CHAPTER 131

DISTRICTS CLASSIFIED AND PURPOSE: ZONING MAP

131.01 Districts classified.
131.02 Map Incorporation and attestation.
131.03 Interpretation of district boundaries.
131.04 Purpose of districts.

131.01 DISTRICTS CLASSIFIED.

For the purposes of this Resolution, the entire territory of Bainbridge Township is hereby divided into the following classes or districts which are hereby established:

Designation	District Name
R-5A	Rural Open Residential District
R-3A	Rural Residential District
CB	Convenience Business District
CR	Commercial Recreation District **[Deleted 6/8/2015 – Z-2015-1]**
LIR	Light Industry Restricted District
P-O	Professional Office District **[Adopted 3/18/1991 – Z-1990-5]**
APP	Active Public Park District **[Adopted 7/6/1999 – Z-1999-7]**
PPP	Passive Public Park District **[Adopted 8/2/1999 – Z-1999-8]**
MUP	Mixed Use Planned Unit Development **[Adopted 6/8/2015 – Z-2015-1]**

131.02 MAP INCORPORATION AND ATTESTATION.

(a) The districts as classified and established in this Zoning Resolution are shown on the official Zoning Map which, together with all explanatory matter thereon, is hereby adopted as part of this Zoning Resolution.

(b) The official Zoning Map shall be identified by the signature of the Chairman of the Board of Township Trustees and attested to by the Township Clerk.

131.03 INTERPRETATION OF DISTRICT BOUNDARIES.

Where uncertainty exists with respect to boundaries of any of the districts shown on the official Zoning Map, the following rules of interpretation shall apply:

(a) Where a district boundary is indicated as approximately following the center line of a street or highway, or a street or highway right-of-way line, such center line or right-of-way line shall be deemed to be the boundary.

(b) Where a district boundary is indicated as approximately following a lot line, such lot line shall be deemed to be the boundary.

(c) Where a district boundary is indicated as being approximately parallel to the center line or the right-of-way line of a street or highway, such district boundary shall be deemed as being parallel thereto and at such distance therefrom as is indicated on the official Zoning Map. If no distance is given, the distance shall be determined by use of the scale shown on the official Zoning Map.

(d) Where the boundary of a district follows a stream, the center of the stream shall be deemed such boundary. The "center of a stream" is defined as:
   (1) In the case of a diurnal stream, the midpoint between its banks at the low-water mark; or
   (2) In the case of an ephemeral stream, the midpoint between the outer limits of its visibly discernible channel.

131.04 PURPOSE OF DISTRICTS.

The zoning use districts as classified and established for the Township are created and the boundaries thereof delineated in furtherance of the general purposes of this Zoning Resolution as set forth in Section 101.02. In addition, the specific purpose of each district is as follows:

(a) Rural Open Residential District (R-5A). The purpose of the R-5A District is to permit development and use of land for low density, single-family dwellings with lot size sufficient for on-site water supply and sewage treatment facilities; but not to exceed one (1) dwelling unit per five (5) acres. R-5A Districts are generally associated with the areas as shown on the Bainbridge Township Guide Plan for Land Development, 2000, for Rural Open Residential Development.

(b) Rural Residential District (R-3A). The purpose of the R-3A District is to permit development and use of land for low density, single-family dwellings with lot size sufficient for on-site water supply and sewage treatment facilities; but not to exceed one (1) dwelling unit per three (3) acres. R-3A Districts are generally associated with the areas shown on the Bainbridge Township Guide Plan for Land Development, 2000, for Rural Residential Development.

(c) Convenience Business District (CB). The purpose of the CB District is to permit and reasonably regulate development and use of land for convenience businesses.

A convenience business is one which:

(1) Provides goods and services required by Township residents on a frequent or daily basis, for which travel to a major commercial center would be impractical; and which
(2) Serves primarily local patrons, rather than drawing customers from a large market area outside the Township.

