

CHAPTER 131

DISTRICTS CLASSIFIED AND PURPOSE: ZONING MAP

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131.03 Interpretation of
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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:

<u>Designation</u>	<u>District Name</u>
R-5A	Rural Open Residential District
R-3A	Rural Residential District
CB	Convenience Business District
LIR	Light Industry Restricted District
P-O	Professional Office District
APP	Active Public Park District
PPP	Passive Public Park District
MUP	Mixed Use Planned Unit Development

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 signatures of the Board of Township Trustees and attested to by the Township Fiscal Officer together with the date of its adoption and the effective date.

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.

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 in the current adopted version of the Bainbridge Township Land Use Plan 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 associated with the areas shown in the current adopted version of the Bainbridge Township Land Use Plan 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 may:

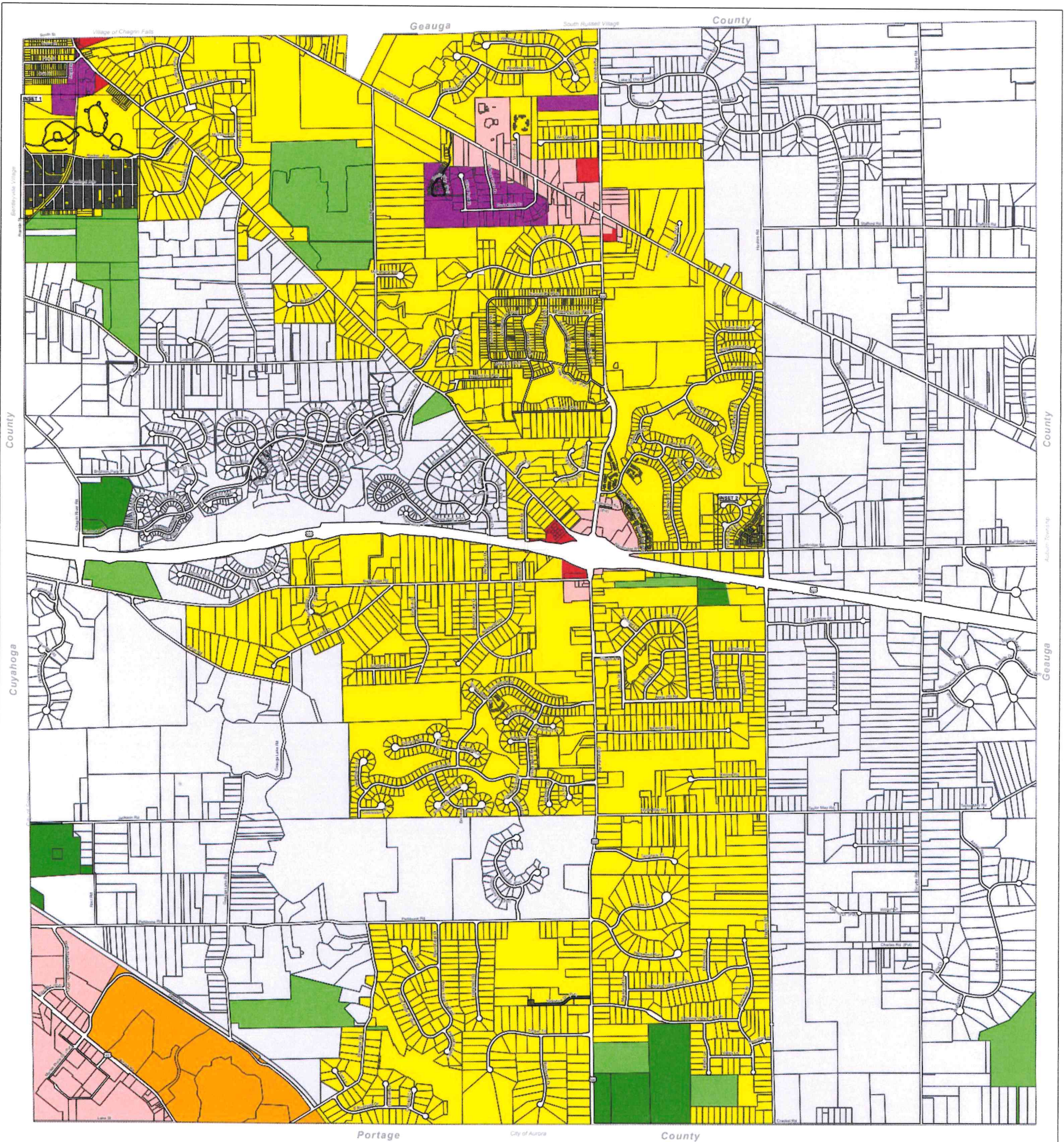
- (1) Provide goods and services that may be required by Township residents on a frequent or daily basis, for which travel to a major commercial center may be impractical; and may
- (2) Serve primarily local patrons, rather than drawing customers from a large regional market area.

