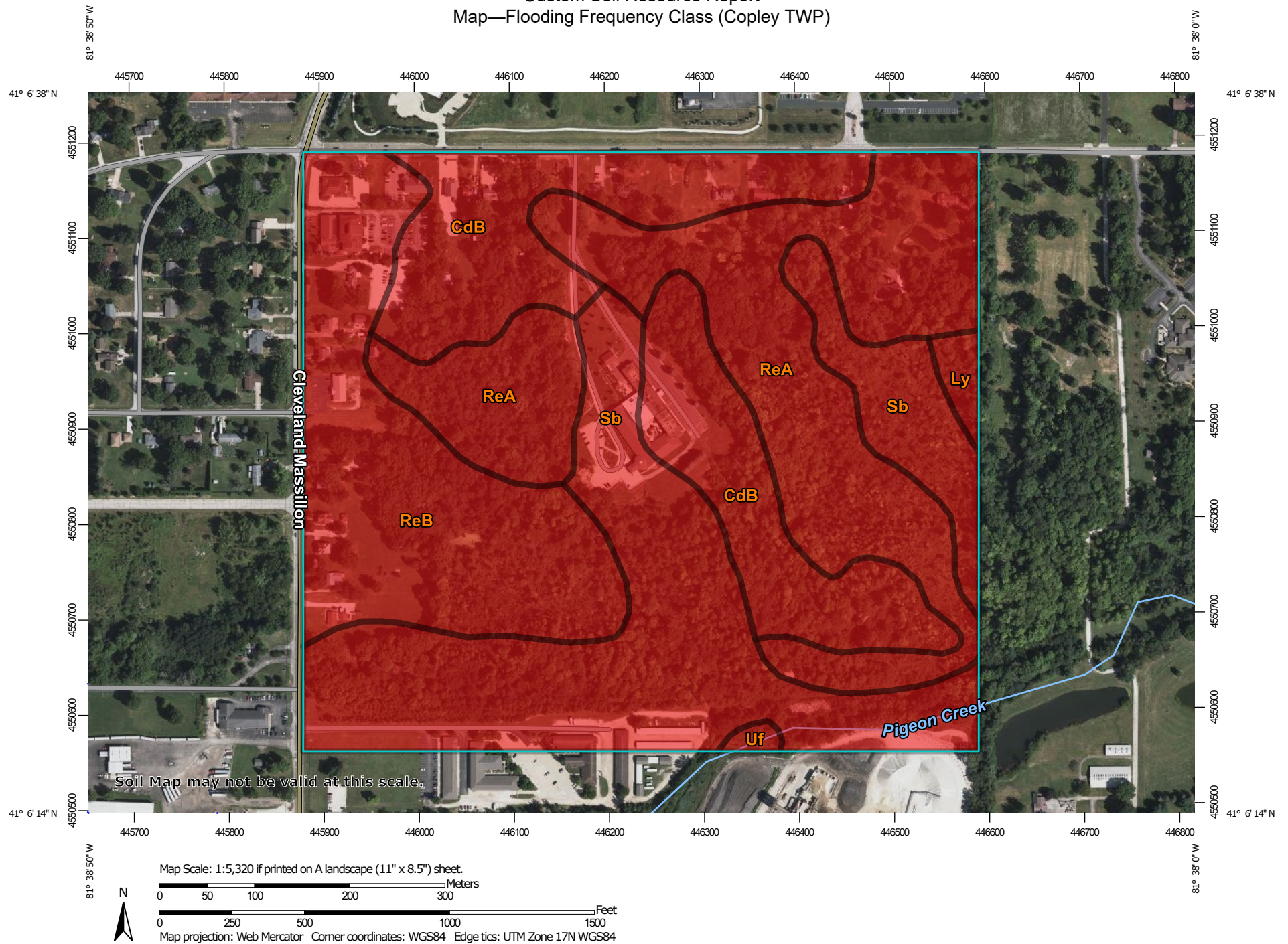
"Frequent" means that flooding is likely to occur often under normal weather conditions. The chance of flooding is more than 50 percent in any year but is less than 50 percent in all months in any year.

"Very frequent" means that flooding is likely to occur very often under normal weather conditions. The chance of flooding is more than 50 percent in all months of any year.



# Custom Soil Resource Report


## Map—Flooding Frequency Class (Copley TWP)



## Custom Soil Resource Report



### MAP LEGEND

#### Area of Interest (AOI)









 Area of Interest (AOI)

#### Soils



##### Soil Rating Polygons





 None  
 Very Rare  
 Rare  
 Occasional  
 Common  
 Frequent  
 Very Frequent  
 Not rated or not available

##### Soil Rating Lines


 None  
 Very Rare  
 Rare  
 Occasional  
 Common  
 Frequent  
 Very Frequent  
 Not rated or not available

##### Soil Rating Points






 None  
 Very Rare  
 Rare  
 Occasional

 Common  
 Frequent  
 Very Frequent  
 Not rated or not available

#### Water Features

 Streams and Canals

#### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

#### Background

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

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Survey Area Data: Version 21, Aug 29, 2024

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Date(s) aerial images were photographed: Aug 10, 2020—Sep 21, 2020

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**Table—Flooding Frequency Class (Copley TWP)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CdB	Canfield silt loam, 2 to 6 percent slopes	None	23.7	21.4%
Ly	Luray silt loam, 0 to 2 percent slopes	None	1.0	0.9%
ReA	Ravenna silt loam, 0 to 2 percent slopes	None	31.1	28.1%
ReB	Ravenna silt loam, 2 to 6 percent slopes	None	21.9	19.8%
Sb	Sebring silt loam, 0 to 2 percent slopes	None	32.7	29.5%
Uf	Udorthents, sanitary landfill	None	0.4	0.3%
<b>Totals for Area of Interest</b>			<b>110.7</b>	<b>100.0%</b>

**Rating Options—Flooding Frequency Class (Copley TWP)***Aggregation Method:* Dominant Condition*Component Percent Cutoff:* None Specified*Tie-break Rule:* More Frequent*Beginning Month:* January*Ending Month:* December**Flooding Frequency Class (Copley TWP)**

Flooding is the temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

Frequency is expressed as none, very rare, rare, occasional, frequent, and very frequent.