The CB District would normally be located in areas served by central sewers and therefore suitable for commercial development, as indicated on the Bainbridge Guide Plan for Land Development, 2000.

(d) Mixed Use Planned Unit Development (MUP). The purpose of the Bainbridge Township Mixed-Use Planned Unit Development District is to promote the redevelopment of a formerly regionally significant tourist area and to protect the site's plentiful natural resources while maximizing compatibility and integration with adjacent jurisdictions and existing uses (e.g., adjacent outdoor water park and residential areas). Bainbridge Township plans to provide flexibility in site design by creating opportunities for higher density, semi-urban residential housing and mixed-uses and to improve the overall tax base of the township. The mixed-use planned unit development district intends to promote integrated developments that are compatible with adjacent neighborhoods with access and internal circulation methods that are pedestrian-friendly. Within the MUP District, the zoning regulations need not be uniform, but may vary in order to accommodate unified development and to promote the public health, safety and morals. The foregoing proposed text is based on R.C. 519.021, Planned Unit Development. **[Adopted 6/8/2015 – Z-2015-1]**

(e) Light Industry Restricted District (LIR). The purpose of the LIR District is to reasonably regulate the development and use of land for light manufacturing and research establishments, the operation of which: is free of hazards such as odor, smoke, dust, noise, glare and/or other pollution; conducted entirely within an enclosed structure; generates little industrial traffic, and; is served by central sewers. Additional or future industrial development will be encouraged in areas designated most suitable for industrial development as indicated in the Bainbridge Township Guide Plan for Land Development, 2000.

(f) Active Public Park District (APP). The Active Public Park District is established to provide recreational facilities for the community within a park-like setting and atmosphere; to promote certain healthy and beneficial outdoor leisure time activities for park users which do not present a significant risk of harm to others; and to afford reasonable access for the public to outdoor athletic, social and educational activities. Unlike the Passive Public Park District, this district recognizes that certain outdoor activities may require modification and alteration of natural terrain and disturbances of natural habitat. The Active Public Park District is created to achieve a balance between the public's need for active outdoor recreational facilities and the preservation of open space. **[Adopted 7/6/1999 – Z-1999-7]**

(g) Passive Public Park District (PPP). The Passive Public Park District is established to protect and preserve park lands, wilderness areas, open spaces, and scenic areas; to conserve fish and wildlife, to promote forestry, wetlands, and other natural habitats; and to promote natural green spaces for the community. Passive Public Park District uses are intended to be passive in nature to prevent the disturbance of the natural terrain, habitat and wildlife of the area. **[Adopted 8/2/1999 – Z-1999-8]**

Village of Chagrin Falls

Geauga County

South Russell Village

Bentleyville Village

Cuyahoga County

Auburn Township

Geauga County

City of Solon

Portage County

City of Aurora

Bainbridge Township Zoning Map

Revised: October 2020

Chagrin Falls Park

Zoning Districts

- R-3A: Rural Residential
- R-5A: Rural Open Residential
- CB: Convenience Business
- PO: Professional Office
- MUP: Mixed Use Planned Unit Development
- LIR: Light Industry Restricted
- PPP: Passive Public Park
- APP: Active Public Park

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Amendment No. Z-2020-5 is hereby adopted by the Bainbridge Township Board of Trustees

this 12TH *day of* OCTOBER, *2020.*

Jeffrey S. Markley, Trustee

Lorrie A. Sass Benza, Trustee

Kristina O'Brien, Trustee

Janice S. Sugarman, Fiscal Officer

Effective this 11TH *day of* NOVEMBER, *2020.*

Janice S. Sugarman, Fiscal Officer

Geauga County Digital Data is a compilation of recorded plats, surveys, deeds, and other collected information for use within the Geographic Information System for purposes of public access and analysis. These and other digital data are not necessarily exact, and surveys, deeds, plats or other legal instruments defining land ownership are valid. Geauga County assumes no legal responsibility for the information and users should contact the GIS Department with questions or concerns. October 21, 2019