

Jackson Township Zoning Commission Meeting Minutes  
April 16, 2015

Members present: James Conley  
Larry Everhard  
David Thiel  
Scott Sandrock  
John Weston  
Fredrick Monsell-Alternate  
Zoning Inspector: Joni Poindexter

5:00 PM Amendment 617-15- Jackson Township Trustees, 5735 Wales Ave. NW, Massillon, Ohio 44646 propose misc. text changes to the zoning resolution, including, but not limited to, changing the R-4 and R-5 Multi Family Districts to a PUD district, signs, and the parking of RV, campers, boats & trailers in residential districts.

Mr. Conley read the file application and stated that RPC recommended approval of a modification. Mr. Conley noted that there was no one in the audience.

Ms. Poindexter stated that the board members received a copy of the proposed text amendments and everyone should have reviewed them. The amendments were summarized and Ms. Poindexter explained some of the modification per the RPC comments.

After reviewing the text amendments as attached Mr. Thiel made a motion to approve amendment 617-15 as amended and Mr. Sandrock seconded the motion.

The vote was: Mr. Weston-yes, Mr. Sandrock-yes, Mr. Thiel-yes, Mr. Everhard-yes and Mr. Conley-yes.

Mr. Thiel made a motion to approve the meeting minutes from the February 19, 2015 meeting and Mr. Weston seconded the motion.

The vote was: Mr. Weston-yes, Mr. Sandrock-yes, Mr. Thiel-yes, Mr. Everhard-yes and Mr. Conley-yes.

Mr. Conley adjourned the meeting.

Respectfully submitted,

Joni Poindexter  
Zoning Inspector

AMENDMENT 617-15-PROPOSED TEXT CHANGES-SIGN, PUD, MICS. Initiated 3/24/15 by Trustees-Proposed changes are highlighted in pink. Black text listed is for reference purposes only. Orange is modifications per RPC's comments.

## **SECTION 201.2 DEFINITIONS**

Change #52 **Dwelling, Multi-Family**: A building designed for or occupied by three (3) or more families living independently of each other. For the purpose of this definition Single Family Attached in a PUD shall not be considered a multi-family dwelling.

Change #71 **Group Dwelling Development**: Two or more residential structures located on one lot, except when the residential structures are part of a Planned Unit Residential Development District.

Modified #129 – Planned Unit Development (PUD): An area of land in which a variety of housing types and subordinate commercial and other nonresidential facilities are accommodated under more flexible standards, including lot sizes, setbacks, and density ~~and requires a percentage of common open space.~~ Depending on the zoning classification of the PUD, a PUD may require a percentage of open space and may consist entirely of single family detached, single family attached, two-family, and/or multi-family units ~~and is~~ as designed as a planned residential community. Commercial uses may only be included as part of an R-6 PUD.

Change #173-**Structure**: Anything constructed or erected, that has a roof and ~~the use of which~~ requires a permanent or temporary location on the ground or attached to something having a permanent or temporary location on the ground., ~~including but not limited to fences, decks, poles, backstops, gazebos, and tents.~~

## **SECTION 301.2 DISTRICTS**

The following zoning districts are hereby established for Jackson Township:

1. O-S Open Space District
2. R-R Rural Residential District
3. R-1 Single Family Low Density Residential District
4. R-1A Single Family Residential District
5. R-2 Two-Family Residential District
6. R-3 Residential Planned Unit Development District
7. R-4 Multi-Family Residential **Planned Unit Development** District
8. R-5 Multi-Family High Density Residential **Planned Unit Development** District
9. R-6 PUD Planned Unit Development District
10. C-P Canal Parkland District
11. R-P Parks and Recreation District
12. R-T Research and Technology Campus District
13. B-1 Suburban Office and Limited Business District
14. B-2 Neighborhood Business District
15. B-3 Commercial Business District
16. PBRD Planned Business Residential Development District
17. I-1 Industrial District

### **Chapter 401 Headings**

Change to “401.17 Open Space Requirements in ~~R-R, R-1~~ R-3 and R-6 PUD Districts”

Change 401.20 to “**Site Development Requirements for Planned Developments in R-4 and R-5 PUD Districts**” and change other numbers to correspond. (401.21 Review Requirements for Planned Unit Development, 401.22 Permitted Use Certificate Required, 401.23 Minimum Required Yards for Public Elementary and Secondary Schools, Colleges, Universities and Technical Schools in Residential Districts.)

## **SECTION 401.1 PURPOSE**

Add the following:

- G. R-4 Multi-Family Residential **Planned Unit Development** District. The purpose of this district is to permit attached single-family and multi-family developments at densities of up to ten (10) dwelling units per acre. Development shall provide for the efficient development and utilization of community facilities such as water, sewers, and streets.

- H. R-5 Multi-Family High Density Residential Planned Unit Development District. The purpose of this district is to permit multi-family developments at densities of up to twenty-five (25) dwelling units per acre in areas of the community where high-density housing may be desirable.

**SECTION 401.2 USE REGULATIONS**

**Change to -** In the O-S, R-R, R-1, R-1A, R-2, R-3 Residential PUD, R-4 **Multi-Family Residential PUD**, R-5 **Multi-Family Residential PUD**, and R-6 PUD Districts, land and structures shall be used or occupied, and structures shall be erected, reconstructed, enlarged, moved, or structurally altered, only for a permitted principal use specified for such district in Schedule 401.3, a permitted conditional use in accordance with Section 431, or an accessory use to a permitted or conditional permitted use in accordance with Sections 401.11 through 401.14.