"None" means that flooding is not probable. The chance of flooding is nearly 0 percent in any year. Flooding occurs less than once in 500 years.

"Very rare" means that flooding is very unlikely but possible under extremely unusual weather conditions. The chance of flooding is less than 1 percent in any year.

## Custom Soil Resource Report

"Rare" means that flooding is unlikely but possible under unusual weather conditions. The chance of flooding is 1 to 5 percent in any year.

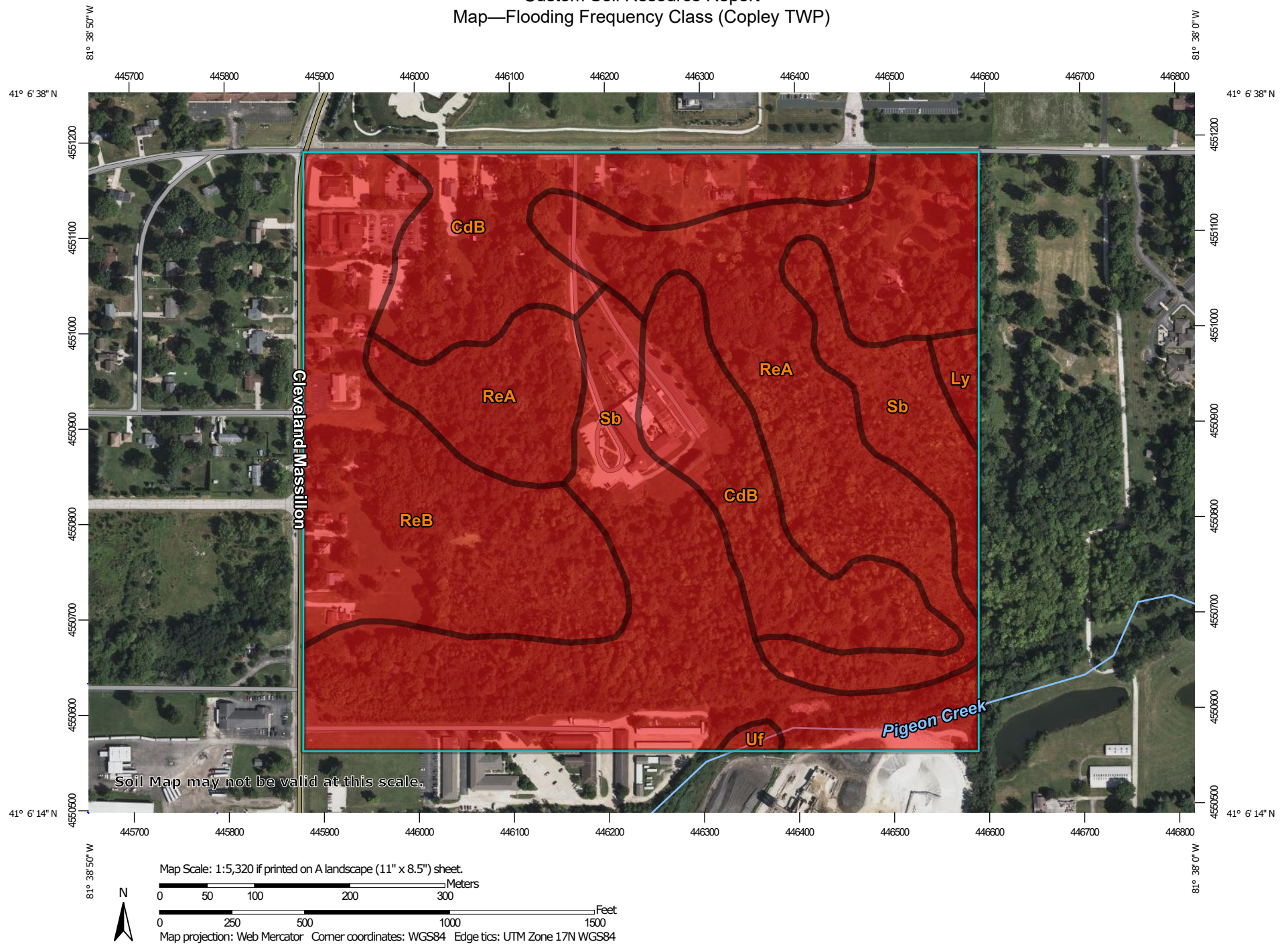
"Occasional" means that flooding occurs infrequently under normal weather conditions. The chance of flooding is 5 to 50 percent in any year.

"Frequent" means that flooding is likely to occur often under normal weather conditions. The chance of flooding is more than 50 percent in any year but is less than 50 percent in all months in any year.

"Very frequent" means that flooding is likely to occur very often under normal weather conditions. The chance of flooding is more than 50 percent in all months of any year.

# Custom Soil Resource Report

## Map—Flooding Frequency Class (Copley TWP)







## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils





#### Soil Rating Polygons





 None  
 Very Rare  
 Rare  
 Occasional  
 Common  
 Frequent  
 Very Frequent  
 Not rated or not available

#### Soil Rating Lines


 None  
 Very Rare  
 Rare  
 Occasional  
 Common  
 Frequent  
 Very Frequent  
 Not rated or not available

#### Soil Rating Points






 None  
 Very Rare  
 Rare  
 Occasional

 Common  
 Frequent  
 Very Frequent  
 Not rated or not available


### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

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**Rating Options—Flooding Frequency Class (Copley TWP)***Aggregation Method:* Dominant Condition*Component Percent Cutoff:* None Specified*Tie-break Rule:* More Frequent*Beginning Month:* January*Ending Month:* December**Ponding Frequency Class (Copley TWP)**

Ponding is standing water in a closed depression. The water is removed only by deep percolation, transpiration, or evaporation or by a combination of these processes. Ponding frequency classes are based on the number of times that ponding occurs over a given period. Frequency is expressed as none, rare, occasional, and frequent.

