

BAINBRIDGE TOWNSHIP COMPREHENSIVE ZONING RESOLUTION

Detailed Annotated Outline



The following detailed annotated outline reflects the proposed structure for the new CZR. The outline may be modified during the course of the project after further input from the Township staff, Zoning Commission, Board of Zoning Appeals, among others. This may include adding, moving, or removing Articles, Divisions, or Sections.

Chapter 1, Purpose, Authority, Jurisdiction, Property Rights, and Transition

Article 1, Purpose and Authority, Jurisdiction, Property Rights, and Transition. This Article describes the authority for and general purposes of the CZR, and provides, if necessary, transitional provisions for changing from the existing Zoning Resolution to the new CZR. The Article is comprised of the following Divisions:

Division 1.100, Title and Purpose

- Sec. 1.101, Title; Short Title
- Sec. 1.102, Findings and Purposes

Division 1.200, Authority and Jurisdiction

- Sec. 1.201, Authority
- Sec. 1.202, Jurisdiction

Division 1.300, Property Rights

- Sec. 1.301, Purpose and Applicability of Division
- Sec. 1.302, Timeliness and Certainty
- Sec. 1.303, Respect for Existing Use and Development
- Sec. 1.304, Effect on Pending Applications
- Sec. 1.305, No Effect on Private Restrictions

Division 1.400 Interpretation and Severability

- Sec. 1.401, Purpose and Applicability of Division
- Sec. 1.402, Interpretation
- Sec. 1.403, Severability

Chapter 2, Zoning Districts and Land Use

Article 2, Zoning Districts. This Article establishes zoning districts, adopts the official zoning map, and provides rules for interpreting the map. This Article is comprised of the following Divisions:

Division 2.100, Zoning Districts Established (including Geauga Lake provisions)

- Sec. 2.101, Purpose and Applicability of Division
- Sec. 2.102, Zoning Districts Established
- Sec. 2.103, Land Use Plan Consistency
- Sec. 2.104, District Purposes
 - Conservation (CN) (for agriculture and conservation easement areas)
 - Rural Residential (RR) District (including development options with differing lot sizes, percentages of open space, and housing types)
 - Neighborhood Conservation (NC) District (including Subdistricts)
 - Suburban Commercial (SC)
 - Business Park (BP)
 - Geauga Lake (GL)

Division 2.200, Official Zoning Map

- Sec. 2.201, Official Zoning Map
- Sec. 2.202, Interpreting the Official Zoning Map

Article 3, Land Uses. This Article provides a matrix of permitted, conditional, and prohibited uses, meaning it specifies which uses are allowed by right (“permitted”), allowed subject to special standards or processes (“conditional”), and not allowed (“prohibited”) in each district. It also sets out the special standards that apply to uses that are subject to conditions and provides standards for temporary uses and criteria for determining how to classify a use that is not listed. This Article is comprised of the following Divisions:

Division 3.100, Permitted, Conditional, and Prohibited Uses

- Sec. 3.101, Purpose and Applicability of Division
- Sec. 3.102, Interpretation of Land Use Tables
- Sec. 3.103, Agricultural and Conservation Uses
- Sec. 3.104, Residential and Commercial Uses of the Home
- Sec. 3.105, Institutional, Recreation and Amusement Uses
- Sec. 3.106, Commercial Uses
- Sec. 3.107, Industrial, Logistics and Storage Uses
- Sec. 3.108, Prohibited Uses in All Districts
- Sec. 3.109, Unlisted Uses

Division 3.200, Temporary Uses

- Sec. 3.201, Purpose and Applicability of Division
- Sec. 3.202, Classification of Temporary Uses
- Sec. 3.203, Temporary Special Events
- Sec. 3.204, Temporary Commercial Sales Uses
- Sec. 3.205, Temporary Buildings and Temporary Construction Uses