- C. Uses Permitted in an R-3 Residential PUD, R-4 and R-5 Multi-Family Residential PUD and R-6 PUD Districts. All development in an R-3 Residential PUD, R-4 and R-5 Multi-Family Residential PUD and R-6 PUD District shall be planned and designed as a planned unit development and shall be reviewed and approved according to the procedures set forth in Chapter 805. Uses enumerated in Schedule 401.3, when denoted with the letter “PR”, are uses that ~~may~~ shall (together with their accessory uses) be permitted as part of a planned unit development.
- D. Accessory Uses. Accessory uses, buildings, and structures subject to regulations as specified herein, are permitted in association with and subordinate to a permitted principal or conditional use in the O-S, R-R, R-1, R-1A, R-2, R-3 Residential PUD, R-4 **Multi-Family Residential PUD**, R-5 **Multi-Family Residential PUD**, and R-6 PUD Districts and include, but are not limited to, the following:

**SECTION 401.3 SCHEDULE OF USES**

Column A.	B.	C.	D.	E.	F.	G.	H.	I.	J.
LAND USE CATEGORY	O-S	R-R <sup>(d)</sup>	R-1 <sup>(d)</sup>	R-1A <sup>(d)</sup>	R-2	R-3 PUD <sup>(a)</sup>	R-4 PUD <sup>(g)</sup>	R-5 PUD <sup>(g)</sup>	R-6 PUD <sup>(b)</sup>
<b>1. Residential Uses:</b>									
a. Single-family Dwelling(s) Detached		P	P	P	P	PR			PR
b. Two Family Dwelling					P	PR	PR	PR	PR
<del>e. One Building on a Parcel</del>									
c. Single-family Attached Dwelling <del>or and Multi-family Dwelling with 6 or fewer units per acre</del>						PR	PR	PR	PR
d. <del>Single-family Attached Dwelling or and Multi-family Dwelling(s) with more than 6 units per acre</del>						PR	CUP PR	CUP PR	PR
e. Group Dwelling Development					CUP	PR	CUP	CUP	PR
f. Licensed Family Home for Handicapped Persons		P	P	P	P	PR	PR	PR	
g. Licensed Group Home for Handicapped Persons					CUP	CUP PR	CUP PR	CUP PR	
h. Congregate Living Development					CUP		CUP	CUP	
i. Congregate Living Facility		CUP	CUP	CUP	CUP	PR	CUP PR	CUP PR	PR
j. Bed and Breakfast, Residential			CUP			PR	CUP	CUP	PR

SECTION 401.3 SCHEDULE OF PERMITTED USES									
Column A.	B.	C.	D.	E.	F.	G.	H.	I.	J.
LAND USE CATEGORY	O-S	R-R <sup>(d)</sup>	R-1 <sup>(d)</sup>	R-1A <sup>(d)</sup>	R-2	R-3 PUD <sup>(a)</sup>	R-4 <sup>(g)</sup>	R-5 <sup>(g)</sup>	R-6 PUD <sup>(b)</sup>
<b>2. Retail and Service Uses:</b>									
a. Retail sales, personal services, and restaurants w/o drive thru									PR
b. Farm Market		P	P	P	P	P	P	P	PR
c. Agricultural Uses-(in compliance with 102.1 & 302.6)	P	P	P	P	P	P	P	P	P
<b>3. Recreational, Entertainment Uses:</b>									
a. Temporary recreational events, fairs, festivals	P	P	P	P	P	P	P	P	P
b. Recreational Facilities, Type A		P	P	P	P	PR	PR	PR	PR
<b>4. Community Facilities</b>									
a. Elementary and secondary schools and related facilities, public <sup>(f)</sup>		P	P	P	P		<del>P</del>	<del>P</del>	PR
b. Elementary and secondary schools and related facilities-Private		CUP	CUP	CUP	CUP		<del>CUP</del>	<del>CUP</del>	PR
c. Public Safety Facilities		P	P	P	P	P	P	P	P
d. Public Service Facilities	P	P	P	P	P	P	P	P	P
e. Public Maintenance Facilities	P	P	P	P	P	P	P	P	P
f. College/University/ Technical school and related facilities-Private		CUP	CUP	CUP	CUP		<del>CUP</del>	<del>CUP</del>	
g. College/University/ Technical school and related facilities-Public <sup>(f)</sup>		P	P	P	P		<del>P</del>	<del>P</del>	
h. Library, Museum		CUP	CUP	CUP	CUP		<del>CUP</del>	<del>CUP</del>	
i. Adult or Child Day Care Center		CUP	CUP	CUP	CUP		<del>CUP</del>	<del>CUP</del>	PR
j. Family Day Care Home Type A		CUP	CUP	CUP	CUP		<del>CUP</del>	<del>CUP</del>	PR
k. Family Day Care Home Type B		P	P	P	P	P	P	P	P
l. Churches and other places of worship		CUP	CUP	CUP	CUP	PR	<del>CUP</del> PR	<del>CUP</del> PR	PR
m. Hospital			CUP	CUP	CUP		<del>CUP</del>	<del>CUP</del>	PR
n. Telecommunication Facilities		(C)	(C)	(C)	(C)	(C)	(C)	(C)	(C)
o. Surface Mining <sup>(e)</sup>		CUP	CUP	CUP	CUP		<del>CUP</del>	<del>CUP</del>	PR
Notes to Schedule of Permitted Uses:									
(a) See Section 401.15, 401.16, 401.19, and <del>401.20</del> , 401.21 for regulations for R-3 Residential PUD's.									
(b) See Section 401.15, 401.16, 401.17, 401.18 and <del>401.20</del> , 401.21 for regulations for R-6 PUD's.									
(c) See Chapter 304 for regulations for Wireless Telecommunication Facilities.									
(d) Only one (1) residential dwelling unit per lot is permitted unless otherwise stated in these regulations.									
(e) Requires renewal of a conditional use permit on an annual basis.									
(f) See Section <del>401.22</del> 401.23 for regulations.									
(g) See Section 401.15, 401.16, 401.20, 401.21 for regulations for R-4 and R-5 Multi-Family Residential PUD's.									

