



Village of Peninsula

AGENDA

PLANNING COMMISSION MEETING

Monday October 27, 2025; 7:00 p.m.

Village Hall
1582 Main Street
Peninsula, Ohio 44264

CALL TO ORDER; ROLL CALL

CONSIDERATION OF MINUTES: September 22, 2025 Planning Commission Meeting

CITIZENS PARTICIPATION:

MAYOR'S REPORT:

COUNCIL LIAISON REPORT:

BUSINESS:

Proposed Amendments to Village Parking Ord. and Pertinent Parts of Schedule of Regulations:

Chapter 1125

Section 1113.01

Proposed Amendments to Zoning Code Relating to Supplemental Regulations for Commercial and/or Industrial Uses Adjacent to Residential Uses:

Proposed New Section 1141.42

Pertinent Amendments to Land Use Tables, Section 1109.03

Discussion of Possible Dark Skies Ordinance

Additional Potential Zoning Code Amendments to be Discussed at Future Meetings:

Possible Mixed-Use Zone Provision Amendments

ADJOURNMENT

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CALL TO ORDER: Chairperson Walters called the meeting to order at 7:00 p.m.

ROLL CALL:

Chairperson Karen Walters	Present
Greg Canda	Present
Council Rep. Doug Steidl	Present
Mayor Daniel Schneider, Jr.	Absent
Kevin Royer	Present at 7:03

OTHERS PRESENT: Village Planner Rita McMahon, Solicitor Brad Bryan, Administrative Assistant Faith Dorton

CONSIDERATION OF MINUTES:

August 25, 2025 Planning Commission Meeting

Mr. Steidl made a motion that was seconded by Mr. Canda to approve the Minutes. Roll call vote: Ms. Walters, yes; Mr. Canda, yes; Mr. Steidl, yes. The Minutes were approved.

CITIZENS PARTICIPATION:

Amy Frank-Hensley commented on the public parking proposals, noting that while she supports evaluating opportunities, residents on South Locust already face major parking issues and dislike the idea of extending the paid parking area. She expressed concern that increased parking could make the town feel more like a parking lot rather than a welcoming community. She raised the example of shopping mall parking, where convenience is expected but not always necessary, and emphasized that during busy weekends people are willing to walk across town.

Daniel DiAngelo suggested that instead of focusing only on adding parking in the Village, the master plan should encourage visitors to park at nearby locations and then walk or bike into town. He emphasized that behavior could enhance the visitor experience by making the walk part of the day, noting the beauty of the stretch from Deep Lock Quarry into the Village. He acknowledged that those with mobility issues would still need close access but felt offering alternatives could reduce congestion. He proposed that both event organizers and the Village promote these options in future communications to ease parking surges.

Steve Craig asked about details regarding the National Park's involvement in bringing water to the downtown area. Mr. Bryan explained the effort involves securing federal funding, with the County also working to assemble funds. The Park wants water and would be a paying customer. Mr. Canda clarified the plan may include installing dry water lines along with the sewer lines to avoid future road disruption. Mr. Royer noted the consultants have already drawn in a water line on Rt. 303. Ms. Walters asked about costs. Mr. Bryan stated figures vary depending on where the water is coming from, with Hudson, Boston Heights, or Cuyahoga Falls being less expensive than Akron, although the Akron option would serve more people.

MAYOR'S REPORT:

Mr. Bryan reported on behalf of the Mayor that the Village Engineer provided a cost estimate for properly constructing and expanding the parking lot on the old Service Garage lot. The Engineer estimated it would cost \$175,000–\$200,000 to fully develop it into a 40–50 car lot.

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A quick pavement fix on the existing hard surface area would cost \$64,000–\$70,000. The Mayor would prefer to see what happens this fall with the pending grant applications and then decide how much to spend on the lot next year. The discussion then shifted to fiber optic installation, with Mr. Bryan explaining that the County project only aims to connect municipal and county safety facilities. Extensions for residential service may come later. Ms. Dorton said she did not have a completion timeline for the County fiber optic project but understood progress was ongoing. Mr. Royer acknowledged the scale of the federal grant supporting the effort.

COUNCIL LIAISON REPORT:

Mr. Steidl reported Council authorized the purchase of another police cruiser as part of the annual replacement cycle, approved pavement striping, and authorized the Mayor to send a support letter for the State grants previously approved at an earlier Special Council Meeting. Mr. Bryan noted that the grant applications have been filed and support letters were submitted from the County, the Park, the Conservancy, and the Scenic Railroad. Mr. Steidl added that an ordinance left over from the COVID era requiring face coverings indoors was repealed. He stated Council also authorized the submission of a joint OPWC grant application with Boston Heights for funds for repaving North Akron Peninsula Road.

BUSINESS:

Motion to Approve Amended Version of the 2025 Downtown Plan

Mr. Steidl made a motion that was seconded by Mr. Canda to approve the amended version of the 2025 Downtown Plan. Roll call vote: Ms. Walters, yes; Mr. Royer, yes; Mr. Canda, yes; Mr. Steidl, yes. The motion was approved.

Ms. McMahon emphasized the Plan is something that can be amended in the future if conditions change. Mr. Canda asked whether the Plan should stand alone or be considered a part of the Long-Range Plan. Ms. McMahon recommended it be an addendum to the Long-Range Plan but noted it could function either way without conflict. Ms. Walters stated she feels it should remain a separate document. The Commission determined there was no need to make it an addendum to the Long-Range Plan.

Zoning Map Changes

Ms. Walters recused herself from this discussion due to her employment with the Peninsula Foundation. Ms. McMahon explained the proposal involves rezoning five parcels. Four parcels on Main Street owned by the Peninsula Foundation that housed longtime commercial uses would be rezoned from R-2-Residential to C-Commercial and one parcel owned by the CVNP would be rezoned from R-2-Residential to CR-Conservation Recreation. Ms. McMahon noted this rezoning effort aligns the properties with their long-standing commercial uses, making those uses permitted by right and reducing the need for repeated variances or conditional use permits. Mr. Canda asked whether property owners had offered feedback. Daniel DiAngelo, representing the Peninsula Foundation, voiced support for the rezoning measure, agreeing that it made sense based upon the current and historic uses of the parcels. Mr. Steidl stated he supported the rezoning change. Richard Slocum asked whether adjacent property owners were notified. Mr. Bryan stated the owners of the property being

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proposed for rezoned were both supportive. He clarified that the adjacent property owners will be notified pursuant to law if the matter advances to Council.