Division 3.300, Standards for Specific Uses

- Sec. 3.301, Purpose and Applicability of Division
- Sec. 3.302, Agricultural and Conservation Uses
 - Dairying and Animal and Poultry Husbandry*
- Sec. 3.303, Residential and Commercial Uses of the Home
 - Home Businesses
 - Home Occupations*
 - Live-Work
 - Manufactured Homes*
 - Multifamily
 - Single-Family Attached
 - Single-Family Cluster Development*
 - Utilities, Neighborhood
- Sec. 3.304, Institutional, Recreation, and Amusement Uses
 - Adult Family Homes*
 - Adult Group Homes*
 - Adult Uses (i.e., adult entertainment and adult oriented businesses)*
 - Day-Care Centers, Adult*
 - Day-Care Centers, Child*
 - Cemeteries
 - Government Buildings and Uses (i.e., non-Bainbridge Township)
 - Hospitals, Clinics, and Emergency Care Centers
 - Lodges and Fraternal Organizations
 - Museums, Art Galleries, and Libraries
 - Nursing Homes*
 - Places of Assembly*
 - Recreation, Indoor
 - Gamerooms
 - Indoor Golf Driving Range
 - Private Recreational Facilities
 - Recreation, Outdoor
 - Campgrounds(min. lot size)*
 - Golf Club/Course (min. lot size)
 - Golf, Miniature
 - Live public entertainment shows
 - Outdoor Driving Range
 - Outdoor Theaters (for motion pictures)

Note: Uses denoted in **blue font** are those for which the Township has already designated as conditional uses. Items marked with an asterisk (“*”) denote which conditional uses have additional special standards or conditions.

- Publicly-owned Parks, Playgrounds, and other Recreational Facilities
 - Pools*
 - Tennis Club*
- Residential Care Facilities*
- Residential Independent Living
- Schools, Public or Private* (includes preschools, combined rehabilitation and education facilities)
- Sec. 3.305, Commercial Uses
 - Bed and Breakfast
 - Car Washes
 - Commercial Stables
 - Drive-In/Drive Through Facility
 - Fuel/Gas Stations
 - Funeral Homes
 - Greenhouses
 - Research and Development Laboratories
 - Resorts (min. lot size)*
 - Shopping Center Mall*
 - Shopping Strip Center
 - Vehicle Sales, Rental, and Service
 - Veterinarians, Animal Hospitals, and Kennels
- Sec. 3.306, Industrial, Logistics and Storage Uses
 - Business Parks (i.e., Industrial Parks)*
 - Excavation (i.e., blasting regulations)*
 - Large-Scale Wind Energy Systems*
 - Self-Storage Facilities
 - Wireless Telecommunication Facilities*

Chapter 3, Density, Intensity, Bulk, and Scale

Article 4, Residential and Nonresidential Development Yield. This Article provides basic standards for new residential subdivisions including district development standards (organized by a housing palette), mixes of housing types, and preservation of open space. This Article also sets out the standards for nonresidential lots, including standards for height, bulk, number of stories, and size of buildings and other structures. This Article is comprised of the following Divisions:

Division 4.100, New Residential Neighborhoods

- Sec. 4.101, Purpose and Applicability of Division
- Sec. 4.102, Conservation (CN) Development Standards
- Sec. 4.103, Rural Residential (RR) Development Standards
- Sec. 4.104, Lot Variability
- Sec. 4.105, Mix of Housing Types
- Sec. 4.106, Alternate Standards for Condominium and Alternate Land Ownership Patterns

Division 4.200, Housing Palette

- Sec. 4.201, Purpose and Applicability of Division
- Sec. 4.202, Single-Family Detached and Single-Family Cluster
- Sec. 4.203, Lot-Line House
- Sec. 4.204, Patio House
- Sec. 4.205, Duplex House; Standard and Over-Under
- Sec. 4.206, Townhouses; Standard and Weak-Link
- Sec. 4.207, Multifamily
- Sec. 4.208, Manufactured Home (Note that mobile homes and MHPs are prohibited)

Division 4.300, Nonresidential Lot and Scale Standards and Bonuses

- Sec. 4.301, Purpose and Applicability of Division
- Sec. 4.302, Nonresidential Scale Regulations
- Sec. 4.303, Bonuses

Article 5, Neighborhood Conservation. This Article sets out the standards for the improvement or redevelopment of lots in Neighborhood Conservation (NC) districts. This Article is comprised of the following Divisions:

Division 5.100, Development of Lots in NC Districts

- Sec. 5.101, Purpose and Applicability of Division
- Sec. 5.102, Subdivision and Combination in NC Districts
- Sec. 5.103, Development of Lots in NC Districts
- Sec. 5.104, General Development Standards for NC Subdistricts

Division 5.200, Alternate Standards

- Sec. 5.201, Purpose and Applicability of Division
- Sec. 5.202, Alternate Setbacks in NC Subdistricts (Generally, Front, Side and Rear)
- Sec. 5.203, Alternate Standards for Building Height
- Sec. 5.204, Alternate Standards for Lot Coverage

Article 6, Supplemental Development Standards. This Article sets out the supplemental standards for residential and nonresidential lots. This Article is comprised of the following Divisions:

Division 6.100, Supplemental Residential Development Standards

- Sec. 6.101, Purpose and Applicability of Division
- Sec. 6.102, Accessory Buildings and Structures
- Sec. 6.103, Accessory Dwelling Units
- Sec. 6.104, Amateur Radio
- Sec. 6.105, Common Areas and Gatehouses
- Sec. 6.106, Decks, Balconies, Patio, and Porches
- Sec. 6.107, Exceptions to Residential Height and Setback Standards
- Sec. 6.108, Fences and Garden Walls
- Sec. 6.109, Renewable Energy Systems
- Sec. 6.110, Satellite Dishes and Antennae
- Sec. 6.111, Swimming Pools and Spas

Division 6.200, Supplemental Nonresidential Development Standards

- Sec. 6.201, Purpose and Applicability of Division
- Sec. 6.202, Accessory Buildings and Structures
- Sec. 6.203, Exceptions to Height and Setback Standards
- Sec. 6.204, Fences and Garden Walls
- Sec. 6.205, Loading, Truck Access, and Solid Waste Collection
- Sec. 6.206, Outdoor Display of Merchandise
- Sec. 6.207, Outdoor Storage
- Sec. 6.208, Renewable Energy Systems

Chapter 4, Site Capacity, Environmental Quality, and Resource Stewardship

Article 7, Site Capacity and Environmental Quality. This Article will include provisions for determining development capacity of an individual site focusing on resource stewardship. In addition, this Article includes standards for preserving environmental quality (e.g., dust and debris, emissions and odors, noise, etc.). This Article is comprised of the following Divisions:

Division 7.100, Site Capacity for Development

- Sec. 7.101, Purpose and Applicability of Division
- Sec. 7.102, Delineation of Protected Resources
- Sec. 7.103, Resource Protection Standards
 - Including constrained sites, additional relief, and protected resources
- Sec. 7.104, Site Capacity Requirements
- Sec. 7.105, Residential Site Capacity Calculations
- Sec. 7.106, Nonresidential Site Capacity Calculations
- Sec. 7.107, Uses in Open Space

Division 7.200, Environmental Quality

- Sec. 7.201, Purpose and Applicability of Division
- Sec. 7.202, Dust and Debris
- Sec. 7.203, Emissions and Odors
- Sec. 7.204, Light and Glare
- Sec. 7.205, Noise
- Sec. 7.206, Vibration

Article 8, Stormwater Management and Flood Damage Prevention. This Article sets out the standards for riparian setbacks and flood hazard reduction and is comprised of the following Divisions:

Division 8.100, Riparian Setbacks

- Sec. 8.101, Purpose and Applicability of Division
- Sec. 8.102, Establishment of Designated Watercourses and Riparian Setbacks
- Sec. 8.103, Permitted, Conditional, and Prohibited Structures
- Sec. 8.104, Required Inspections

Division 8.200, Provision for Flood Hazard Reduction

- Sec. 8.201, Cross-reference to Geauga County Standards

Division 8.300, Drainage and Stormwater Management

- Sec. 8.301, Cross-reference to the Geauga County Water Management and Sediment Control Regulations

Chapter 5, Development Standards

Article 9, General Development Standards. This Article sets out the design principles and standards for development in order to obtain a Zoning Certificate, including qualitative design principles, standards for lots and blocks, the general configuration of open spaces, among other items. This Article is comprised of the following Divisions:

Division 9.100, Residential and Cluster Development Standards

- Sec. 9.101, Purpose and Applicability of Division
- Sec. 9.102, Manufactured Home Design Standards
- Sec. 9.103, Cluster Development Standards

Division 9.200, Nonresidential and Mixed-Use Development Standards

- Sec. 9.201, Purpose and Applicability of Division
- Sec. 9.202, Building Articulation and Architectural Features
- Sec. 9.203, Building Form and Design
 - Awnings and Canopies
 - Blank Walls
 - Building Entries
 - Transparency and Fenestration
 - Roof Structure
- Sec. 9.204, Mechanical Equipment and Meters
- Sec. 9.205, Multi-story Buildings
- Sec. 9.206, Service Bays

Division 9.300, Planned-Unit Development Standards

- Sec. 9.301, Purpose and Applicability of Division
- Sec. 9.302, General Planned-Unit Development Standards
- Sec. 9.303, Duplex Building Development Standards
- Sec. 9.304, Townhouse Building Development Standards
- Sec. 9.305, Multi-Family Building Development Standards
- Sec. 9.306, Geauga Lake District (includes cross-reference to Division 12.300 for nonresidential standards)

Article 10, Access, Parking, Loading, and Lighting. This Article sets out the standards for the number of parking spaces that are required for each use, and for the design of parking lots. It will include parking credits (e.g., through shared parking) and flexible standards for the surfacing of parking areas that are seldom used. This Article is comprised of the following Divisions:

Division 10.100, Access Management

- Sec. 10.101, Purpose and Applicability of Division
- Sec. 10.102, General Access Management Provisions
- Sec. 10.103, Minimum Arterial Frontage
- Sec. 10.104, Access Spacing and Corner Clearance
- Sec. 10.105, Access Dimensions
- Sec. 10.106, Common Access and Internal Cross Access
- Sec. 10.107, Number of Access Points
- Sec. 10.108, Modification of Access Management Requirements

Division 10.200, Required Parking and Loading

- Sec. 10.201, Purpose and Applicability of Division
- Sec. 10.202, Calculation of Required Parking and Loading Spaces
- Sec. 10.203, Required Parking and Loading Spaces
- Sec. 10.204, Required Disabled Parking Spaces
- Sec. 10.205, Special Studies
- Sec. 10.206, Parking Credits and Reductions
- Sec. 10.207, Shared Parking
- Sec. 10.208, Bicycle Parking

Division 10.300, Parking Lot Standards

- Sec. 10.301, Purpose and Applicability of Division
- Sec. 10.302, Location of Parking Spaces
- Sec. 10.303, Parking and Loading Design
- Sec. 10.304, Vehicle Stacking Requirements
- Sec. 10.305, Surfacing and Maintenance of Off-Street Parking Areas

Division 10.400, Lighting

- Sec. 10.401, Purpose and Applicability of Division
- Sec. 10.402, Illumination
- Sec. 10.403, Cut-Off Fixture Requirement
- Sec. 10.404, Design Requirements
- Sec. 10.405, Hours of Operation of Lighting Fixtures
- Sec. 10.406, Prohibited Lighting
- Sec. 10.407, Installation and Maintenance Standards

Article 11, Sign Standards. This Article sets out the standards for all types of signage and is comprised of the following Divisions:

Division 11.100, Purpose and Applicability of Article

- Sec. 11.101, Purpose of Article
- Sec. 11.102, Applicability of Article

Division 11.200, General Provisions

- Sec. 11.201, Sign Measurements and Calculations
- Sec. 11.202, Exempt Signs

- Sec. 11.203, Prohibited Signs and Design Elements
- Sec. 11.204, Prohibited Sign Locations
- Sec. 11.205, Message Centers
- Sec. 11.206, Illumination of Signs
- Sec. 11.207, Sign Maintenance