**SECTION 401.4 REGULATIONS FOR INDIVIDUAL LOTS WITH A SINGLE PRINCIPAL BUILDING**

The provisions of Section 401.4 through 401.14 inclusive of this Chapter apply to the development of a lot with only one principal permitted or conditional building, unless otherwise specifically stated elsewhere in these regulations. Specific development regulations for planned unit developments in R-3 Residential PUD, R-4 Multi-Family Residential PUD, R-5 Multi-Family Residential PUD and R-6 PUD Districts are set forth in Sections 401.15 through ~~401.19~~ 401.20.

**SECTION 401.5 LOT REQUIREMENTS FOR SUBDIVIDED LOTS**

The minimum area, width and frontage of a lot that may be used for purposes of one principal building, maximum density of dwelling units and minimum open space requirements are set forth in Schedule 401.5.

**Schedule 401.5**

**Lot Area, Width, Frontage, Density and Open Space Requirements**

<b>Column A.</b>	<b>B.</b>	<b>C.</b>	<b>D.</b>	<b>E.</b>	<b>F.</b>
<b>Zoning District</b>	<b>Minimum Lot Area</b>	<b>Minimum Lot Width at 100' setback</b>	<b>Minimum Lot Frontage</b>	<b>Maximum Density of Units</b>	<b>Maximum Building &amp; Parking Coverage</b>
1. O-S	1 Acre	50 feet	50 feet	N/A	N/A
2. R-R	20,000 sq. ft.	100 feet	50 feet	N/A	N/A
3. R-1	14,500 sq. ft.	80 feet	50 feet	N/A	N/A
4. R-1A	12,000 sq. ft.	80 feet	50 feet	N/A	N/A
5. R-2	14,500 sq. ft.	80 feet	50 feet	6 un/ac	85%
6. R-3PUD	(b)	(b)	(b)	(b)	(b)
7. R-4 PUD	<del>15,000 sq. ft.</del> <sup>(c)</sup>	<del>100 feet</del> <sup>(c)</sup>	<del>100 feet</del> <sup>(c)</sup>	<del>10 un/ac</del> <sup>(c)</sup>	<del>85%</del> <sup>(c)</sup>
8. R-5 PUD	<del>15,000 sq. ft.</del> <sup>(c)</sup>	<del>100 feet</del> <sup>(c)</sup>	<del>100 feet</del> <sup>(c)</sup>	<del>25 un/ac</del> <sup>(c)</sup>	<del>85%</del> <sup>(c)</sup>
9. R-6PUD	(a)	(a)	(a)	(a)	(a)

Notes to Schedule 401.5:

- (a) See Sections 401.15 thru 401.18 and ~~401.20~~ 401.21 for regulations for R-6 PUD's.
  - (b) See Section 401.15, 401.16, 401.19 and ~~401.20~~ 401.21 for regulations for R-3 PUD's.
  - (c) See Section 401.15, 401.16, 401.20, and 401.21 for regulations for R-4 PUD and R-5 PUD's.
- Un/ac = dwelling units per acre.

**Schedule 401.6**

**Minimum Required Yards For Principal Uses on Lots**

<b>Column A</b>	<b>B.</b>	<b>C.</b>	<b>D.</b>	<b>E.</b>
<b>District</b>	<b>Front Yard Depth <sup>(a)</sup></b>	<b>Rear Yard Depth</b>	<b>Side Yard Width</b>	<b>Side and Rear Yard Depth When Abutting R-R or R-1 Districts</b>
1. O-S	35 feet	25 feet	25 feet	25 feet
2. R-R	40 feet	25 feet	10 feet	(b)
3. R-1	40 feet	15 feet	10 feet	(b)
4. R-1A	40 feet	15 feet	10 feet	15 feet
5. R-2	40 feet	25 feet	10 feet	35 feet
6. R-3 PUD	(d)	(d)	(d)	(d)
7. R-4 PUD	<del>40 feet</del> <sup>(e)</sup>	<del>25 feet</del> <sup>(e)</sup>	<del>25 feet</del> <sup>(e)</sup>	<del>35 feet</del> <sup>(e)</sup>
8. R-5 PUD	<del>50 feet</del> <sup>(e)</sup>	<del>25 feet</del> <sup>(e)</sup>	<del>25 feet</del> <sup>(e)</sup>	<del>35 feet</del> <sup>(e)</sup>
9. R-6PUD	(c)	(c)	(c)	(c)

Notes to Schedule 401.6:

- (a) For corner and double frontage lots, either street may be designated to meet the front yard setback, as required for such district. A minimum setback of twenty-five (25) feet shall be required on the other street for all structures.
- (b) Same as the requirement specified in columns C and D respectively.
- (c) See Section 401.18 for regulations for R-6PUD's.
- (d) See Section 401.19 for specific R-3 PUD requirements.
- (e) See Section 401.20 for specific R-4 and R-5 PUD requirements.

