

## Table Of Contents

|                             | <b>Page</b>                                 |
|-----------------------------|---|
| <b>Executive Summary</b>    | E-1   |
| <b>Goals And Objectives</b> | G-1   |
| <b>Article I</b>            | <b>Title, Interpretation And Conflict</b>   |
| Sec. 101                    | Short Title I-1                             |
| Sec. 101-1                  | Interpretation I-1                          |
| Sec. 101-2                  | Conflict I-1                                |
| <b>Article II</b>           | <b>Definitions</b> II-1                     |
| <b>Article III</b>          | <b>General Provisions</b>                   |
| Sec. 301                    | Establishment of Districts III-1            |
| Sec. 301-1                  | Type of Districts III-1                     |
| Sec. 301-2                  | Zoning Districts Map III-1                  |
| Sec. 301-3                  | Interpretation of District Boundaries III-1 |
| Sec. 301-4                  | Supplementary Regulations III-2             |
| Sec. 301-5                  | Site Plans Required III-14                  |
| Sec. 301-6                  | Access Management Requirement III-21        |
| Sec. 301-7                  | Open Space Residential Subdivision III-27   |
| <b>Article IV</b>           | <b>Use, Area, And Height Regulations</b>    |
| Sec. 401                    | <b>R-1 Residential District</b> IV-1        |
| Sec. 401-1                  | Purpose IV-1                                |
| Sec. 401-2                  | Permitted Uses IV-1                         |
| Sec. 401-3                  | Conditionally Permissible Uses IV-2         |
| Sec. 401-4                  | Area and Height Regulations IV-3            |
| Sec. 402                    | <b>R-2 Residential District</b> IV-5        |
| Sec. 402-1                  | Purpose IV-5                                |
| Sec. 402-2                  | Permitted Uses IV-5                         |
| Sec. 402-3                  | Conditionally Permissible Uses IV-6         |
| Sec. 402-4                  | Area and Height Regulations IV-7            |
| Sec. 403                    | <b>R-3 Residential District</b> IV-8        |
| Sec. 403-1                  | Purpose IV-8                                |
| Sec. 403-2                  | Permitted Uses IV-8                         |
| Sec. 403-3                  | Conditionally Permissible Uses IV- 9        |
| Sec. 403-4                  | Area and Height Regulations IV-10           |
| Sec. 404                    | <b>R-4 Residential District</b> IV-11       |
| Sec. 404-1                  | Purpose IV-11                               |
| Sec. 404-2                  | Permitted Uses IV-11                        |
| Sec. 404-3                  | Conditionally Permissible Uses IV-12        |

|                       |   |       |
|-----------------------|---|-------|
| Sec. 404-4            | Area and Height Regulations   | IV-12 |
| Sec. 404-5            | Development Standards for Multiple-Family Developments in an R-4 District | IV-15 |
| <sup>1</sup> Sec. 406 | <b>B-1 Local Business District</b>  | IV-18 |
| Sec. 406-1            | Purpose   | IV-18 |
| Sec. 406-2            | Permitted Uses  | IV-18 |
| Sec. 406-3            | Conditionally Permissible Uses  | IV-19 |
| Sec. 406-4            | Area, Yard, and Height Regulations  | IV-21 |
| Sec. 406-5            | Special Regulations   | IV-22 |
| Sec. 406-6            | Review and Recommendation by the Appearance Review Commission             | IV-22 |
| Sec. 407              | <b>B-2 Community Business District</b>                                    | IV-23 |
| Sec. 407-1            | Purpose   | IV-23 |
| Sec. 407-2            | Permitted Uses  | IV-23 |
| Sec. 407-3            | Conditionally Permissible Uses  | IV-23 |
| Sec. 407-4            | Area, Yard, and Height Regulations  | IV-26 |
| Sec. 407-5            | Special Regulations   | IV-26 |
| Sec. 407-6            | Outdoor Storage And Display   | IV-27 |
| Sec. 407-7            | Review and Recommendation by the Appearance Review Commission             | IV-28 |
| Sec. 408              | <b>B-3 Office Research &amp; Limited Business District</b>                | IV-29 |
| Sec. 408-1            | Purpose   | IV-29 |
| Sec. 408-2            | Permitted Uses  | IV-29 |
| Sec. 408-3            | Conditionally Permissible Uses  | IV-30 |
| Sec. 408-4            | Area, Yard, and Height Regulations  | IV-31 |
| Sec. 408-5            | Special Regulations   | IV-31 |
| Sec. 408-6            | Review and Recommendation by the Appearance Review Commission             | IV-32 |
| Sec. 409              | <b>B-4 Restricted Business District</b>                                   | IV-33 |
| Sec. 409-1            | Purpose   | IV-33 |
| Sec. 409-2            | Permitted Uses  | IV-33 |
| Sec. 409-3            | Conditionally Permissible Uses  | IV-34 |
| Sec. 409-4            | Area, Yard, and Height Regulations  | IV-34 |
| Sec. 409-5            | Special Regulations   | IV-35 |
| Sec. 409-6            | Review and Recommendation by the Appearance Review Commission             | IV-36 |