Ms. McMahon presented a list of ten findings of fact to justify rezoning the five parcels, noting that the properties are already occupied by commercial uses that are currently nonconforming and thus limited for investment potential. She explained that the rezoning would support long-term development, align with the goals of both the Long-Range and Downtown Master Plans, reinforce the Village's financial stability, and create a logical zoning boundary. This change would modestly increase the total commercial acreage in the Village and maintain the National Park parcel as Conservation Recreation, consistent with past practice. Ms. McMahon emphasized that zoning the 4 parcels Commercial would protect and encourage viable businesses that contribute to the community.

Mr. Canda asked for clarification on the map details regarding North Canal Street parcels and whether the National Park's North Canal Street property was the only parcel on that street that should be referenced in the measure. Ms. McMahon confirmed it is the only lot that fronts on North Canal Street. The other parcels have Main Street addresses. Richard Slocum clarified the CVNP lot sits behind the wood store on the east side of North Canal Street. Ms. McMahon agreed to amend the language to specify the National Park's North Canal Street property.

Mr. Steidl moved to recommend the rezoning measure to Council based on the reasons set forth by Ms. McMahon. Mr. Royer seconded the motion. Roll call vote: Mr. Royer, yes; Mr. Canda, yes; Mr. Steidl, yes. The motion was approved. Mr. Canda noted the Ordinance before Council would involve three readings rather than emergency legislation. Mr. Bryan added that a public hearing would also be held with adjacent property owners being notified of that hearing.

West Side of N. Locust Street

Ms. Walters returned to Chair the Meeting and opened discussion about the west side of North Locust Street. Mr. Canda noted that some of the property owners favor keeping the property zoned Commercial. Mr. Bryan cautioned against rezoning only select parcels to the R-2 Zone while keeping Commercial zoning for properties in between, explaining it could undermine the consistency of the Village Zoning Map. Ms. McMahon added that any change must serve a public purpose, not just individual owners' preferences. With several owners opposed to their properties being rezoned to Residential, members agreed that no action should be taken at this time, leaving the properties as Commercial. Richard Slocum raised concerns that without more oversight, new owners could build large commercial structures as-of-right, suggesting Mixed-Use zoning as an alternative to preserve some control. Mr. Bryan noted that Planning Commission review is still required for site plans in Commercial zones. The group acknowledged the potential to revisit this issue in the future but concluded that no immediate action should be taken.

Mr. Bryan suggested the Commission should review the Mixed-Use zoning standards in the future and determine whether they should be more detailed and include building size limits near residential properties, as has been previously discussed. Richard Slocum emphasized zoning discussions should be kept flexible. Daniel DiAngelo reminded the Commission that residents across the street also have a stake in maintaining the neighborhood's residential character, not just the property owners subject to rezoning. Mr. Steidl supported keeping the issue open for further discussion in the future, particularly as the Mixed-Use provisions are updated. Ms.

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Walters noted that while buyers knew the properties were zoned Mixed-Use or Commercial when they bought them, no one wants overdevelopment. Amy Frank-Hensley pointed out that the parcels were not purchased strictly for commercial uses. Ms. McMahon confirmed the Mixed-Use provisions allow for residential uses as well.

Discussion on Additional Public Parking Opportunities, Possible Amendments to the Village Parking Ordinance, and Potential Zoning Code Amendments

Ms. McMahon summarized her August memo prepared at Mr. Steidl's request, which evaluated Village-owned property for possible additional parking. The only feasible options aside from the old Service Garage lot were extending on-street parking along South Locust Street for about twenty-six spaces and adding about twenty spaces on North Locust Street. Both options would probably require costly road widening expenses. She explained other areas, such as Canal Street, Riverview Road, and Parker Court, were too narrow, steep, or constrained to be practical, while improvements along Rt. 303 would fall under the jurisdiction of the State. Mr. Canda emphasized these options constituted possibilities, not commitments, and could complement the streetscape plan if it is funded. Mr. Steidl suggested beginning with the North Locust lot as part of a long-range parking strategy. Ms. Walters expressed concern that adding street parking could burden residents and suggested exploring satellite parking options, such as the empty land on the south side of Rt. 303 just east of downtown. Mr. Bryan noted an engineer would need study that option in detail to determine the costs of not only paving the property but also addressing runoff, drainage, and traffic safety issues. The land is owned by the CVNP and it is within an ODOT right-of-way easement. Mr. Bryan noted that ODOT and the CVNP had once been cooperative about the potential parking lot, but the CVNP later indicated it was opposed to the idea. Ms. Walters emphasized that satellite parking would help keep cars out of the Village center. Mr. Steidl reminded members that Ms. McMahon already provided a memo outlining options. Mr. Royer raised the possibility of a right-of-way connector near Locust and Auburn. A discussion then followed about event parking, with Mr. Canda asking where people parked during Music on the Porches. Mr. Royer reported some parked illegally, and others used the school lot. Ms. McMahon suggested documenting parking patterns during major events. Amy Frank-Hensley asked about special event signage at the school. Mo Riggins and Ms. Walters stated concerns about insurance restrictions prevented use of the Heritage Farm lot for Village events. The group acknowledged that heavy congestion occurred, including long backups from intersections. Ms. McMahon and Ms. Walters noted that the Police Department directs traffic at times. Mr. Canda reiterated that the Village should track parking at the next major event scheduled for October 4.

Ms. McMahon then presented a second document outlining six potential options for adjusting parking code requirements, drawing on examples from other communities in order to promote flexibility while balancing under and over-parking. She highlighted option two, which eliminates parking minimums and allows developers to propose their own parking needs based on criteria reviewed by the Planning Commission. That approach could be paired with maximum limits to prevent excessive lots. Ms. Walters expressed concern about ensuring clear evaluation criteria. Mr. Bryan noted considerations such as nearby public lots and residential parking should be factored in. Mr. Steidl supported combining flexible minimums with Planning Commission oversight. Ms. McMahon explained that some powers could be shifted from the BZA to the Commission to streamline approvals. She also described shared-use parking models that account

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for different business peak hours. Ms. Walters questioned enforcement of such systems. Ms. McMahon clarified they rely on usage patterns and calculations rather than strict assignment. Mr. Canda concluded a hybrid of options two and five, with Planning Commission oversight and possible maximums, would best address Peninsula's limited space issues and need to preserve the small town character.

Ms. McMahon explained the Planning Commission, with its broader perspective and planning mission, is better positioned than the BZA to evaluate parking code adjustments. Mr. Steidl proposed that members review the materials provided by Ms. McMahon and provide feedback at the October Meeting. Mr. Royer inquired about past projects that were prevented from going forward due to parking issues. Ms. Walters requested clearer criteria for option two, while Mr. Bryan noted the benefits and flexibility of combining options two and five. Ms. McMahon emphasized the potential for hybrid standards, such as requiring minimums for residential units but allowing flexibility for commercial uses, which Mr. Canda endorsed. Ms. Walters also raised the need for safe employee parking to prevent overflow into church or business lots. Mr. Bryan concluded the Commission would discuss these options in more depth next month. Ms. McMahon stated she would flesh out the details of options two and five and provide expanded information on building size restrictions adjacent to residential properties.