Division 11.300, Permanent Signs

- Sec. 11.301, Attached Signs
- Sec. 11.302, Detached Signs

Division 11.400, Temporary Signs

- Sec. 11.401, General Standards for Freestanding Temporary Signs
- Sec. 11.402, Standards for Attached Temporary Signs
- Sec. 11.403, Duration of Temporary Signs

Division 11.500, Sign Master Plans

- Sec. 11.501, Sign Design Program Alternative
- Sec. 11.502, Flexibility Criteria

Article 12, Landscaping and Buffering. This Article sets out the landscaping and buffering requirements. The Article also contains provisions for incentivizing the protection of existing trees during development and includes tree maintenance provisions. This Article is comprised of the following Divisions:

Division 12.100, Purpose and Applicability of Article

- Sec. 12.101, Purpose of Article
- Sec. 12.102, Applicability of Article

Division 12.200, General Provisions

- Sec. 12.201, Units of Measurement
- Sec. 12.202, Selection of Plant Material
- Sec. 12.203, Planting Locations
- Sec. 12.204, Timing of Landscape Installation
- Sec. 12.205, Protection of Existing Vegetation During Construction
- Sec. 12.206, Contents of Landscape Plans
- Sec. 12.207, Performance Guarantees

Division 12.300, Landscaping

- Sec. 12.301, Lot and Building Landscaping
- Sec. 12.302, Open Space Landscaping
- Sec. 12.303, Parking Lot Landscaping
- Sec. 12.304, Street Trees and Cul-de-sacs
- Sec. 12.305, Natural Resource Protection Areas
- Sec. 12.306, Tree Protection Credits
- Sec. 12.307, Tree Maintenance

Division 12.400, Buffering

- Sec. 12.401, Standard Bufferyards
- Sec. 12.402, Alternate Bufferyards
- Sec. 12.403, Parking Buffers
- Sec. 12.404, District Boundary Bufferyards

Chapter 6, Administration

Article 13, Nonconformities. This Article sets out the standards for if, when, and how compliance with the CZR will be required of existing development that was allowed when it was established but would no longer be allowed after the CZR is adopted. This Article is comprised of the following Divisions:

Division 13.100, Purpose and Applicability of Article

- Sec. 13.101, Purpose of Article
- Sec. 13.102, Applicability of Article

Division 13.200, Classification of Nonconformities

- Sec. 13.201, Nonconforming Uses
- Sec. 13.202, Nonconforming Buildings
- Sec. 13.203, Nonconforming Structures
- Sec. 13.204, Nonconforming Landscaping
- Sec. 13.205, Nonconforming Signs
- Sec. 13.206, Nonconforming Parking
- Sec. 13.207, Nonconforming Lots

Division 13.300, General Regulations

- Sec. 13.301, Termination; Restoration; and Removal
- Sec. 13.302, Change or Conversion of Use
- Sec. 13.303, Abandonment or Discontinuation of Use
- Sec. 13.304, Alteration, Enlargement, or Extension

Division 13.400, Conversion of Nonconformities

- Sec. 13.401, Procedure
- Sec. 13.402, Criteria for Approval
- Sec. 13.403, Effect and Annotation

Article 14, Administrative Bodies. This Article sets out who is responsible for making recommendations and decisions under this CZR, and their responsibilities. It also establishes the requirements for membership and operation of appointed boards and commissions. These provisions are largely dictated by state law. This Article is comprised of the following Divisions.

Division 14.100, Purpose and Applicability of Article

- Sec. 14.101, Purpose of Article
- Sec. 14.102, Applicability of Article

Division 14.200, Boards and Commissions

- Sec. 14.201, Board of Trustees (role and responsibility as it relates to land development)
- Sec. 14.202, Zoning Commission
 - Initiate text amendments
 - Review text and map (i.e., rezonings) and recommend to the Board of Trustees
 - Submit text and plan at request of Board of Trustees
- Sec. 14.203, Board of Zoning Appeals
 - Hear and decide administrative appeals of the Zoning Inspector
 - Variances
 - Conditional Use Zoning Certificates
 - Designated as Architectural Review Board?