---

<sup>1</sup> Deleted Section 405, T-1 Transitional District, January 5, 2002

|                    |  |       |
|--------------------|--|-------|
| Sec. 410           | <b>Cleveland-Massillon Road Corridor Design Review<br/>Overlay District</b>      | IV-37 |
| Sec. 410-1         | Purpose  | IV-37 |
| Sec. 410-2         | Permitted Uses   | IV-37 |
| Sec. 410-3         | Conditionally Permissible Uses   | IV-37 |
| Sec. 410-4         | Review and Recommendation by the Appearance<br>Review Commission                 | IV-37 |
| Sec. 410-5         | General Development Standards  | IV-38 |
| Sec. 410-6         | Standards and Guidelines   | IV-38 |
| Sec. 411           | <b>Riparian Corridor Overlay District</b>  | IV-39 |
| Sec. 411-1         | Purpose  | IV-39 |
| Sec. 411-2         | Permitted/Conditionally Permitted/Prohibited Uses                                | IV-40 |
| Sec. 411-3         | Area, Yard, and Height Regulations   | IV-41 |
| Sec. 412           | <b>Steep Slope Regulations</b>   | IV-46 |
| Sec. 412-1         | Purpose  | IV-46 |
| Sec. 412-2         | Permitted Uses   | IV-46 |
| Sec. 412-3         | Conditionally Permissible Uses   | IV-46 |
| Sec. 412-4         | Conditions for Building On Steep Slopes  | IV-46 |
| <b>Article V</b>   | <b>Sign Regulations</b>  |       |
| Sec. 501           | Signs  | V-1   |
| Sec. 501-1         | Purpose  | V-1   |
| Sec. 501-2         | Signs Permitted In Any District  | V-1   |
| Sec. 501-3         | Signs Permitted In Residential Districts   | V-4   |
| Sec. 501-4         | Signs Permitted in Business and Office Research<br>Districts                     | V-5   |
| Sec. 501-5         | Supplementary Sign Regulations   | V-8   |
| Sec. 501-6         | Zoning Certificate Requirement   | V-11  |
| Sec. 501-7         | Review and Recommendation by the Appearance<br>Review Commission                 | V-11  |
| Sec. 501-8         | Fees, Violations, and Penalties  | V-11  |
| <b>Article VI</b>  | <b>Nonconforming Uses</b>  |       |
| Sec. 601           | Purpose  | VI-1  |
| Sec. 601-1         | Regulations  | VI-1  |
| Sec. 601-2         | Continuation of Existing Uses Conditionally Permissible<br>Under this Resolution | VI-2  |
| <b>Article VII</b> | <b>Parking, Loading, Landscaping, And Buffering Requirements</b>                 |       |
| <b>Sec. 701</b>    | <b>Off-Street Parking</b>  | VII-1 |
| Sec. 701-1         | Minimum Dimensions of Off-Street Parking Spaces                                  | VII-1 |
| Sec. 701-2         | Access to Off-Street Parking Spaces  | VII-1 |
| Sec. 701-3         | Location of Parking Spaces   | VII-1 |

|                     |  |         |
|---------------------|--|---------|
| Sec. 701-4          | Off-Street Parking Required                              | VII-2   |
| Sec. 701-5          | Modifications to Off-Street Parking Requirements         | VII-4   |
| Sec. 701-6          | Minimum Loading Spaces Required                          | VII-5   |
| Sec. 701-7          | Supplementary Regulations                                | VII-5   |
| Sec. 701-8          | Vehicle Stacking for Drive-In Services                   | VII-7   |
| Sec. 701-9          | Handicapped Parking                                      | VII-7   |
| <b>Sec. 702</b>     | <b>Landscaping Requirements</b>                          | VII-8   |
| Sec. 702-1          | Application of Landscaping Requirements                  | VII-8   |
| Sec. 702-2          | Landscape Strip Required                                 | VII-8   |
| Sec. 702-3          | Buffer Strip Required                                    | VII-9   |
| Sec. 702-4          | Interior Parking Area Landscaping                        | VII-9   |
|                     | <i>Illustrations A and B</i>                             | VII-10  |
| Sec. 702-5          | Perimeter Parking Area Landscaping                       | VII-11  |
| Sec. 702-6          | Landscaping for Service Structures                       | VII-11  |
|                     | <i>Illustration C</i>                                    | VII-12  |
| Sec. 702-7          | Landscaping at Driveway and Street Intersections         | VII-13  |
| Sec. 702-8          | Minimum General Landscaped Areas                         | VII-13  |
| Sec. 702-9          | Minimum Tree Coverage                                    | VII-13  |
| Sec. 702-10         | Preservation of Existing Trees and Wooded Areas          | VII-13  |
| Sec. 702-11         | Landscape Materials                                      | VII-13  |
| Sec. 702-12         | Earth Mounds   | VII-14  |
| Sec. 702-13         | Plant Materials  | VII-14  |
| Sec. 702-14         | Maintenance and Installation                             | VII-14  |
| <b>Article VIII</b> | <b>Conditional Zoning Certificates</b>                   |         |
| Sec. 801            | Purpose  | VIII-1  |
| Sec. 801-1          | Procedure For Making Application                         | VIII-1  |
| Sec. 801-2          | Basis of Determination                                   | VIII-2  |
| Sec. 802            | Regulations Pertaining To Conditionally Permissible Uses | VIII-3  |
| Sec. 802-1          | Additional Conditions                                    | VIII-7  |
| Sec. 803            | <b>Oil &amp; Gas Regulations - Purpose</b>               | VIII-8  |
| Sec. 803-1          | Application Procedures - Oil & Gas Wells                 | VIII-8  |
| Sec. 803-2          | Conditions For Drilling Oil & Gas Wells                  | VIII-10 |
| Sec. 803-3          | Conditions For Operating Oil & Gas Wells                 | VIII-13 |
| Sec. 803-4          | Additional Conditions                                    | VIII-15 |
| Sec. 804            | <b>Wireless Telecommunications Facilities – Purpose</b>  | VIII-16 |
| Sec. 804-1          | Application Procedure                                    | VIII-16 |
| Sec. 804-2          | Application Fees or Deposits                             | VIII-21 |
| Sec. 804-3          | Additional Conditions                                    | VIII-21 |
| <b>Article IX</b>   | <b>Administration And Enforcement</b>                    |         |
| Sec. 901            | Administration   | IX-1    |
| Sec. 901-1          | Zoning Inspector   | IX-1    |
| Sec. 901-2          | Submission of Applications                               | IX-1    |