ADJOURNMENT: Mr. Canda made a motion that was seconded by Ms. Walters to adjourn the meeting. Roll call vote: Ms. Walters, yes; Mr. Royer, yes; Mr. Canda, yes. The meeting was adjourned at 8:44 p.m.

Respectfully submitted:

Karen Walters, Chairperson

Date

CHAPTER 1125

Schedule of Off-Street Parking

1125.01 Intent.

1125.02 Off-street loading and unloading space.

1125.03 Off-street parking development conditions.

1125.04 Table.

1125.05 Municipal facilities.

1125.06 Regulations for the development and maintenance of parking lots.

1125.07 Parking Requirements in The Commercial and Mixed -Use Districts

1125.01 INTENT.

The intent of this chapter is to provide for adequate private passenger vehicle and delivery truck parking for different types of land uses within the Village and to set standards for the construction and use of off-street parking facilities. Within this chapter, standards have been identified for:

(a) The temporary parking of trucks with the primary intent of delivering goods for storage and/or sale to the general public;

(b) The temporary parking of private passenger vehicles as a use incident to a principal use; and

(c) The temporary parking of private passenger vehicles as a principal use of the site to serve another use district which has developed without adequate off-street parking.

1125.02 OFF-STREET LOADING AND UNLOADING SPACE.

Whenever reasonably possible, on the same premises with every building, structure, or part thereof, erected and occupied within the C Commercial District and the MU Mixed Use District there shall be provided and maintained on the lot, adequate space for standing, loading and unloading services in order to avoid undue interference with public use of the streets or alleys. Loading spaces shall be as approved by the Planning Commission through the site plan approval process.

1125.03 OFF-STREET PARKING DEVELOPMENT CONDITIONS.

In all zoning districts, off-street parking facilities for the storage or parking of private passenger vehicles hereafter erected, altered or extended after the effective date of this Ordinance shall be provided and maintained as herein prescribed:

(a) The loading space as required in Section 1125.02 shall not be construed as supplying any off-street parking space.

(b) When units or measurements used in determining the number of required parking spaces result in requirement of fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one space.

(c) Whenever there is an increase in floor area or changed in use of a building existing on or before the effective date of this Ordinance, the Planning Commission shall evaluate the need for additional parking per Section 1125.07. If additional parking is determined to be required it may be provided on site or within 500 feet of the building through agreements with other property owners.

(d) For the purpose of this chapter, "floor area" in the case of offices, merchandising or service types of use, shall mean the gross floor area used or intended to be used for services to the public as customers, patrons, clients or patients or as tenants, including areas occupied for fixtures and equipment used for display or sale of merchandise.

(e) Off-street parking facilities for one- and two-family dwellings shall be located on the same lot or plot of ground as the building they are intended to serve. The location of required off-street parking facilities for other than one and two-family dwellings and all multiple dwellings shall be within 500 feet of the building they are intended to serve, measured from the nearest point of the off-street parking facilities to the nearest point of the building.

(f) In the case of a use not specifically mentioned, the requirements for off-street parking facilities for a use which is mentioned and which such use is similar shall apply.

(g) Nothing in this chapter shall be construed to prevent collective provision of off- street parking facilities for two or more buildings or uses, provided that, collectively, such facilities shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with the table in this chapter.

(h) Nothing in this section shall prevent the extension of or an addition to a building into an existing parking area which is required for the original building when the same amount of space taken by the extension or addition to a building is provided by an enlargement of the existing parking lot or an additional area within 500 feet of such building.

(i) Such parking areas will be used solely for the parking of private passenger vehicles for periods of less than 24 hours (excluding parking devoted entirely to single family detached, two family, accessory apartments or three family dwellings) and shall not be used as off-street loading areas.

(j) No commercial repair work or service of any kind, or sales or display activities, shall be conducted in such parking areas.

(k) Such parking lots shall be used only for parking automobiles and no commercial activities, such as washing or greasing, sale of merchandise or purveying of foodstuffs, repair work or servicing of any kind shall be done thereon.

(l) No building or structure shall be hereafter built or permitted, except as necessary buildings for an attendant, not more than 50 square feet each in area and not more than 15 feet in height.

(m) Plans for development of any such parking lot must be approved by the Zoning Officer or Planning Commission as required by Section 1125.07 before construction is started. No such land shall be used for parking until approved by the Administrative Official.

(n) Any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.

1125.04 TABLE.

(a) The amount of required off-street parking spaces for uses or buildings, additions thereto and additions to existing buildings, as outlined in Section 1125.04, shall be determined in accordance with the following table, and the space so required shall be stated in the application for a permit and shall be irrevocably reserved for such use and/or shall comply with this chapter.

(b) For those uses not specifically mentioned, the minimum requirements for off-street parking facilities shall be in accordance with a use which is similar in type and as approved by the Planning Commission.

Use	Required Parking Space(s)
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(1) One-family dwellings.	Two for each dwelling unit.
(2) Two-family dwellings, multiple family dwellings,	One and one-half for each unit and/or first bedroom and one additional for each additional bedroom over one.
(3) Accessory Apartment	One per unit located on site
(4) , Nursing ,convalescent homes and Assisted Living or similar uses.	.75 space per bed
(5) Hotels.	One and half (1.5) for each guest room,
(6) Libraries, museums, post offices. or similar uses	10 spaces plus one (1) for each 200 sq. ft. of floor area in excess of 2000 sq.ft.
(7)Theaters and auditoriums (other than incidental to schools).	One for each four seats, plus 5 spaces
(8) Churches, auditoriums incidental to schools.	One for each four seats in the main assembly area.
(9) Schools, public or private.	two (2) spaces for each classroom plus one (1) space for each 300 sq. ft. of administrative space, plus sufficient space for the safe and convenient loading and unloading of students.
(10) Assembly halls without fixed seats, community centers, civic clubs, fraternal orders, veterans' organizations, union halls and similar types of occupancy.	One for each four people allowed within the maximum occupancy load as established by the Fire Marshal.
(11) Stadiums and sports arenas.	One for each four seats.
(12) Mortuaries or funeral homes.	One for each 50 square feet of floor space in the slumber rooms, parlors or individual funeral service rooms.
(13) All Commercial uses, Industrial, Research and Laboratory uses and other uses located in the Commercial or Mixed-Use District	As established by the Planning Commission per section 1125.07
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(14) Indoor and outdoor amusement centers	Shall be determined by Planning Commission through the conditional use approval.