"None" means that ponding is not probable. The chance of ponding is nearly 0 percent in any year.

"Rare" means that ponding is unlikely but possible under unusual weather conditions. The chance of ponding is nearly 0 percent to 5 percent in any year.

"Occasional" means that ponding occurs, on the average, once or less in 2 years. The chance of ponding is 5 to 50 percent in any year.

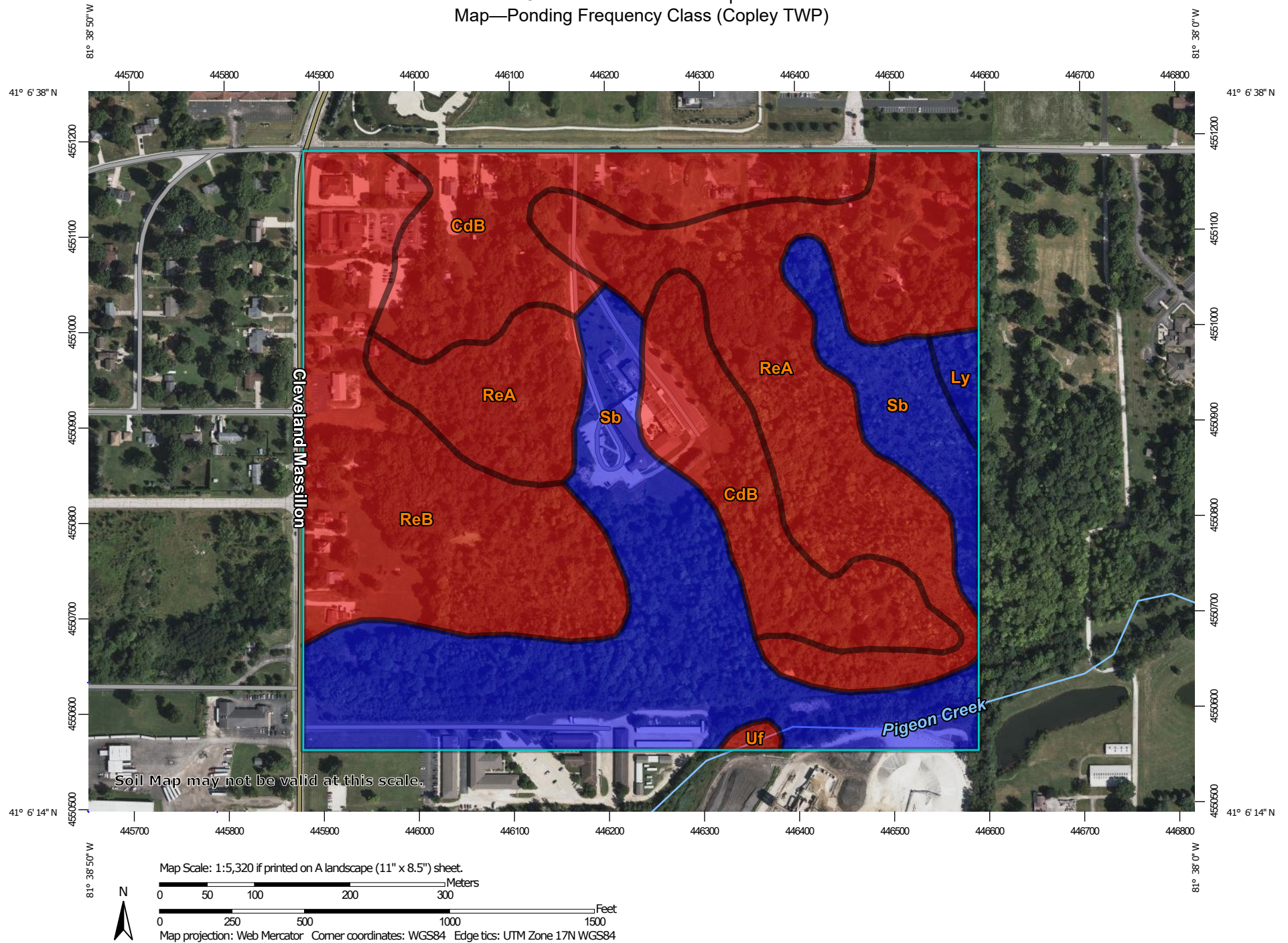
## Custom Soil Resource Report

"Frequent" means that ponding occurs, on the average, more than once in 2 years.  
The chance of ponding is more than 50 percent in any year.




# Custom Soil Resource Report

## Map—Ponding Frequency Class (Copley TWP)








## MAP LEGEND

### Area of Interest (AOI)






 Area of Interest (AOI)

### Soils






#### Soil Rating Polygons

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 Rare  
 Occasional  
 Frequent  
 Not rated or not available


#### Soil Rating Lines

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 Not rated or not available

#### Soil Rating Points




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# References

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## Custom Soil Resource Report