**SECTION 401.8 HEIGHT REQUIREMENTS**

The maximum height of principal buildings in the O-S, R-R, R-1, R-1A, R-2, R-3 Residential PUD, R-4 Multi-Family Residential PUD, R-5 Multi-Family Residential PUD, and R-6 PUD districts shall be 40 feet, except as otherwise set forth in Section 302.1 and 431.6.

**SECTION 401.10 PARKING AND DRIVEWAY REQUIREMENTS**

- A. Driveways for residential uses shall have a width not less than eight (8) feet.
- B. Off street parking, exclusive of driveways, shall occupy no more than one-third of any front, side or rear yard in any R-R, R-1 or R-1A district. The location of off-street parking facilities for more than five (5) vehicles may be located in required yards in any O-S, R-2, R-4 PUD and R-5 PUD district.

**SECTION 401.11 ACCESSORY USE YARD AND HEIGHT REGULATIONS (See Chapter 413 Riparian Areas for minimum yard requirements for accessory uses or structures on lots when abutting the Ohio Erie Canal, Tuscarawas River or the Mudbrook or Nimisila Creek.)**

Change to “Accessory uses, buildings and structures permitted in the O-S, R-R, R-1, R-1A, R-2, R-3 Residential PUD, R-4 Multi-Family Residential PUD, R-5 Multi-Family Residential PUD and R-6 PUD districts shall conform to the location, coverage and height standards contained in this Section, except where otherwise noted. An accessory building or structure shall be located as set forth in Schedule 401.11 below, however, an accessory use shall only be permitted to the extent such use complies with all other accessory use regulations set forth in Section 401.12.”

**SECTION 401.12 SUPPLEMENTAL ACCESSORY USE REGULATIONS**

In addition to the yard and height regulations set forth in Section ~~401.12~~ 401.11, accessory uses shall comply with the following supplemental regulations.

Change Accessory buildings:

**Change (A)(5)** to “No detached accessory buildings shall exceed five hundred (500) square feet per unit in R-2, R-3 Residential PUD, R-4 Multi-Family Residential PUD or R-5 Multi-Family Residential PUD, and R-6 PUD districts, except as otherwise specifically permitted.”

#### **SECTION 401.14(B)**

Change B to “Parking or storage of recreational vehicles, boats, or trailers not specifically prohibited by paragraph 401.14A, **greater than 24 ft. in length** shall be permitted only in the side or rear yard of a lot in any residential district with a principal residential dwelling unit or on a lot that is contiguous to, and has common ownership, and is used in conjunction with the lot that has the principal use.. The side and rear yard shall consist of a portion of the lot from the front corner of the principal dwelling to the rear corner of the lot. **Temporary parking due to loading, unloading, and/or minor repairs will be granted in the front driveway for recreational vehicles, boats or trailers greater than 24 ft. in length upon owner’s request of the Township Zoning Department. This temporary parking authorization will be valid for a period of (7) seven calendar days from notification. The only extension that will be given consideration on the (7) seven calendar time limit will be for repair provider delays, unsafe travel conditions, and/or owner medical emergencies.**

Parking or storage of recreational vehicles, boats or trailers not specifically prohibited by paragraph 401.14A that are 24 ft. in length or less are permitted to be parked in the rear and side yard and the front driveway of a lot in any residential district with a principal residential dwelling unit or on a lot that is contiguous to, and has common ownership, and is used in conjunction with the lot that has the principal use.”

#### **SECTION 401.15 REGULATIONS OF PLANNED UNIT DEVELOPMENTS**

The provisions of Sections 401.15 through ~~401.20~~ 401.21 inclusive of this Chapter apply to planned unit developments in R-3 Residential PUD, **R-4 Multi-Family Residential PUD, R-5 Multi-Family Residential PUD** and R-6 PUD Districts. These regulations are intended to encourage the creation of planned developments in order to accomplish the general purpose of this Zoning Resolution and to achieve the following objectives.

Renumber “B” to “C”. Change B to **Planned Unit Developments in R-4 and R-5 Multi-Family Residential Planned Unit Development District.** The purpose of an R-4 and R-5 Multi-Family Residential Planned Unit Development (PUD) is to allow for residential developments in an integrated manner according to an approved overall development plan designed to promote the economical and efficient use of land. Furthermore the R-4 and R-5 Multi-Family Residential PUD shall consist of single family attached and multi-family units only.

#### **SECTION 401.16 PROJECT REQUIREMENTS FOR PLANNED DEVELOPMENTS**

All planned developments shall comply with the following project requirements.