1125.05 MUNICIPAL FACILITIES.

Wherever the Council establishes off-street parking facilities by means of a special assessment district or by any other means, the Council may determine, upon completion and acceptance of such off-street parking facilities by the Council, all existing buildings or uses and all buildings erected or uses established thereafter within the special assessment district or districts shall be

exempt from the requirements of this chapter for privately supplied off-street parking facilities.

1125.06 REGULATIONS FOR THE DEVELOPMENT AND MAINTENANCE OF PARKING LOTS.

In all districts where off-street parking lots are the principal use of a site or are permitted as an adjunct to the lawful use of property therein, and such facilities provide parking privileges to owners, occupants, tenants, employees, patrons, customers, members, visitors, and invitees therein, such off-street parking lots shall be constructed and maintained subject to the following regulations:

(a) Application Requirements. An application for a permit to construct such a lot shall be submitted to the Village. After the Administrative Official has determined that the following mandatory provisions have been provided for, a permit shall be issued to the applicant. The application shall include a site plan along with all applicable construction details and elevations and shall include all items identified in this Section. All plans shall be prepared and sealed by a registered engineer.

(b) Ingress/Egress. Adequate ingress and egress shall be provided to meet the approval of the Administrative Official. Backing directly onto a street shall be prohibited.

(c) Construction Requirements. All parking lots shall, at a minimum, be surfaced and maintained with a durable and dustless surface (such as brick, stone, gravel or slag, washed silica pebbles, asphalt or concrete). All parking lots shall provide an adequate storm management system as approved by the Planning Commission in consultation with the Village Engineer and/or Zoning Officer.

(d) Lighting. All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto only the parking area and property which it serves. No lighting shall be so located or visible as to be a hazard to traffic safety. Minimum light levels at any one location within the lots shall be one foot-candle, and maximum light levels at any point along the perimeter of the lot shall be one and one-half foot-candles. A lighting plan shall be submitted along with the site plan identified above and shall include all light locations, photometric diagrams and light fixture details. In addition, all off-street parking areas shall be designed and screened so as to minimize the presence of headlight glare on adjacent properties, particularly those zoned or used for residential purposes.

(e) Lots Located Opposite Residential Property. All street boundaries of such parking lots where residential property is located on the opposite side of the street shall provide screening of vehicle headlights to the residential property.

(f) Signs. No sign shall be erected upon such parking lots, except not more than one sign at each entrance to indicate the operator, the purpose for which operated and the parking rates, when charge is permitted. Such signs shall not exceed six square feet in area per site entrance and shall not extend more than eight feet in height above the nearest curb and shall be entirely upon the parking lot.

(g) Drive Width. Entry driveways shall be at least 12 feet wide for one-way travel and at least 24 feet wide for two-way travel.

(h) Layout Plan Requirements. Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

Parking Angle	Stall Width	Aisle Width	Stall Length
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	(feet)	(feet)	(feet)
Parallel	9	12	23
30"	9	12	18
45"	9	13	18
60"	9	18	18
90"	9	24	18

Facilities for the parking of tour busses, motorcoaches, and other large vehicles shall be designed in accordance with and depending upon the type(s) of vehicles proposing to be accommodated on a site.

(i) Parking for the Physically Handicapped. Parking requirements for the physically handicapped shall be in conformance with the Ohio Building Code.

(j) Maneuvering Lanes. All maneuvering lane widths shall permit one-way traffic movement, except that the 90-degree pattern may permit two-way movement.

(k) Other Driveway Standards. If abutting parking spaces are arranged at an angle other than those listed above, the minimum driveway width shall be determined according to the next higher standard from the table. For example, if 75-degree angle parking is provided, the minimum driveway width shall be the standards for 90-degree angle parking or 24 feet.

(l) Driveway Width for Driveways Used by Large Vehicles. If the driveway is regularly used by trash collection vehicles, delivery trucks or other large vehicles, the minimum width shall be increased to 24 feet.

(m) Other Improvements. Except for single- and two-family dwellings on individual lots, where three or more unenclosed parking spaces are provided, exclusive of driveways, the following additional improvements are required:

(1) Drainage. Parking areas shall be appropriately graded and equipped with facilities to collect and store stormwater on-site and transmit it to the approved public facilities, as determined by the Village Engineer and/or Zoning Officer.

(2) Marking. All parking spaces shall be appropriately marked with painted lines.

(n) Shared Parking and Access Facilities. In conjunction with multiple-family or nonresidential uses, two or more adjoining properties may be developed with shared parking and access facilities when approved under a single unified site plan. In such cases, the setbacks, curbing and perimeter landscaping requirement of this section shall not apply along the common property line.

(o) Setback Requirements. The setbacks of all off-street parking lots shall be in accordance with the requirements identified below:

(1) Front yard. No parking lot stalls or aisles shall be located closer than 5 feet to the public road right-of-way. In addition, and whenever possible, parking should be located behind building.

(2) Side yard on interior lot lines. No parking lot stalls or aisles shall be located closer than 10 feet to the adjoining parcel property line of a residential use and must be screened in accordance with section (q) herein. Parking lot stalls and aisles shall be permitted to abut the property line of an adjacent non-residential use.

(3) Side yard on street side of corner lots. No parking lot stalls or aisles shall be located closer than 5 feet to a street right-of-way.

(4) Rear yard. No parking lot stalls or aisles shall be located closer than 5 feet to the rear property line of nonresidential uses. When a parking lot is located adjacent to any residential use, the setback shall be 10 feet.

(5) Rear yard abutting a street. No parking lot stall or aisle shall be located closer than 5 feet to a street right-of-way.

(p) Landscape Screen Requirements. When required, parking spaces and parking areas shall be effectively screened with perimeter landscaping on all sides adjacent to or visible from adjacent properties, streets or alleys. Any parking area containing more than 50 spaces shall also include interior landscaping to further reduce the visual impacts of the areas, to reduce their heat radiation effects, to improve oxygen generation, and to reduce air pollution.

(1) Installation/maintenance. Landscape screening shall be installed and maintained as required in this Ordinance.

(2) Screening. Screening shall be provided for all non-residential uses where three or more unenclosed parking spaces are provided exclusive of driveways. Screening shall be provided in accordance with a landscape plan submitted as part of the application and shall meet the design standards identified in this Ordinance.

(q) Design Standards for Landscape Screen Requirements.