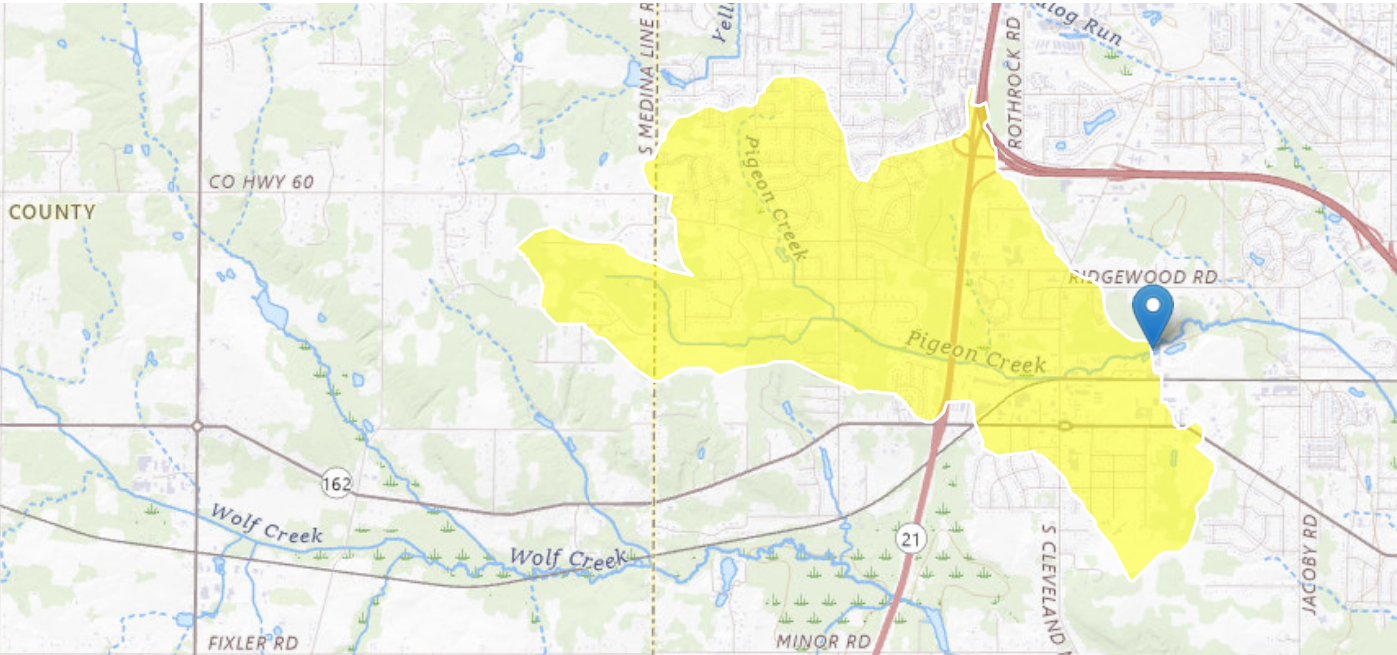
United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

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# Copley TWP - StreamStats Report

Region ID: OH  
Workspace ID: OH20250415152633598000  
Clicked Point (Latitude, Longitude): 41.10519, -81.63492  
Time: 2025-04-15 11:27:07 -0400



Contributing drainage area at point where the pigeon run exit parcel 1591214

+ Collapse All

➤ Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	4.39	square miles

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

USGS Software Disclaimer: This software has been approved for release by the U.S. Geological Survey (USGS). Although the software has been subjected to rigorous review, the USGS reserves the right to update the software as needed pursuant to further analysis and review. No warranty, expressed or implied, is made by the USGS or the U.S. Government as to the functionality of the software and related material nor shall the fact of release constitute any such warranty. Furthermore, the software is released on condition that neither the USGS nor the U.S. Government shall be held liable for any damages resulting from its authorized or unauthorized use.

USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.28.1

StreamStats Services Version: 1.2.22

NSS Services Version: 2.2.1



## EXECUTIVE SUMMARY

Proposal: Located on the dead end Anchor Dr, Applicant is requesting to rezone parcels # 1909520 (0.2693 acres), currently zoned B-3, and 1909529 (0.7700 acres) currently split-zoned B-3 and R-2, all to R-2 Residential.

Staff recommends APPROVAL

<b>Meeting:</b>	April 24, 2025	<b>Proposed Zoning:</b>	R-2
<b>Item No.:</b>	3	<b>Council Dist.:</b>	District 8
<b>Current Zoning:</b>	B-3 and R-2	<b>Processor:</b>	Gabriel Durrant

**Parcel Numbers:** 1909520 and 1909529

**Location:** Located on the dead end Anchor Dr, Applicant is requesting to rezone parcels # 1909520 (0.2693 acres), currently zoned B-3, and 1909529 (0.7700 acres) currently split-zoned B-3 and R-2, all to R-2 Residential.

**Zoning:** see attached zoning maps

**Current Zoning:** From Coventry Township's Zoning Resolution, provided on Coventry Township's website: <https://coventrytownship.com/>

### "B-3" GENERAL/REGIONAL BUSINESS DISTRICT

#### SECTION 12.01

This district is established to provide for principal shopping areas of community and/or regional importance to the multipurpose consumer, where concentrations of various shopping facilities, services, and amusement/recreational uses may be found in quantity. This district includes activities, which because of their nature, such as a tendency to encourage traffic congestion, parking problems, storage problems, or other special problems, are best distinguished from local areas. Their location is desired on major thoroughfares.

#### A. PERMITTED USES

1. All uses permitted and conditionally permitted in "B-2" Local Business District.
3. Motels.
3. Bowling lanes, theaters, billiard halls, and public entertainment, recreation. \*\*\*\*
4. Restaurants and drive-in restaurants.
5. Auto washes.

- 
6. Supermarkets offering a wide variety of food, dry goods, clothing, etc.
  7. Retailing with accessory outside storage of items offered for retail sales. \*\*
  8. Car sales, leasing and rental lots, and subject to the following conditions: \*
    - a. All vehicle parking areas shall be of an impervious surface;
    - b. A ten (10) foot landscaped buffer shall be maintained around the full perimeter of the property, vehicles shall not be displayed or stored in these areas. Further no vehicles shall be permitted to be parked in the required side yard setback or rear yard setback if adjacent to a residentially zoned property. (Refer to "Facilities for Parking Motor Vehicles" Article 18.01 I and K.) \*\*\*\*\*
  9. Light automotive repair such as brakes, mufflers and oil changes, painting, where all business is conducted inside of building.
  10. Sale of home furnishings and appliances.
  11. Boat and major marine engine repair may be permitted so long as all boat storage and or repair is conducted inside a building or buildings on the premises. \*\*
  12. Gas stations.
  13. Tattoo Studio (parlor)\*\*\*\*\*
- B. CONDITIONAL USES\*\*\***
1. Outside Dining per Section 23.20.
  2. Medical Marijuana Dispensary per Section 23.21\*\*\*\*\*

## **R-2 Residence District**

### **SECTION 7.01 PERMITTED USES**

In an "R-2" Residence District, no building, structure, lot, or land shall be used except for the following purposes.