- A. **Minimum Project Area.** The gross area of a tract of land shall not be less than that set forth in Schedule 401.16. The entire tract of land to be developed shall be considered one zoning lot.
- B. **Maximum Commercial Permitted.** In an R-6 Planned Unit Development with a project area not less than 100 acres, a maximum of five (5) percent of the project area shall be permitted to be devoted to commercial uses.
- C. **Maximum Density R-3 and R-6 PUD.** The density of a planned development shall not exceed the number of dwelling units per acre set forth in Schedule 401.16. The total number of dwelling units permitted shall be calculated by multiplying the total project area, exclusive of land devoted to commercial uses, public rights-of-way existing at the time the development plan is submitted, and areas determined to be unsuitable for development pursuant to Section 401.17D(6) through 401.17D(8), by the number of dwelling units permitted per acre.
- D. **Maximum Density R-4 and R-5 PUD.** The density of an R-4 and R-5 Multi-Family Residential Planned Development shall not exceed the number of dwelling units per acre set forth in Schedule 401.16. The total number of dwelling units permitted shall be calculated by multiplying the total project area by the number of units permitted per acre.

**Schedule 401.16**

**Project Area, Frontage, and Density Requirements for Planned Unit Developments**

<b>Column A.</b>	<b>B.</b>	<b>C.</b>	<b>D.</b>
<b>Zoning District</b>	<b>Minimum Project Area</b>	<b>Minimum Street Frontage</b>	<b>Maximum Dwelling Units per Acre</b>
1. R-3 PUD	4 acres	100 feet	6 for Attached <sup>(a)</sup> 2.2 for Detached
2. R-4 PUD	4 acres	100 feet	10
3. R-5 PUD	4 acres	100 feet	25
4. R-6 PUD Res/Comm.	100 acres	100 feet	8
Notes to Schedule 401.16 <sup>(a)</sup> Provided there shall not be more than four units attached in one building.			

**SECTION 401.18 SITE DEVELOPMENT REQUIREMENTS FOR PLANNED DEVELOPMENTS IN R-6 PUD DISTRICTS**

The following site development requirements shall apply in all planned developments in the R-6 PUD Districts. Planned developments in the R-3 Residential PUD district shall comply with section 401.19. **Planned developments in the R-4 and R-5 Multi-Family Residential PUD districts shall comply with section 401.20.**

- A. Minimum Setback from Existing Public R-O-W. All buildings, structures, and parking areas shall be located no closer than 40 feet to an existing public street right-of way.
- B. Minimum Setback from Project Boundary. All buildings, structures, and parking areas shall be located no closer than:
  - 1. 25 feet to a project boundary that abuts an R-R, R-1 or R-1A District.
  - 2. 15 feet to a project boundary that abuts an R-2, R-3 Residential PUD, R-4 PUD, R-5 PUD, or R-6 PUD District.

~~J. Group Dwelling Developments. When approved as part of an R-6 PUD, group dwelling developments requirements as set out in Section 431.6L will be followed.~~

**Change 401.20 to 401.21 and renumber others accordingly**

**SECTION 401.20 SITE DEVELOPMENT REQUIREMENTS FOR PLANNED DEVELOPMENTS IN R-4 AND R-5 MULTI-FAMILY RESIDENTIAL PUD DISTRICTS**

- A. This district will provide for:
  - 1. Attached single family and multi-family planned housing developments.
- B. Requirements:
  - 1. The maximum building and paving coverage shall be eighty five (85%).
  - ~~2. Projects with more than one building shall be considered as one (1) building for the purpose of determining front, side and rear yard setback requirements.~~
  - 2. The minimum front yard setbacks shall be forty (40) feet measured from any existing public street right-of-ways. The minimum setback from the edge of any private street shall be twenty (20) feet. The minimum setback from any newly constructed public right of ways shall be twenty-five (25) feet. The minimum setback of units on the perimeter of the development shall be thirty-five (35) feet when abutting an R-R, R-1 or R-1A District and twenty-five (25) feet from all other districts measured from adjacent property lines.
  - 3. The minimum distance between single family attached and multi-family dwellings shall be thirty (30) feet measured from the building foundation or attached permanent structure, whichever is the lesser distance.
  - 4. A 10 ft. bufferyard shall be required around the perimeter of the property where it abuts an R-R, R-1, or R-1A district. The bufferyard shall comply with section 411.9(C)(2) & (3) of these regulations. A landscaping plan shall be submitted and indicate compliance with the landscaping and screening requirements. The landscaping plan shall be implemented within one (1) year of the completion of

each building or phase of the development. A building phase or parking area shall be considered complete the day it is first used for the purpose intended.