(1) Deciduous or evergreen shrubs used in a perimeter landscape screen shall be at least two feet high at initial planting and shall be expected and permitted to grow to a height of at least three feet within two years of planting; such materials shall be expected and permitted to grow to a height of five feet. A solid six (6) ft fence may be installed in combination with the plant material if approved by the Planning Commission.

(2) At initial planting, deciduous trees shall be a minimum of two- and one-half-inch caliper, ornamental trees a minimum of two-inch caliper and evergreen trees a minimum of five feet in height.

(3) The required height of a perimeter landscape screen may be reduced where it is determined by the Village Engineer and/or Zoning Officer that such landscaping would interfere with traffic safety and visibility.

(4) The required height of a perimeter landscape screen may be increased where significant changes in elevations between an adjacent property or public right-of-way make it necessary to comply with the intent of this Ordinance.

(5) The selected combination of plant materials shall be a harmonious combination of living deciduous and evergreen trees, shrubs and vines irregularly spaced to provide an effective year-round screen and to present an aesthetically pleasing view, and all quantities shall be based on the on a landscape plan that has been submitted and approved by the Planning Commission.

(6) Loose groundcover or mulch materials shall be placed or effectively contained so they do not spill over into parking and access facilities or the public right-of-way.

(7) All required landscape features within three feet of the edge of parking or access facilities shall be protected from vehicle encroachment by curbing, wheel stops or similar means.

(8) Where 50 or more parking spaces are provided, there shall be at least 10 square feet of interior landscaped area per space provided within the overall perimeter of the parking area.

(9) Interior landscaped areas shall be at least 125 square feet in an area with a minimum dimension of no less than eight feet.

(10) At least one shade tree of a minimum two- and one-half-inch caliper shall be planted in each interior landscaped area.

(11) There shall be at least one interior landscaped area for each 50 parking spaces provided or fraction thereof.

(12) The application of the above standards may be adjusted, in part or in whole, to allow credit for healthy plant material to be retained on or adjacent to the site if such an adjustment is consistent with the intent of this article.

(13) Planning Commission may waive or modify any of the above listed criteria as part of the site plan review provided the intent of this section is maintained.

(r) Maintenance. It shall be the responsibility of the owner and occupant of the property to maintain all parking and access facilities in a safe and usable condition. This includes, among other things, patching, sealing and replenishing paving; repainting space markings; repairing or replacing curbing or wheel stops and cleaning on-site drainage facilities. It shall also be the responsibility of the owner and occupant to maintain required landscape in neat, clean, orderly and healthful condition. This includes, among other things, pruning, mowing, weeding, litter removal, replacement of dead or diseased plants, repair or replacement of broken or damaged walls, and the regular feeding and water of plant materials.

1125.07 PARKING REQUIREMENTS IN THE COMMERCIAL AND MIXED -USE DISTRICTS

(a) To maintain flexibility, encourage the redevelopment or development of parcels within the Commercial and Mixed-Use Districts and to ensure that parking areas are the appropriate size for the proposed uses, the Planning Commission shall determine the appropriate number of parking spaces necessary on a site based on the following criteria:

1. In addition to the site plan, the submission of a parking assessment by the developer or property owner that evaluates the number of parking spaces that includes:
 - A. A list of proposed use or uses of the property;
 - B. The peak demand for each use;
 - C. The location and number of required handicapped parking;
 - D. A completed Village Shared Parking Analysis form;
 - E. A list of current uses within 500 feet of the site;
 - F. Location of on street parking adjacent to the site and number of spaces;
 - G. Location of public parking within 500 feet of the site;
 - H. Availability of shared private parking including an agreement for use of such parking;
 - I. Provisions for bike parking.
2. The Planning Commission shall review the parking assessment and evaluate the appropriateness of the proposed parking based on the following criteria:
 - a. If there is a housing component in the project, on-site parking shall be provided for each unit;
 - b. If an existing building is being expanded, will existing parking be eliminated;
 - c. Does the percentage of lot coverage by the building comply with the requirements of Section 1113.01(k);
 - d. The nature of the use or uses and the proposed hours and days of operation;
 - e. Will the amount of parking impact the existing businesses in the area;
 - f. Will the site provide amenities such as bike parking, public gathering spaces or unique design features that will be an asset to the Village;

- g. Are there currently parking concerns in the area;
- h. Will the development and parking layout advance the spirit and intent of the Zoning Code, the Downtown Master Plan and the Long-Range Plan;

(b) After review the Planning Commission may approve, approved with stipulations, or deny the number of spaces and the layout of the parking. If the number of parking spaces is denied the Planning Commission shall state the reasons for the denial. The applicant may revise the plan to address the reasons for denial and resubmit to the Planning Commission. If the Planning Commission approves the number and layout of the parking, the Zoning Officer shall incorporate the approved plan in the Zoning Permit. If the approval is with stipulations the Zoning Officer shall ensure that the stipulations are addressed and included on the final plan before issuance of a zoning permit. If the stipulations are not addressed the Zoning Officer shall return the application to the Planning Commission for additional review which may result in a denial of the plan.

1113.01 SCHEDULE OF REGULATIONS.

District/ Overlay	Lot Minimum		Maximum Height of Structures		Minimum Setback Requirements (Per Lot in Feet)				Minimum Floor Area	Maximum Lot Coverage
						Side Yards				
	Area (square feet)	Width (feet)	In Stories	In Feet	Minimum Front Yard	Least One	Total of Two	Rear Yard		
R-1, Rural Residential District	174,240 (4 acres)	300 (b)	2	35	200	65	130	100	(h)(1)	15%
R-2, "Small Town" Residential District	10,890 (1/4 acre) (a)	80 (b)	2	35	25	10	25	35	(h)(2)	30%
C, Commercial District	(c)	(b, c)	3(d)	45(d)	0	0 (f)	0 (f)	20	-	(k)
MU, Mixed Use District	(c)	(b, c)	3(d)	45(d)	0	0 (f)	0 (f)	20	(i, j)	(k)
PI, Public/Institutional District	(c)	(b, c)	2 (d)	35 (d)	0	0 (f)	0 (f)	20	-	(k)
CR, Conservation/ Recreation District	-	-	2	35	100 (g)	35 (g)	70 (g)	60 (g)	-	5%

FOOTNOTES TO SCHEDULE OF REGULATIONS

- (a) In the event of no public water or sanitary sewer service availability, the minimum lot area and width in the R-2 District shall be determined by the amount and configuration of land necessary to accommodate private well(s) and or septic system(s), as determined by the Summit County General Health District. In no case, however, shall the minimum lot area be less than 10,890 square feet.
- (b) In all districts, in addition to meeting minimum lot width requirements, each lot shall also provide lot frontage conforming to the requirements of Section 1117.05.
- (c) In a C, MU, or PI District, lot minimum (area and width) and minimum front and side setback requirements shall be determined by the ability of a proposed use to meet all other requirements of this Ordinance.
- (d) In a C, MU, or PI District, as well as for additional uses in R-1 and R-2 Districts as specified in this Ordinance, additional building height may be permitted with Commission approval, upon providing justification to the Commission that the height is necessary for the operation of a proposed use.
- (e) In all districts, on a corner lot, the side yard abutting the secondary street shall be increased to the front yard for the district in which the lot is located.
- (f) In a C, MU, or PI District, where a lot abuts land in an R-1 or R-2 District, any side yard abutting such land shall be increased to 20 feet.