- A. PERMITTED USES
  1. Any use permitted under Section 6.01 (A) of the "R-1" Residence District Regulations.
  4. Two family dwelling and accessory uses as provided in Section 6.01 (A).
- B. CONDITIONALLY PERMITTED USES
  2. Any conditionally permitted use under Section 6.01 (B) except those uses conditionally permitted under Section 6.01 (B.4.).

### **SECTION 7.02 HEIGHT REGULATIONS**

No main building or structure shall exceed two and one-half (2-1/2) stories or thirty (30) feet in height. No accessory building or structure shall exceed one (1) story, or fifteen (15) feet in height, whichever is less. (Same as Sections 6.02 and 8.02).

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## SECTION 7.03 AREA REGULATIONS

### A. FRONT YARD

There shall be a front yard having a minimum depth of forty (40) feet measured from the street right-of-way line to the building line.

### B. FRONT YARD IN BUILT-UP BLOCKS

There shall be a front yard having a minimum depth of forty (40) feet measured from the street right of way line to the building line, except on properties where immediately adjoining lots on either side of the subject have existing structures that are located at a setback less than the minimum set forth above. In that case the minimum setback shall be the average of those existing structures, provided, however the front setback established by this criterion shall in no event be less than twenty (20) feet. \*

### C. SIDE YARDS

There shall be provided a side yard on each side of a building or structure having a minimum width of ten (10) feet between the lot line and any structures.

### D. SIDE YARDS - CORNER LOT

Corner lots shall maintain the required front setback on both abutting streets. (Same as Paragraph D, Section 6.03 and 8.03).

### E. REAR YARD

There shall be provided a rear yard having a minimum depth of forty (40) feet to the building line.

### F. MINIMUM AREA

The minimum number of square feet of area of each lot or parcel of land shall be twenty thousand (20,000) square feet, provided that any lot or lots of record less than twenty thousand (20,000) square feet may be used for single family dwelling; and provided further that any lot of record that has a minimum of fifteen thousand (15,000) square feet may be used for single family or two-family dwelling.

### G. MINIMUM WIDTH AT BUILDING LINE

The minimum width which each lot or parcel of land must have at the building line is ninety (90) feet, unless it is a lot or parcel of land of record and meets all other zoning requirements of the Zoning Resolution of Coventry Township.

### H. MINIMUM FLOOR SPACE

Every one (1) story SINGLE FAMILY dwelling shall have a minimum floor space of not less than eight hundred fifty (850) square feet.

Every one (1) story DUPLEX or two (2) FAMILY dwelling shall have a minimum floor space of not less than eight hundred fifty (850) square feet for each living unit.



---

Every one and one-half (1-1/2) story SINGLE FAMILY dwelling shall have a minimum first floor space of not less than seven hundred fifty (750) square feet.

Every one and one-half (1-1/2) story DUPLEX or two (2) FAMILY dwelling shall have a first-floor space of not less than seven hundred fifty (750) square feet for each living unit.

Every two (2) story SINGLE FAMILY dwelling shall have minimum first floor space of not less than six hundred fifty (650) square feet.

Every two (2) story DUPLEX or two (2) FAMILY dwelling shall have a minimum first floor space of not less than six hundred fifty (650) square feet.  
In computing the required minimum floor space, the area of breezeways, garages and other similar accessory buildings shall be excluded.

Every type of dwelling constructed on a slab, or without a basement, shall have a minimum floor space of at least two hundred (200) square feet in addition to the foregoing minimum floor space noted in H.

All attached or detached garages incidental to the occupancy of the main building must be for private use only. The combined area of all such garages cannot exceed seven hundred sixty-eight (768) square feet. The combined area of all such garages for a two (2) unit dwelling cannot exceed one thousand two hundred (1,200) square feet.

#### I. ACCESSORY BUILDINGS

The construction of any accessory building or buildings, except private garages, as defined in Article 1.01, which exceeds two hundred (200) square feet in area is subject to prior approval by the Township Board of Zoning Appeals and subject to issuance of the proper Zoning Certificate and Conditional Zoning Certificate. The combined area of any existing accessory building or buildings, except private garages, shall be included in the computation of the two hundred (200) square feet area requirement and limitations of this Section.

Accessory buildings which are not a part of the main building may be built in a rear yard within five (5) feet of the rear or side lot lines and may be no closer than ten (10) feet to the main building. An accessory building or buildings which are not part of the main building shall not occupy more than thirty (30) percent of the required rear yard. No accessory buildings, except private garages, can be used for parking, storage, or keeping of any motor vehicle including, but not limited to cars, trucks, motor homes, etc.

The accessory building area of two hundred (200) square feet may be added to the floor space of a garage, provided no other accessory building is present, and the parcel of land is one (1) acre or more.

---

All accessory buildings shall be in good condition and free from rust, peeling paint and other visible forms of deterioration. \*\*

Temporary Portable Storage Containers shall not be used as permanent accessory buildings. Refer to Section 23.07, Temporary Portable Storage Containers. \*\*