5. All development features, including the principal dwellings, service roads, driveways and parking areas are so located and related as to minimize the possibility of any adverse effects upon adjacent development.
  6. Active recreation areas may be included but are not obligated to be included and such area may include picnic pavilions, tennis and basketball courts, swimming pools, and similar recreational facilities to be used by occupants and owners of this district. Recreational structures shall be limited to 5,000 sq. ft. The minimum setback of recreational structures on the perimeter of the development shall be thirty-five (35) feet from an R-R, R-1, or R-1A district and twenty-five (25) feet from all other districts measured from adjacent property lines.
  7. Grading and surface drainage provisions to be prepared by a registered engineer or reviewed and approved by the Stark County Subdivision Engineer. Notice of Intent must be filed, where applicable, with the Ohio EPA for storm water runoff.
  8. The site plan is so designed to permit adequate access by fire and police and ambulance vehicles.
  9. The use, placement and dimensions of all buildings, driveways, sidewalks, parking areas, curb cuts and recreation areas, or any other facilities, shall conform to and be substantially constructed in accordance with the approved site plan.
- C. Height shall be regulated by Section 401.8.
- D. Accessory buildings shall be regulated by Section 401.11.
- E. Parking as required in Chapter 601.
- F. Signs as permitted in Chapters 501-505.
- G. Street Requirements:
1. All public streets shall be designed and constructed in accordance with the Stark County Subdivision Regulations.
  2. Permanent dead end streets shall not exceed eight hundred (800) feet in length.
  3. Private streets shall be at least twenty-two (22) feet in width and cul-de-sac on private streets shall have a minimum radius of forty-four (44) feet, measured from the center of the cul-de-sac or in compliance per the Ohio Fire Code Appendix D for adequate movement of safety vehicles.
  4. In the event of any intention of the developer to request future acceptance of private streets by the Township, such private streets shall be built according to Stark County Subdivision Regulations with sufficient land set aside to serve as the public right of way as required by County Regulations.
  5. R-4 and R-5 Multi-Family Residential PUD's with more than fifty (50) dwelling units shall provide at least two (2) access points to public streets.
- H. General Development Site Plan Requirements:
- An application for general development plan review shall include a plan for the entire area, drawn to scale, of the proposed R-4 or R-5 PUD. Three sets of the application shall be submitted to the Zoning Inspector. The application for general development plan shall disclose all uses proposed for the development and their general location and shall include the following items, unless a specific item(s) is determined by the Zoning Inspector to be inapplicable or unnecessary and is waived in writing by the Zoning Inspector.
1. An accurate legal description of the entire property prepared by or certified by a registered surveyor of the state.
  2. The general location of existing structures and access points on adjacent parcels within 50 feet surrounding the site.
  3. The general location of the parking areas, buildings, and access points.
  4. General dimensions of all buildings, setbacks, and parking areas.
  5. Distance between buildings.
  6. Proposed topography, major vegetation features, and wooded areas.
  7. General location of storm water management.

8. The general layout of the proposed internal road system, indicating the proposed right of way of public streets or pavement of private streets.
  9. Bufferyard and landscaping around the perimeter of the property, where applicable.
  10. A summary table showing total acreage of the proposed development, the number of dwelling units permitted and the number and type of dwelling units proposed and the percentage of lot coverage devoted to streets, buildings and parking areas.
  11. Proposed phases if the project is to be developed in stages.
  12. An accurate list of names and addresses of adjacent property owners.
- I. Final Development Plan Submission Requirements:
- An application for final development plan review shall be required for each phase of the development. Three sets of the application shall be submitted to the Zoning Inspector. An application for final development plan shall disclose all uses proposed for the development and their location and shall include the following unless a specific item(s) is determined by the Zoning Inspector to be inapplicable or unnecessary and is waived in writing by the Zoning Inspector.
- A. A final development plan indicating:
1. Location of proposed buildings and structures.
  2. Dimensions of all buildings, setbacks, and parking areas.
  3. Distance between buildings.
  4. Location of streets and right of ways.
  5. Location and configuration of off-street parking areas.
  6. Buffering and landscaping plan, if applicable.
  7. Sanitary sewers, water and other utilities including fire hydrants, as required and proposed drainage and storm water management.
  8. Proposed topography, major vegetation features and wooded areas.
  9. Summary table showing the total acres of the proposed development; number of units permitted and number of units proposed by type, and the percentage of lot coverage devoted to streets, buildings, and parking areas.
  10. Phases of the development, if applicable.

**SECTION 411.11 SUPPLEMENTAL ACCESSORY USE REGULATIONS**

Change B Trash Receptacles to “All waste shall be disposed of and temporarily stored in a proper waste receptacle that is enclosed on all sides with a solid fence or wall. Enclosure may be attached to building; however, the dumpster enclosure shall not extend more than 10 ft. into the building setback and shall not contain a roof. ~~location itself must~~ Dumpsters themselves should be kept a minimum of ~~at least~~ 5 ft. from the building. Buildings that include a restaurant should contact the Stark County Health Department for any additional requirements.”

**SCHEDULE 431.4 MINIMUM AREA, WIDTH AND YARD REGULATIONS FOR CONDITIONAL USES IN RESIDENTIAL DISTRICTS**

Remove #13 ~~Single Family Attached Dwellings, or Multi Family building on 3 or more acres, or with more than 6 units per acre.~~

Remove #14 ~~Single Family attached building on 3 or more acres, or more than 6 units per acre.~~

**SCHEDULE 431.5 AREA WIDTH AND YARD REGULATION FOR CONDITIONAL USES IN COMMERCIAL/INDUSTRIAL DISTRICTS**

Change #26 to –Recycling Plant ~~and/or Transfer Facility.~~

Remove Item #28 ~~Single Family Attached or multi family building with more than 6 units per acre.~~

**SECTION 431.6G** Congregate Living Development-Remove (2)(b) ~~In the R-4 and R-5 district the maximum number of units permitted to be attached shall be six.~~

**SECTION 431.6 K** Group Dwelling Developments in an R-2, ~~R-4 or R-5 District; and for One Single Family Attached or Multi Family Building with more than 6 units per acres in an R-4 or R-5 District~~ shall comply with the following:

1. Projects with more than one building shall:
  - a. Be considered as one (1) building for the purpose of determining front, side and rear yard setback requirements.