(g) In a CR District, there shall be no setback requirements for any lot line that abuts another lot in a CR District.

(h) (1) Single-family dwellings in the R-1 District shall comply with the following minimum floor area requirements:

(A)

Dwellings with or without basement	1400 sq. ft.
First floor of two-story or tri-level	800 sq. ft.

(B) Single Family dwelling shall comply with the following maximum floor area requirements:

Dwelling with or without basement	5500 sq.ft.
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(2) Single-family dwellings in the R-2, MU and C Districts shall comply with the following minimum floor area requirements:

(A)

Dwellings with or without basement	1000 sq. ft.
First floor of two-story or tri-level	700 sq. ft.

(B) Single Family dwelling shall comply with the following maximum floor area requirements:

Dwelling with or without basement	2800 sq.ft.
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(i) Two and three family dwellings on individual lots shall comply with the following minimum floor area requirements per unit:

(1)

Dwellings with or without basement	1,000 sq. ft.
First floor of two-story or tri-level	700 sq. ft.

(2) Two family buildings in the R-2 and MU Districts shall comply with the following maximum building area requirements:

Building with or without basement, includes both units	3200 sq.ft.
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(j) Multiple family dwellings in a multifamily development and accessory apartments shall comply with the following minimum floor area requirements per unit:

Unit with one bedroom	400 sq. ft.
Unit with two bedrooms	550 sq. ft.
Unit with three or more bedrooms	700 sq. ft.

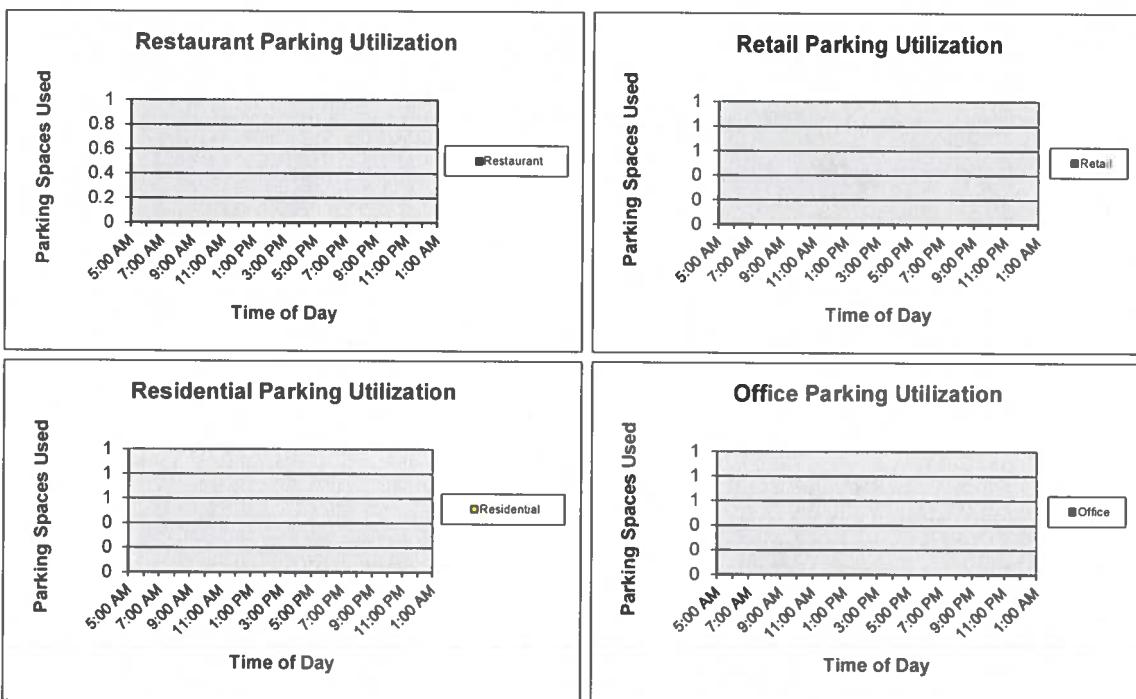
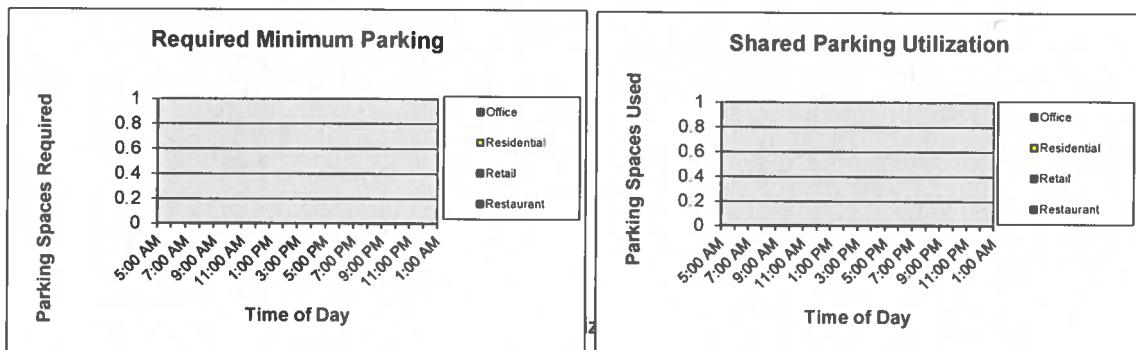
(k) In a C, MU or PI District, the building foot print shall not exceed 50% of the lot area unless approved by the Planning Commission.

Shared Parking Analysis and Graphic Representation

INSTRUCTIONS: In the table below insert the gross square footage of each proposed use under Project Size. Under Parking Requirement insert the parking standards used in the Parking Assesment.

