

# AGENDA

## CONCORD TOWNSHIP ZONING COMMISSION

Tuesday, May 7, 2019 7:00 PM

AT TOWN HALL, 7229 RAVENNA ROAD, CONCORD, OHIO 44077-9705

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1. Public Hearing for the following zoning amendments to the Concord Township Zoning Resolution, as initiated by the Zoning Commission.

### **AMENDMENT #1 –**

#### ❖ 5.02(A) Definitions

- Reorganize dwelling definitions so they are grouped together, and revise definitions for the following terms by removing square footage sizes and density from unit definitions, and including those elements as needed by district. “Dwelling”, “Dwelling, Attached Single Family”, “Dwelling, Multi-family”, “Dwelling, Row or Townhouse Type”, “Dwelling, Detached Single Family”, “Dwelling, Single Family Cluster”, “Dwelling, Two-family”.
- Delete dwelling types not permitted in any district including the following: “Apartment”, “Multi-family Building”, “Efficiency Apartment”, and “Live/work Unit”.
- Include new definitions for the following terms: “Access drive”, “Expansion”, “Government and Public Use”, “Project Boundary” and “Utility Trailer”.
- Revise definitions related to the following terms by separating the definitions of use and building from principal and accessory, and reorganize so they are grouped together. “Building”, “Building, Accessory”, “Building, Principal”, “Use”, “Use, Accessory”, “Use, Conditional”, and “Use, Principal”.
- Revise the following terms: “Floor Area, Dwelling Unit”, “Indoor Commercial Recreation”, and “Tree Protection Area”.

### **AMENDMENT #2 -**

#### ❖ 6.01(B) Agricultural Use Exemption

- Rename Section 6.01(B) to “Agricultural Uses”.
- Clarify wording in Section 6.01(B)(2)(c), related to dairying and animals on lots between one and five acres.

#### ❖ 6.02(I) Prohibited Uses, Storage and Collection of Junk Motor Vehicles

- Revise the regulations related to storing junk motor vehicles on a property in residential district to require said vehicles to be parked in a garage if on the property for more than 30 days.
- Delete number 5 related to exempting licensed vehicles and those used for transportation.

### **AMENDMENT #3 -**

#### ❖ 11.01 Zoning Permit Required

- Clarification that new tenants in non-residential buildings and/or units within buildings are required to obtain a zoning permit.

**AMENDMENT #4 -**

- ❖ 13.36(C) Guidelines and Standards
  - Delete “U.S. Postal Service”, “Police and Fire Services” and replace with “Government and Public Uses” which includes these uses by definition.
  - Revise dwelling types, based on new terms and definitions. Delete “live/work units”.
  - Revise reference to the “2015 Comprehensive Plan Update”.
- ❖ 13.36(D), Standards for Dwellings within an Innovative Site/PD in the C District
  - Revise text to reference “dwellings” rather than “housing”.
  - Include density requirements for Row or Townhouse Type Dwellings.
  - Delete “live/work units” as a use in the district.

**AMENDMENT #5 -**

- ❖ 15.01 Purpose
  - Revise R-3 purpose statement to reference “single family cluster dwelling”
- ❖ Table 15.02-1: Table of Uses
  - Revise reference to dwelling types based on updated terms and definitions.
  - Delete “Fire Station”, “Township Cemetery”, and “Township Hall” and add new use “Government and Public Uses”.
- ❖ 15.03 Use Specific Standards
  - Revise reference to “Single Family Cluster Dwelling”.
- ❖ 15.04(B) Site Development Standards for Residential Zoning Districts
  - Revise reference to dwelling types based on updated terms and definitions.
  - Change minimum “development” area to “project” area.
- ❖ 15.04(C) R-3 Residential Development Standards
  - Change “development area” to “project area”.
  - Revise density requirements to reflect updated terms and definitions related to dwelling types.
  - Eliminate riparian setback area, if any, when calculating density.
  - Require private street signs to indicate the streets are “private”.
  - Delete text about issuing certificate of zoning compliance, as this is covered in Section XII.
- ❖ 15.04(D) R-8 Rural Residential and Recreational District Standards.
  - Change “development area” to “project area”.
- ❖ 15.05 Minimum Residential Floor Area
  - Change title of Section to “Minimum Dwelling Unit Floor Area”.
  - Update dwelling types to be consistent with terms and definitions.