- b. In an R-2 District, provide a minimum of twenty (20) feet of open space between single-family detached dwellings and a minimum of thirty (30) feet of open space between all two-family dwellings and between single-family detached dwellings and two-family dwellings. Such spacing shall be measured from the building foundation or building overhang or attached permanent structure, whichever is the lesser distance.
  - ~~c. In an R-4 or R-5 District, provide a minimum of thirty (30) feet of open space between buildings measured from the building foundation or building overhang or attached permanent structure, whichever is the lesser distance.~~
2. Circulation shall be provided for the project in compliance with the following:
    - a. Paved, off-street parking and service areas shall be required. All parking and service areas shall be paved with concrete, asphalt, or equivalent.
    - b. Vehicular approaches to the property shall be designed to not create an interference with traffic on surrounding public streets or roads.
    - c. At dead ends, turnarounds shall be in compliance per the Ohio Fire Code Appendix D for access roads for adequate movement of safety vehicles.
    - d. Any group dwelling development ~~or multi-family dwelling~~ with more than fifty (50) dwelling units shall provide at least two (2) access points to public streets.

**SECTION 431.6W** Recycling ~~Plant or Transfer Facilities~~ and Transportation ~~Agency and Terminals~~ ~~public or private~~ shall comply with the following:

**SECTION 431.6Y** Surface and Strip Mining. All mining operations and related activities shall comply with the following:

1. For the purpose of these regulations, “Operations” and “Related Activities” shall include, but not be limited to: storage of equipment, extraction of minerals, storage of extracted minerals, processing of extracted minerals, loading of extracted minerals, removal of overburden (in preparation for extraction), and construction and/or utilization of any office buildings, parking areas, fuel depots, scale stations, garages, and tool sheds, associated with or used in conjunction with the operator’s mining activities.
2. In R-R, R-1, R-1 A, R-2, ~~R-3 Residential PUD, R-4 Multi-Family Residential PUD, R-5 Multi-Family Residential PUD,~~ and R-6 PUD Districts surface mining or strip mining operations and related activities shall be limited according to the following:
  - a. Operations on Sundays and recognized Federal holidays shall be prohibited.
  - b. Operations, including the start-up and/or warm-up of any extraction, processing, or related equipment, shall not commence before 7:00 a.m. local time, and shall terminate no later than 5:30 p.m. local time.
3. In B-1, B-2, B-3, PBRD, and C-P Districts, surface mining or strip mining operations and related activities shall be limited according to the following:
  - a. Operations on Sunday and recognized Federal holidays shall be prohibited.
  - b. Actual working hours requested by applicant shall be subject to approval or modification by the Board of Zoning Appeals.
4. All mining operations and related activities shall be located a minimum of:
  - a. 50 feet from any property in an industrial district not owned or controlled by the operator.
  - b. 100 yards from any property in a B-1, B-2, B-3, C-P or PBRD district not owned or controlled by the operator.
  - c. 200 yards from any property in an O-S, R-R, R-1, R-1A, R-2, R-3 Residential PUD, R-4 ~~Multi-Family Residential PUD,~~ R-5 ~~Multi-Family Residential PUD~~ or R-6 PUD district not owned or controlled by the operator.

**SECTION 501.2 APPLICABILITY, EFFECT**

A sign may be erected, placed, established, painted, created or maintained in the Township only in conformance with the requirements of these regulations. The effect of these regulations is:

- A. To establish a permit system to allow a variety of types of signs in commercial and industrial districts, and a limited variety of signs in other districts, subject to the standards and the permit procedures of these regulations.
- B. To allow unobtrusive signs ~~incidental to the principal use of the respective lots on which they are located,~~ subject to the substantive requirements of these regulations.
- C. To prohibit all signs not expressly permitted by these regulations, and
- D. To provide for the enforcement of the provisions of these regulations.

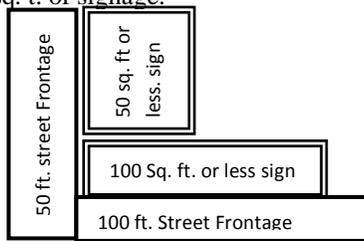
**SECTION 501.7 DEFINITIONS**

- X. **Off-premises sign** – a sign advertising an establishment, merchandise, service, or entertainment which is not sold, produced, manufactured, or furnished at the property on which said sign is located. ~~e.g.,~~ **billboard.**

**SECTION 502.4 SIGNS PERMITTED IN COMMERCIAL AND INDUSTRIAL DISTRICTS WITH A PERMIT-FREESTANDING AND DECORATIVE WALL SIGNS**

**Freestanding or decorative wall signs shall be permitted in commercial and industrial districts in conjunction with a building or use on the property with a permit in accordance with the following:**

- A. One freestanding sign per street frontage per lot or parcel. (See section 502.4(B) for decorative wall signs.) The permitted square footage of a freestanding sign for a lot shall be determined by multiplying one (1) sq. ft. by the lineal street frontage of the property upon which the sign will be located provided the total area of all the freestanding sign per street frontage shall not exceed the maximum area set forth in Schedule 502.4. For the purposes of this section, the area of freestanding signs that are regulated in Schedule 502.1 and 502.5 shall not be included in this maximum area. The sign area that is located on a particular street shall not exceed the area permitted for such street.  
 Example – for B-3 District-Property primary street frontage is 100 ft. and the secondary street frontage is 50 ft. Total permitted square footage of freestanding signage located on the primary street is 100 sq. ft. and the total permitted square footage of freestanding signage for the secondary street is 50 sq. ft. for a total of 150 sq. t. of signage.