Size of Project	Parking Requirement	Spaces Required
(sq. ft. GFA)	(per 1000 sq. ft. GFA)	0
(sq. ft. GFA)	(per 1000 sq. ft. GFA)	0
(sq. ft. GFA)	(per 1000 sq. ft. GFA)	0
(# Dwelling Units)	(per Dwelling Unit)	0

Results:	
Retail	Total Spaces following Minimum Requirements:
Residential	Total Spaces if Shared Parking Is Permitted:
Office	Total Reduction in Spaces using Shared Parking:
Residential	Estimated Reduction in Impervious Cover:
	0 Sq. Feet



1141.42 SUPPLEMENTAL REGULATIONS FOR COMMERCIAL AND/OR INDUSTRIAL USES ADJACENT TO RESIDENTIAL USES.

(a) Commercial or industrial uses adjacent to residential uses shall not exceed the height of the residential use.

(b) All commercial and industrial uses located adjacent to residential uses shall buffer and screen the commercial and/or industrial operation from the adjacent residential use.

(1) Commercial/industrial uses adjacent to residential areas shall be designed to:

- A. To the greatest extent possible shift commercial uses away from the living area of the adjacent residential use.
- B. Shift loading docks and overhead doors to the opposite side of any residential building.
- C. Locate parking facilities adjacent to residential property provided they are buffered and to the greatest extend possible away from the living area of the residential structure.
- D. Locate trash bins, dumpsters and storage areas away from residential structure.
- E. Locate office portions of a facility nearest to residential property.

(2) Screening when used to buffer adjacent residential property from commercial or industrial uses shall consist of landscaping or mounding or both.

- A. The landscaping shall be at least 75% evergreen material which shall provide a minimum four foot opaque appearance. The evergreen material may be supplemented by deciduous plants and trees.
- B. If mounding is used it shall be a minimum of four feet in height and graded at a slope that can be maintained. All mounds shall be planted to prevent erosion.
- C. The Planning Commission may approve the substitution of solid fencing for the required plant material. If fencing is used it shall consist of a solid fence or wall not less than four feet in height adjacent to parking areas and a minimum of six feet in height adjacent to all other operations. Fencing within the front setback shall be in conformance with Section 1117.12.
- D. Screening and buffering shall be included on the site plan for review and approval by the Planning Commission. Screening shall be installed prior to building occupancy.
- E. Screening and buffering shall be maintained in good condition. Plant material shall be replaced when necessary to maintain the minimum requirements of screening. Fencing shall be maintained in good repair at all times.
- F. Where other sections of this code require screening or buffering the more restrictive shall apply.

(c) Setbacks for commercial and industrial uses adjacent to a residential use shall be as required by Section 1113.01.

(d) The Planning Commission may waive standards established by this section provided the spirit and intent of the section is maintained.

1109.03 LAND USE TABLES.

USES	SYMBOL	KEY						STANDARDS FOR LAND USES	
		RURAL RESIDENTIAL	SMALL TOWN RESIDENTIAL	COMMERCIAL	MIXED USE	PUBLIC INSTITUTIONAL	CONSERVATION/RECREATION		
	P	Permitted Uses							
	C	Conditional Uses							
A	Accessory Uses							STANDARDS FOR LAND USES	
ANIMAL AND AGRICULTURAL USES									
Garden Centers and Feed Stores					P		P		
Individual Produce Stands and Farm Markets		C					P	Sec. 1141.01	
Farming		C	C				P	Sec. 1141.39	
Greenhouses and Nurseries (Primary Use)		C					C	Sec 1141.09	
Veterinary Clinics					C		C	Sec. 1141.02	
Farmers' Markets		C		C			C	Sec. 1141.03	
RESIDENTIAL USES									
Single Family Dwellings, Detached		P	P	P	P	P			
Residential Care Facility With 1 to 5 Persons (5119.34)		P	P	P	P	P			
Foster Homes (ORC Sec. 5103.02)		P	P	P	P	P			
Family Day-Care Homes, Type B (ORC Sec. 5104.01)		P	P	P	P	P			
Family Day-Care Homes Type A (ORC Sec. 5104.01)		C	C					Sec. 1141.04	
Accessory Apartment				A	A			Sec. 1141.41	
Farming for Personal Use		P	P	P	P	P	P	Sec. 1141.39	
Bed and Breakfast Inns		C	C	P	P			Sec. 1141.05	
Residential Care Facility 6 to 16 persons					C			Sec 1141.13	
Two-Family Dwelling			C		C			Sec. 1141.06	
Three Family Dwelling					C			Sec 1141.06	
Multiple-Family Developments					C			Sec. 1141.07	
OFFICE AND SERVICE USES									
Catering Facilities				A	P			Sec. 1141.10 Sec 1141.42	
Banks and Financial Institutions				P	P			Sec 1141.42	
Barber Shops, Beauty Salons and Nail Care				P	P			Sec 1141.42	
Doctor, Dental and other health practitioners' offices and clinics.				P	P			Sec 1141.42	
Massage Therapists				P	P			Sec. 1141.11 Sec 1141.42	
Offices for Professional, Executive, or Administrative Uses, such as Attorneys,				P	P			Sec 1141.42	

Accountants, Realtors, Architects, Artists, Insurance and Similar Occupations								
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USES	SYMBOL	KEY						STANDARDS FOR LAND USES
		RURAL RESIDENTIAL	SMALL TOWN RESIDENTIAL	COMMERCIAL	MIXED USE	PUBLIC INSTITUTIONAL	CONSERVATION/RECREATION	
		P	C	MU	PI	CR		
		R-1	R-2					
Workshops, Showrooms, Studios or Offices of Skilled Trades, such as Photographers, Decorators, Upholsterers, Tailors, Taxidermists, and Similar Businesses, or for Repair and Service of small appliances and equipment such as Bicycles, Electronics, Furniture, Shoes or Similar Items				P	P			Sec 1141.42
Funeral Parlors or Mortuaries				C				
Nursing and Convalescent Homes, Assisted Living Facilities, and Senior Housing				C				
COMMUNITY USES								
Auditoriums and Performing Arts Theaters				P	P	P		Sec. 1141.14
Churches, Temples and Other Places of Worship			P	P	P			Sec. 1141.14
Child Care or Day Care Centers and Child Caring Institutions		P	P	P				Sec 1141.42
Health Club or Fitness Center				P	P			
Cemeteries					P			
Educational Institutions, Public or Private, such as Elementary and Secondary schools and Colleges, Universities and Other Institutions of Higher Education					P			
Government Offices, such as Police and Fire Stations, Post Offices, Public Works or Road Maintenance Yards						P		
Halls for Civic Clubs and Membership Organizations						P		
Libraries, Museums and Fine Art Centers					P			
Recreation Facilities, Indoor (Community/Non-commercial) - (such as tennis/racquet courts, swimming pools, roller/in-line and ice-skating rinks and fitness tracks)					P			Sec. 1141.15
Recreation Facilities, Outdoor Passive (Community/non-commercial) - (such as parks, trails, conservation areas, licensed camp grounds and similar facilities)					P	P		Sec. 1141.15