\*Amended January 11, 2004

\*\*Amended April 9th, 2022

## STAFF REVIEW

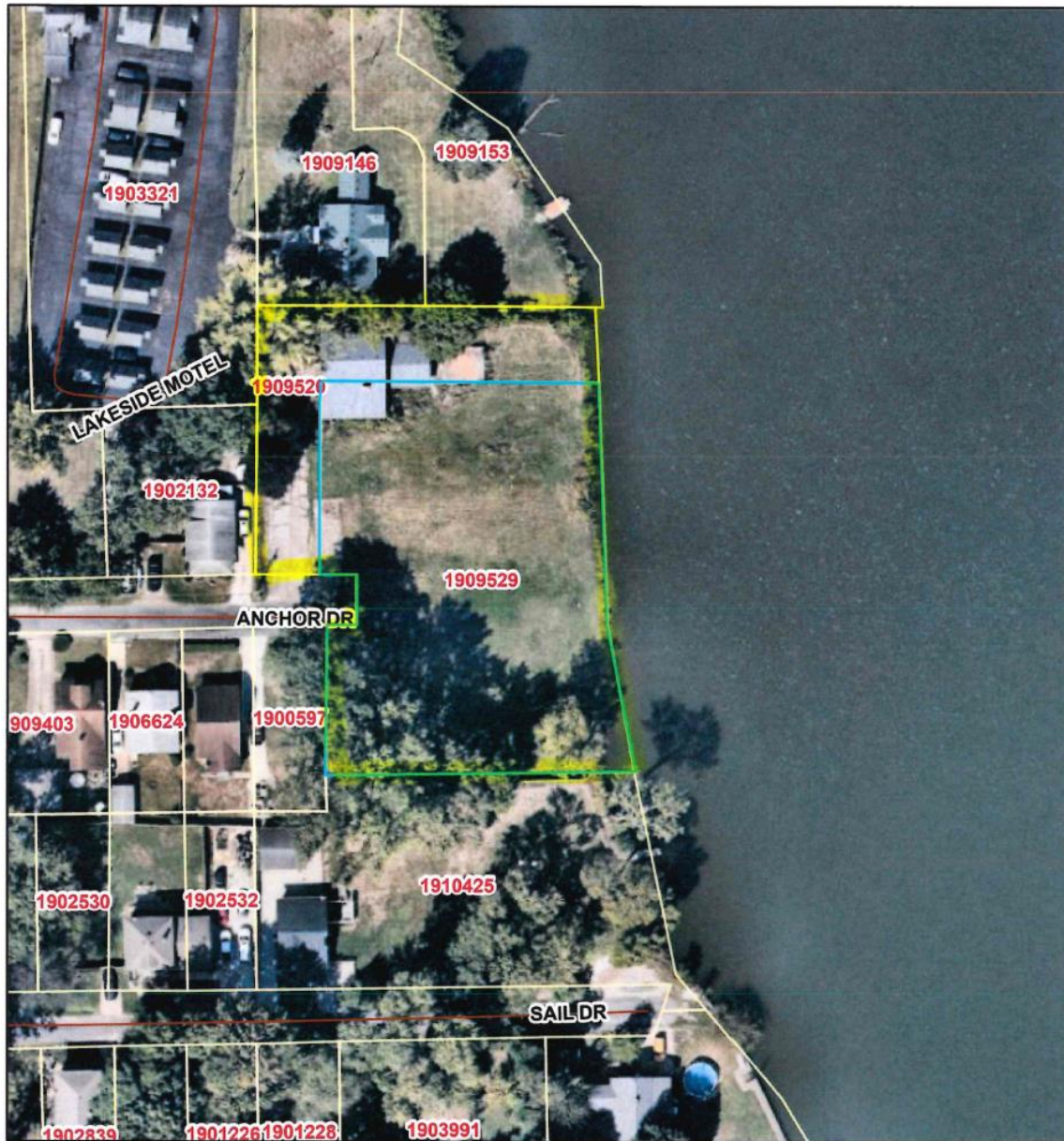
1. ***Is the proposed zoning change reasonable given the nature of the surrounding area?*** Yes, the parcels directly to the south are classified as R-2 and single family home use on parcel currently.
2. ***Can the property reasonably be used as currently zoned?*** No, B-3 does not allow for residential property.
3. ***Is the proposed Map Amendment consistent with the objectives and goals of the Comprehensive Plan?*** The Township does not have a Comprehensive/Future Land Use Plan.
4. ***Is the proposed zoning change consistent with the stated purpose and intent of the zoning resolution and the applicable districts?*** Yes, this would conform to the zoning resolution.
5. ***How will the proposed zoning change impact public services and facilities?*** The proposed zoning would not impact public services and utilities.
6. ***How will the proposed zoning change impact traffic, especially traffic safety?*** The proposed change would not impact traffic.
7. ***Will the proposed zoning change adversely affect adjoining properties?*** Adjoining properties will not be adversely impacted.
8. ***Is this an appropriate location for the proposed use or are there other available locations better suited for it?*** Proposed use has already been established, rezone is just to catch zoning up to existing use.
9. ***Will the proposed zoning change, change the character of the neighborhood?*** Character of neighborhood will not change as there is existing R-2 adjacent to parcels in question.
10. ***Has there been a change in conditions that renders the original zoning inappropriate?*** Yes, this is single family use only.