The CB District is typically located in areas served by central sewers and therefore suitable for commercial development, as indicated in the current version of the adopted Bainbridge Township Land Use Plan.

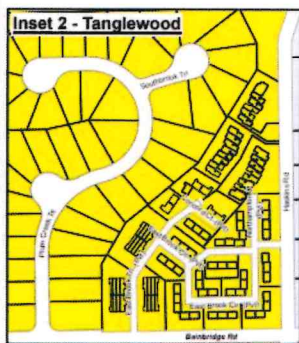
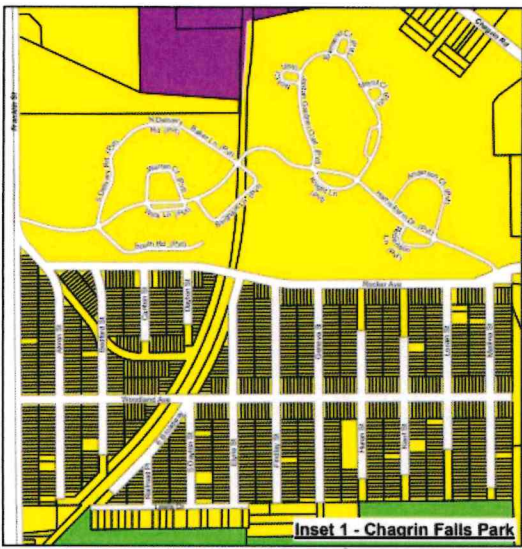
- (d) Mixed Use Planned Unit Development (MUP). The purpose of the Bainbridge Township Mixed-Use Planned Unit Development District is to promote the redevelopment of a formerly regionally significant tourist area and to protect the site's plentiful natural resources while maximizing compatibility and integration with adjacent jurisdictions and existing uses. 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, morals, and general welfare. The foregoing text is based on R.C. 519.021, Planned Unit Development.
- (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 current version of the adopted Bainbridge Township Land Use Plan.
- (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 as indicated in the current version of the adopted Bainbridge Township Land Use Plan.

- (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 as indicated in the current version of the adopted Bainbridge Township Land Use Plan.
- (h) The Professional Office (P-O) District. The Professional Office District is established to permit and reasonably regulate the development and use of land for non-retail office uses only on main roads including Washington, Chillicothe, Chagrin, and Bainbridge or at major intersections where commercial or light industrial zoning (CB or LIR) currently exists. Based on the Township's objectives as expressed in Section 101.02 Declaration of Purpose, and as indicated in the current adopted version of the Bainbridge Township Land Use Plan, this district shall have limited application and shall be used as a transitional zone or buffer between existing commercial or light industrial uses and existing or future residential property. It is not intended to create any type of commercial use in an area that is currently without commercial use or to isolate existing residentially zoned lots.

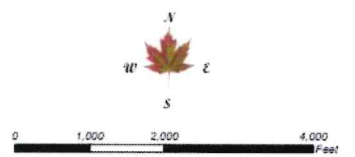
This district shall only be applied along such main roads the minimum distance necessary to achieve the transition. Where practicable, and when satisfying the intent to minimize the extension of non-residential zoning on main roads, natural features (such as ravines, streams, woods, etc.) and man-made features (such as land uses, land ownership and subdivision patterns, utility corridors and easements, etc.) shall be the basis for establishing the limits of this district.



Bainbridge Township Zoning Map



- 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
 - APP: Active Public Park
 - PPP: Passive Public Park



Amendment number **Z-2025-3** is hereby adopted by the Bainbridge Township Board of Trustees this **28th** day of **July**, 2025.

Effective the **27th** day of **August**, 2025.

Jeffrey S. Markley
Jeffrey S. Markley, Trustee

Michael Bates
Dr. Michael Bates, Trustee

Kristina O'Brien
Kristina O'Brien, Trustee

Janice S. Sugarman
Janice S. Sugarman, Fiscal Officer



Gauga County digital data is a representation of recorded plat, survey, deed, and other collected information for use within the Geographic Information System for purposes of public access and analysis. These and other digital data do not replace or modify local zoning, deeds, and/or other legal requirements pertaining to land ownership or use. Geauga County assumes no legal responsibility for this information and users should contact the GIS Department with questions or concerns. July 28, 2025.