Recreation Facilities, Outdoor Active (Community/non-commercial) - (such as playgrounds, athletic fields or courts, swimming pools, skating rinks fitness tracks, and similar facilities)					P	C	Secs. 1141.15, 1141.16		
	SYMBOL								
	P	Permitted Uses							
	C	Conditional Uses							
	A	Accessory Uses							
USES		Prohibited Use	R-1	R-2	C	MU	PI	CR	STANDARDS FOR LAND USES
Public Utility and Essential Service Structures and Uses Other than Wireless Telecommunications Facilities			C	C	C	C	C	C	Sec. 1141.17
COMMERCIAL USES									
Specialty Retail Establishments such as Antique Shops, Art Galleries, Florists, Gift Shops, Bakeries					P	P			Sec 1141.42
Auto Parts Stores (without repair services)					P	P			Sec 1141.42
Hardware and Home Improvement Stores and Building Supply Yards (indoor)					P	P			Sec 1141.42
Laundromat and Dry-Cleaning Customer Pick-up/Drop-Off Only					P	P			Sec 1141.42
Printing or Copy Centers					P	P			Sec 1141.42
Eating and drinking places without the sale of alcohol, such as Restaurants, Coffeehouses, Doughnut Shops or Delicatessens					P	P			Sec 1141.42
Eating and drinking places with the sale of alcohol such as Tavern, Pub, Brewpub, Cocktail Lounge, Night Club or Billiard and Pool Hall					P	P			Sec. 1141.18 Sec 1141.42
Tobacconist or Cigar/Cigarette Shop					P	P			Sec. 1141.19 Sec 1141.42
Video Rental Establishments					P	P			Sec. 1141.20 Sec 1141.42
Retail Stores and Commercial Uses with up to 10,000 square feet of total gross floor area					P	P			Sec 1141.42
Arcades and Indoor or Outdoor Amusement Centers, such as Miniature Golf, Golf Driving Ranges, Bowling Alleys, Batting Cages or Similar Facilities						C			Sec. 1141.15
Automobile, Truck and other Motor Vehicle Service facilities including gas stations, minor and major repair					C	C			Sec. 1141.21 Sec 1141.42
Outdoor Eating Areas and Sidewalk Cafes					C	C			Sec. 1141.22 Sec 1141.42
Recording Studios					C	C			Sec. 1141.23 Sec 1141.42
Gunsmiths and Licensed Firearms Dealers						C			Sec. 1141.24 Sec 1141.42

Hotels				C				Sec. 1141.25 Sec 1141.42
Showroom, Sales Offices and Outdoor Sales or Display Area for Sales or Rentals of Goods, Products, Equipment, Machinery, Automobiles, Recreational Vehicles, Boats, Building Supplies, Hardware or Other Items				C				Sec. 1141.26 Sec 1141.42

USES	SYMBOL	KEY						STANDARDS FOR LAND USES
		RURAL RESIDENTIAL	SMALL TOWN RESIDENTIAL	COMMERCIAL	MIXED USE	PUBLIC INSTITUTIONAL	CONSERVATION/RECREATION	
		R-1	R-2	C	MU	PI	CR	
Showroom, Sales Offices and Outdoor Sales or Display Area for Sales or Rentals of Goods, Products, Equipment, Machinery, Automobiles, Recreational Vehicles, Boats, Building Supplies, Hardware or Other Items	C			C				Sec. 1141.26 Sec 1141.42
Walk-up Windows and Curbside Pick- up			C	C				Sec. 1141.40
INDUSTRIAL, RESEARCH AND LABORATORY USES								
Brewery, Distillery or Winery				C				Sec. 1141.28
Carpet and Rug Cleaning and Similar Cleaning Businesses				C				Sec. 1141.28
Metal Casting, Fabricating, Buffing, Stamping, Shearing or Punching,				C				Sec. 1141.28
Light Industrial Activities such as:								
Warehousing and Bulk Indoor Storage Facilities				C				Sec. 1141.28
Assembly of Pre-manufactured Parts for Goods, Products, Equipment, Machinery, Hardware or Similar Items				C				Sec. 1141.28
Blacksmithing, Furniture or Cabinet Repair or Manufacture, Machine Shops and Welding Shops, Stone Finishing and Carving, Printing, Bookbinding, or Publishing, Woodworking Shops and Similar Uses				C				Sec. 1141.28
Manufacture of Products from Aluminum, Brass, or Other Metals,				C				Sec. 1141.28
Manufacture and assembly of small products such as Artificial Flowers, Ornaments, Awnings, Tents, Bags, Cleaning or Polishing Preparations, Brooms and Brushes, Buttons and Novelties, Canvas Products, Clothing for Wholesale Trade, Basket Material,				C				Sec. 1141.28

Bicycles, Shoes, Caskets, Brick, Clay, Glass, Shale, Tile Terra Cotta Products or Similar Items					
Research and Development Facilities, Technical Centers and Laboratories			C		Sec. 1141.28
Outdoor Storage of Goods, Products, Equipment, Machinery, Lumber, Landscaping and Building Supplies or Similar Items			C		Sec. 1141.29
Self-Storage Warehouses			C		Sec. 1141.31

	SYMBOL	KEY							
	P	Permitted Uses	RURAL RESIDENTIAL	SMALL TOWN RESIDENTIAL	COMMERCIAL	MIXED USE	PUBLIC INSTITUTIONAL	CONSERVATION/RECREATION	
	C	Conditional Uses							
	A	Accessory Uses							
USES		Prohibited Use	R-1	R-2	C	MU	PI	CR	STANDARDS FOR LAND USES
OTHER USES									
Accessory Off-Street Parking Lot for Private Passenger Automobiles				A	A	A	A	A	
Accessory Structures and Uses Customarily Incidental to any Permitted Use				A	A	A	A	A	
Garage Sales, Estate Sales and Private Auctions				P	P	P	P	P	Sec. 1141.32
Garage for Commercial Vehicles					P	P	C	C	Sec. 1141.33
Temporary Structures and uses, including Construction Buildings				C	C	C	C	C	Sec. 1141.34
Circuses, Fairs, Revivals, Carnivals and Similar Uses					C	C	C	C	Sec. 1141.35
Home Occupation				A	A	A	A	A	Sec. 1141.36
Swimming Pools				A	A	A	A	A	Sec. 1141.37
Wireless Telecommunications Facilities						C			Sec. 1141.38
Sexually Oriented Businesses						P			Chapter 1151
Drive-Thru and Drive-up Facilities									Sec. 1141.40