Division 14.300, Staff

- Sec. 14.301, Zoning Inspector
 - Zoning Certificates and Sign Permits
- Sec. 14.302, Fire Chief

Division 14.400, Other Review Bodies

- Sec. 14.401, Other Review Bodies
 - Ohio Department of Transportation
 - Ohio Department of Health
 - Geauga County Planning Commission
 - Geauga County Department of Water Resources (i.e., Sanitary Engineer)
 - Geauga County Soil and Water Conservation District
 - Geauga County Building Department
 - Chagrin River Watershed Partners, Inc.
 - U.S. Army Corps of Engineers (USACOE)
 - Federal Emergency Management Agency (FEMA)
 - Any others?

Article 15, Certificates and Procedures. This Article sets out all the procedures for obtaining a Zoning Certificate and other development approvals. This Article is comprised of the following Divisions:

Division 15.100, Purpose and Applicability of Article

- Sec. 15.101, Purpose of Article
- Sec. 15.102, Applicability of Article

Division 15.200, Standardized Zoning Certificate Procedures

- Sec. 15.201, Summary of Zoning Certificate Procedures
- Sec. 15.202, Pre-Application Conference (optional)
- Sec. 15.203, Filing of Application
- Sec. 15.204, Application Completeness Review
- Sec. 15.205, Administrative Review; Approval (if applicable) (e.g., signs) or Referral
- Sec. 15.206, Public Notice

- Sec. 15.207, Zoning Commission or Board of Zoning Appeals Hearing
- Sec. 15.208, Administrative Signature for Referral to Geauga County Planning Commission
- Sec. 15.209, Geauga County Planning Commission Plan and Plat Review and Comments

Division 15.300, Administrative Processes

- Sec. 15.301, Zoning Certificates
- Sec. 15.302, Zoning Certificates for Signs

Division 15.400, Public Hearing Processes

- Sec. 15.401, Conditional Use Zoning Certificates
- Sec. 15.402, Zoning Amendments
- Sec. 15.403, Variances
- Sec. 15.404, Appeals of Zoning Inspector Decisions
- Sec. 15.405, Text Amendments

Article 16, Enforcement and Remedies. This Article establishes how the CZR will be enforced, including procedures for ensuring compliance and penalties for noncompliance. This Article is comprised of the following Divisions:

Division 16.100, Purpose and Applicability of Article

- Sec. 16.101, Purpose of Article
- Sec. 16.102, Applicability of Article

Division 16.200, Violations

- Sec. 16.201, Violations
- Sec. 16.202, Complaints Regarding Violations

Division 16.300, Enforcement

- Sec. 16.301, Methods of Enforcement
- Sec. 16.302, Enforcement Procedures
- Sec. 16.303, Remedies

Chapter 7, Measurements and Words

Article 17, Word Usage, Measurements, and Definitions. This Article sets out how the words are used, the meaning of acronyms that are used in the CZR, and the meanings of all the defined terms and phrases in the CZR. This Article is comprised of the following Divisions:

Division 17.100, Word Usage and Acronyms

- Sec. 17.101, World Wide Web Links
- Sec. 17.102, Word Usage
- Sec. 17.103, Abbreviations and Acronyms

Division 17.200, Measurements and Calculations

- Sec. 17.201, Base Site Area
- Sec. 17.202, Building Coverage and Building Coverage Ratio
- Sec. 17.203, Density
- Sec. 17.204, Height

- Sec. 17.205, Intensity
- Sec. 17.206, Lot Area
- Sec. 17.207, Lot Coverage
- Sec. 17.208, Lot Width
- Sec. 17.209, Open Space Ratio and Landscape Surface Ratio
- Sec. 17.210, Setbacks

Division 17.300, Definitions

- 1 to 9 Terms
 - A Terms
 - B Terms
 - C Terms
- through
- Z Terms

Appendices

Appendix A, Site Capacity Calculations. This appendix will provide the necessary calculations, analysis, and worksheets in order to guide applicants through the calculation process.

Residential Site Capacity

- Example Residential Site Capacity Analysis
- Residential Site Capacity Analysis Worksheet

Nonresidential Site Capacity Analysis

- Example Nonresidential Site Capacity Analysis
- Nonresidential Site Capacity Worksheet