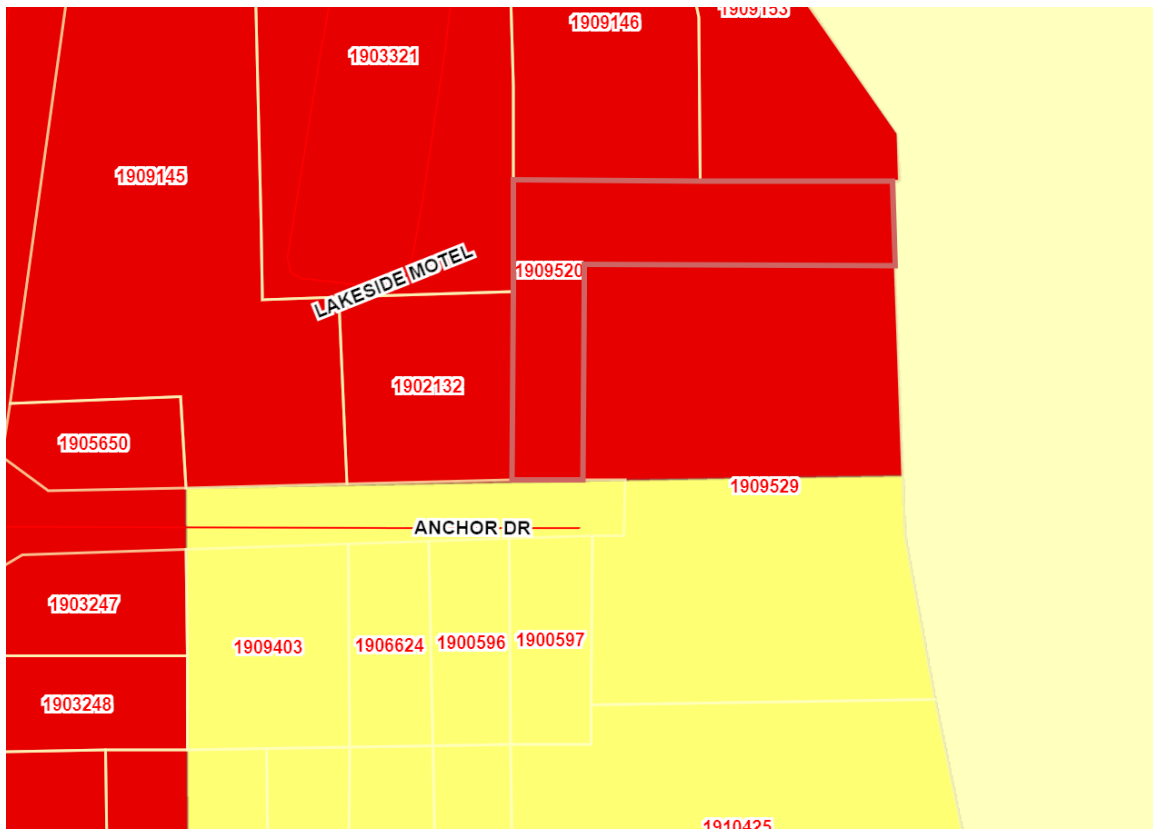
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**Staff Comments:**

- The site cannot be used as currently zoned.
- The proposed change is to conform with existing use of parcels

**Recommendation:** Staff recommends APPROVAL.







APPLICATION FOR MAP AMENDMENT OR TEXT CHANGE TO THE ZONING  
RESOLUTION OF COVENTRY TOWNSHIP, SUMMIT COUNTY, OHIO

Date 2/21/2025

Name of Applicant BRIAN CHRISTOPHER CAMPBELL

Address of Applicant 2741 FOXWOOD DRIVE AKRON OH 44333

Phone Number of Applicant 234 738 1434

Email of Applicant BRIAN CAMPBELL 100 @ EMAIL.COM

Address & Parcel # of Location of Map Change & Map 889 ANCHOR DRIVE AND ATTACHED

PARCEL # 1909520 and # 1909521

Name of Property Owner THE ESTATE OF PAUL TACKETT

Address of Property Owner 889 ANCHOR DRIVE AKRON OH 44319

Email of Property Owner PWESCHLER @ BDLAW.COM

Present Zoning and Use of Property ZONED B-3 BUSINESS, SINGLE FAMILY USE

ESTABLISHED

Proposed Zoning and Use of Property RESIDENTIAL ZONING TO CONFORM WITH

ESTABLISHED USE R-2 Residence District

List all Contiguous Property Owners & Addresses (Use additional space if needed)

1909 520 PAUL TACKETT 1909521 MICHAEL E MCCORTNEY

TODD A ONEY MICHAEL F DEMARCO

TODD A & NICOLE A ONEY MICHAEL F DEMARCO

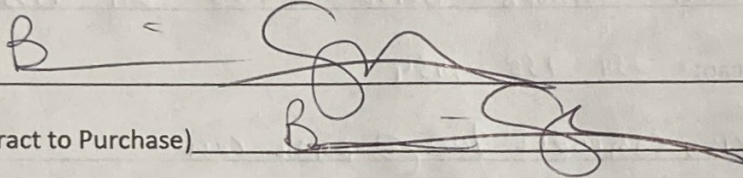
MICHAEL F DEMARCO

Section of Code to Be Revised (if applicable) \_\_\_\_\_

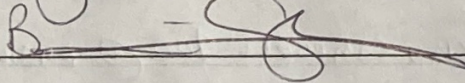


Reasoning For Request (Use additional space if needed) THERE IS A SINGLE FAMILY HOME  
ON THE PROPERTY. REQUESTING TO CONFORM ZONING TO ESTABLISHED  
USE.

Signature of Applicant



Signature of Landowner (or Contract to Purchase)



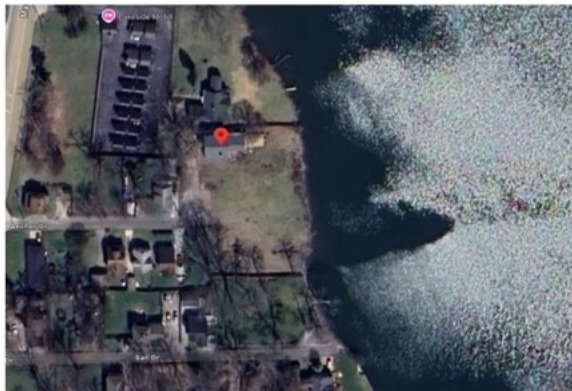
Date Submitted to Coventry Township 2/21/2025

Date of Fee Paid to Coventry Township (\$1,000.00)

Receipt Number:

Date of Initial Zoning Commission Hearing

Property Aerial



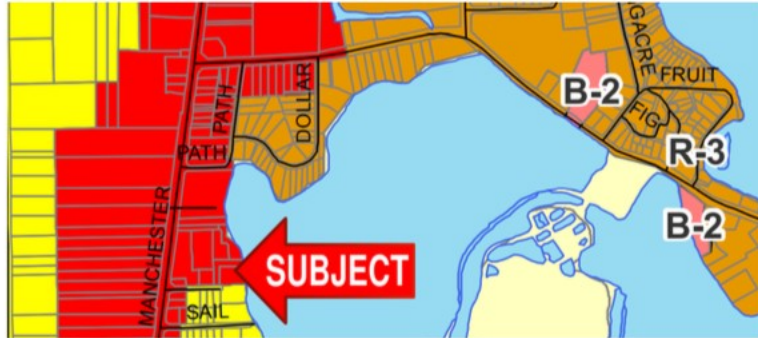
Parcel Map



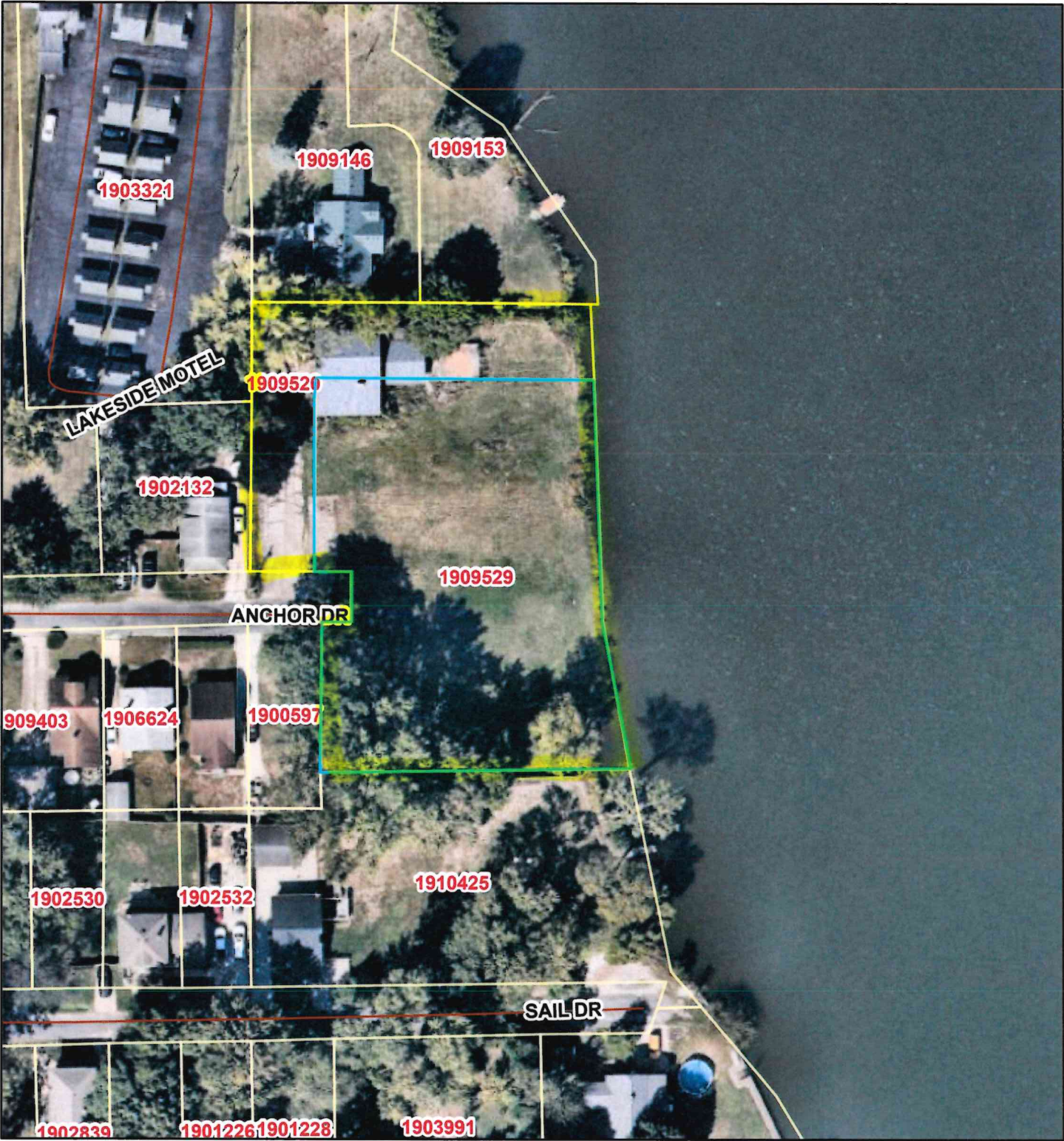


## Parcel Map



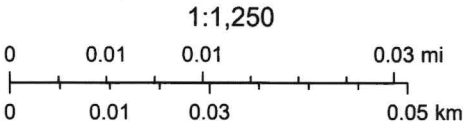


889 Anchor Dr



3/17/2025, 8:58:40 AM

Parcels  
Jurisdictions







**ILENE  
SHAPIRO**  
COUNTY EXECUTIVE

Planning Commission  
Zoning Text Amendment  
**Definitions & Residential District Regulations**  
Northfield Center Township

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**Item No.:** 3  
**Meeting:** April 24, 2025  
**Proposal:** Definitions & Residential District Regulations  
**Processor:** James J. Taylor

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**Proposal:** The applicant has proposed revising the following items: definition of “Assisted Living Facility” and “Vehicle” in Chapter 130 Definitions, and Chapter 310, “Residential District Regulations,” Section 310.08, Letter F, #2.

**Proposed Text:**

**CHAPTER 130 Definitions**

**Remove strike-through text and add new text in red:**

ASSISTED LIVING FACILITY: Residences for ~~the frail elderly~~ **older individuals and individuals that need additional supportive services** that provide rooms, meals, personal care, and supervision of self-administered medication. They may provide other services, such as recreational activities, financial services, and transportation.

**Add a new definition, “Vehicle,” to Chapter 130 “Definitions” to read:**

VEHICLE: Any device titled or registered by the Department of Motor Vehicles.

**Chapter 310, “Residential District Regulations,” Section 310.08, Letter F, #2:**

**Remove the words strike-through text:**

F. Parking or Storage of Recreational Vehicles and Equipment.

2. Outdoor storage, except for seasonal outdoor storage provided for below, shall be permitted only in the rear yard or side yard behind the front building line on a paved ~~or gravel~~ surface, and shall be adequately screened from view from adjacent property with either fencing or natural screening. All setback distances from property boundary lines shall comply with Schedule 310.08.

**Staff Comments:** None

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