|            |                              |      |
|------------|------------------------------|------|
| Sec. 901-3 | Zoning Certificates Required | IX-1 |
| Sec. 901-4 | Payment of Fees              | IX-2 |
| Sec. 901-5 | Building Use Certificate     | IX-2 |
| Sec. 902   | Enforcement                  | IX-3 |
| Sec. 902-1 | Violations                   | IX-3 |
| Sec. 902-2 | Inspection                   | IX-3 |
| Sec. 902-3 | Penalties                    | IX-3 |
| Sec. 902-4 | Enforcement                  | IX-3 |

**Article X Board Of Zoning Appeals**

---

|              |  |     |
|--------------|--|-----|
| Sec. 1001    | Authority, Composition, and Appointment    | X-1 |
| Sec. 1001-1  | Organization                               | X-1 |
| Sec. 1001-2  | Quorum                                     | X-1 |
| Sec. 1001-3  | Meetings                                   | X-1 |
| Sec. 1001-4  | Witnesses                                  | X-2 |
| Sec. 1001-5  | Proceedings of the Board of Zoning Appeals | X-2 |
| Sec. 1001-6  | Powers and Duties                          | X-2 |
| Sec. 1001-7  | Appeals                                    | X-2 |
| Sec. 1001-8  | Procedure                                  | X-3 |
| Sec. 1001-9  | Notice of Hearings                         | X-3 |
| Sec. 1001-10 | Fees                                       | X-3 |

**Article XI Appearance Review Commission**

---

|             |   |      |
|-------------|---|------|
| Sec. 1101   | Establishment of Appearance Review Commission | XI-1 |
| Sec. 1101-1 | Purpose                                       | XI-1 |
| Sec. 1101-2 | Membership                                    | XI-1 |
| Sec. 1101-3 | Organization                                  | XI-2 |
| Sec. 1101-4 | Quorum  | XI-2 |
| Sec. 1101-5 | Meetings                                      | XI-2 |
| Sec. 1101-6 | Powers and Duties                             | XI-2 |
| Sec. 1101-7 | Review Criteria and Standards                 | XI-3 |

**Article XII Zoning Commission and Amendments**

---

|             |  |       |
|-------------|--|-------|
| Sec. 1201   | Authority, Composition, and Appointment                            | XII-1 |
| Sec. 1201-1 | Organization   | XII-1 |
| Sec. 1201-2 | Quorum   | XII-1 |
| Sec. 1201-3 | Meetings   | XII-1 |
| Sec. 1201-4 | Proceedings of the Zoning Commission                               | XII-2 |
| Sec. 1201-5 | Powers and Duties  | XII-2 |
| Sec. 1202   | Amendments to Zoning Resolution                                    | XII-2 |
| Sec. 1202-1 | Initiation of Amendments   | XII-2 |
| Sec. 1202-2 | Public Hearing by Township Zoning Commission                       | XII-4 |
| Sec. 1202-3 | Referral of Petition to the County or Regional Planning Commission | XII-5 |
| Sec. 1202-4 | Action of the Township Zoning Commission                           | XII-5 |
| Sec. 1202-5 | Public Hearing by Township Board of Trustees                       | XII-5 |
| Sec. 1202-6 | Action of Township Board of Trustees                               | XII-5 |