**AMENDMENT #6 -**

- ❖ 16.06 Density
  - Update reference to “Detached Single Family Dwelling”.
- ❖ 16.07 Permitted Uses
  - Revise principally permitted dwelling based on new terms and definitions. Add “single family cluster dwellings”, “two family dwellings” as these were already permitted uses under the current definition of “single family dwelling” and “attached single family dwelling”.
- ❖ 16.22 Minimum Development Area

- Change “development area” to “project area”.
- ❖ 16.27 Dwelling Unit Requirements
  - Revise reference to “Detached Single Family Dwellings”.
- ❖ Appendix A Minimum Parking Requirements
  - Revise reference to dwelling types based on updated terms and definitions.
  - Delete “apartment”.
- ❖ Appendix B: Minimum Square Footage for Dwelling Units
  - Revise reference to dwelling types based on updated terms and definitions.
  - Delete “apartment”.

**AMENDMENT #7 -**

- ❖ 22.03 Table of uses
  - Add “automotive repair”, “wholesale business”, “warehouse facilities” to the RD-2 District as permitted uses.
  - Delete “U.S. Postal Service”, “Police and Fire Services” and “Government Facilities” and add “Government and Public Uses”.
  - Delete “Townhouses” and “Live/work Units” from the C District. Section 13.36 covers the uses permitted within an Innovative Site/PD.

**AMENDMENT #8 -**

- ❖ 29.04(B) Required Number of Parking Spaces
  - Revise the parking table to reflect the revised dwelling terms and definitions.
  - Delete “U.S. Postal Service”, “Police and Fire Services” and “Government Facilities” and add “Government and Public Uses”.
- ❖ 29.07 Access Drive Regulations
  - Add new language clarifying that access drives must comply with parking setbacks.
- ❖ 29.10 Parking in Residential Districts
  - Change “duplex” to “Two-Family” dwelling.
  - Revise parking requirements for recreational vehicles to also apply to utility trailers.
  - Eliminate the screening requirements for recreational vehicles and trailers.
  - Add regulations for parking of construction equipment/vehicles in residential districts.

**AMENDMENT #9 -**

- ❖ 30.03 General computations
  - Fix an error with the lettering of items under Section B, Freestanding Sign Area.
- ❖ 30.04(A) Maximum Sign Area for Permanent Signs in Residential Districts
  - Revise references to dwelling types.
  - Delete reference to R-5.
  - Eliminate footnote c that references the “content” to the signs.
- ❖ 30.04(B) Maximum Height for Permanent Signs in Residential Districts
  - Revise references to dwelling types.
  - Delete reference to R-5.
- ❖ 30.04(C) Supplemental Requirements for Permanent Signs in Residential Districts
  - Add regulations for freestanding signs that limit the height of any posts that may be visible to two (2) feet.
  - Add regulations to require the base of freestanding signs to be on a solid base.

- ❖ 30.05(B) Maximum Height for Permanent Signs in Commercial, Manufacturing and Research Districts
  - Revise the maximum sign height in the S, B-1, B-2, R-2, GH, GB, BX, and C Districts to be twelve (12) feet.
  - Eliminate the 30 ft. and 40 ft. maximum sign heights for parcels adjacent to Crile, SR-44 and I-90.
- ❖ 30.05(D) Supplemental Requirements for Permanent Freestanding Signs in Commercial, Manufacturing and Research Districts.
  - Add regulations for freestanding signs that limit the height of any posts that may be visible to two (2) feet.
  - Add regulations to require the base of freestanding signs to be on a solid base.
  - Delete the provision to allow a corner lot to have a larger sign at the corner.
- ❖ 30.08 Commercial Banners
  - General grammatical clean-up.
  - Eliminate content based provisions.
- ❖ 30.14(A) Sign Permit Requirements
  - Change “lots” to “Dwellings”

**AMENDMENT #10 -**

- ❖ 31.01 Applicability
  - Revise reference from “multi-family buildings” to “multi-family dwellings”.

**AMENDMENT #11 -**

- ❖ 37.05 Building Design Elements
  - Revise subsection G to include that pitched roofs are preferred in the Capital and IS/PD districts.

**AMENDMENT #12 -**

- ❖ 38.05 Interior Parking Lot Landscaping Guidelines
  - Revise calculation to not include the area within access drives.
- ❖ 38.09 Landscaping/Screening Adjacent to Residential Areas
  - Revise text to reference “tree protection area” rather than “tree save area”.

2. Site Plan Review Application #038: Mr. John DiMichele of 7505 RAV LLC, is requesting site plan approval for a proposed auto collision repair center located at 7505 Ravenna Road.
3. Approval of minutes of the April 2, 2019 meeting.
4. Correspondence Report by Zoning Commission Members.
5. Audience Participation.  
*Open for general public comment to Zoning Commission on items for which a public hearing is not scheduled.*
6. Next meeting of the Zoning Commission – June 4, 2019.
7. Adjournment