- B. In lieu of one freestanding sign per lot or parcel **per street frontage**, one decorative wall may be placed on each side of one entrance drive along a street frontage and signage may be placed on both walls provided the wall(s) do not exceed 5 ft. in height and the signage does not protrude above the wall(s) height. The permitted square footage of signage per decorative wall for a lot or parcel shall be determined by multiplying one (1) sq. ft. by the lineal street frontage of the property upon which the sign is located provided the total square footage of decorative wall sign(s) shall not exceed the maximum area set forth in Schedule 502.4. Electronic message boards are prohibited as a decorative wall sign.

Example of decorative wall sign for B-2 District: Street frontage is 50 ft. Each wall is permitted to have 50 square feet of wall signage. If the street frontage in a B-2 district is 130 ft. each wall would be permitted 60 square feet of signage due to the maximum permitted square footage in the B-2 district is 120 square feet.



- C. Multi-tenant Facilities. When a freestanding sign is erected on a site that has more than one tenant, it is the property owner’s responsibility to determine the sign area devoted to identification of the development,

building, anchor tenant, all tenants, or some combination thereof. A Planned Business Complex shall be considered a multi-tenant facility.

- D. Freestanding electronic message boards shall not exceed fifty (50%) percent of the permitted square footage of the sign.
- E. All signage and logo replacements on an existing permanent freestanding sign shall require a permit.
- F. In addition to a freestanding sign or decorative wall sign, ~~a freeway sign~~ **an additional on premises freestanding sign** may be permitted in the B-3 and I-1 districts at a maximum height of 50 ft. provided the property in which the sign is located is within 750 ft. of I-77. ~~and the total signage on the property, including any freestanding or decorative wall signs, does not exceed the maximum permitted square footage for such district.~~ **Calculations for an additional freestanding sign shall be one times the property street frontage not to exceed the maximum square footage for the district in which it is located. If a property is located on two street frontages, the greater street frontage shall be utilized to calculate one times the property frontage for the additional freestanding sign.**

#### **SECTION 502.6 WALL SIGNS PERMITTED IN COMMERCIAL AND I-1 INDUSTRIAL DISTRICTS WITH A PERMIT**

Wall signs shall be permitted in commercial and industrial districts in accordance with the following:

- A. Wall signs shall be permitted on any **side wall** of the building; ~~however, the maximum square footage of all wall signage shall not exceed the maximum total sign area set forth in schedule 502.6.~~ The permitted square footage of wall signs shall be determined by multiplying two (2) times the linear footage of the building wall ~~(s) in which the sign(s) will be located; however, the maximum square footage of signage per wall shall not exceed the maximum total sign area set forth in schedule 502.6. fronting on a street or the wall where the main entrance is located, whichever is greater.~~
  - 1. The building wall shall be measured along the applicable wall between the exterior faces of the exterior sidewalls. In the case of irregular wall surface, a straight horizontal line extended along such wall surface shall be used to measure the length.
  - ~~2. For buildings fronting on two or more streets, the square footage shall be calculated using all building walls facing a street. The sign area that is located on a particular building wall shall not exceed the area permitted for such building wall.~~
  - 3. For multi-~~tenant~~ **unit** buildings, the portion of a building unit that is owned or leased by a single tenant shall be considered a building unit. **An individual unit must have an exterior entrance to have wall signage on the exterior of the building, with the exception that one incidental sign listing all interior units shall be permitted to be located at the entrance of the building.** The permitted square footage for a building unit shall be measured from the centerline of the party walls defining the building.
  - 4. **For multi tenant uses within one building each tenant shall be permitted one sign per wall at a maximum of 12 square feet in addition to the wall signage for the principal use of the building.**
  - 5. Electronic message boards shall not exceed fifty (50%) percent of the permitted square footage of the sign.
  - 6. All signage and logo replacements on an existing permanent wall sign shall require a permit.

**Schedule 502.6**  
**Maximum Area of Wall Signs**

Column A	B.
District:	Maximum Total Sign Area
1. B-1	64 square feet <sup>(a)</sup>
2. B-2	64 square feet <sup>(a)</sup>
3. C-P	64 square feet <sup>(a)</sup>
4. B-3 & I-1 <b>Buildings less than 175,000 sq. ft.</b>	400 square feet <sup>(a)</sup>
<b>5. B-3 &amp; I-1-Buildings 175,000 sq. ft. or greater</b>	<b>600 square feet</b>
6. PBRD	400 square feet <sup>(a)</sup>
<del>7. I-1</del>	<del>400 square feet <sup>(a)</sup></del>
<del>8.</del> 7. Under-canopy signs for each separate street-level occupancy or separate entrance hanging directly from canopy in front of establishment	4 sq. ft. <sup>(a)</sup> (a)
<del>9.</del> 8. Marquee-type signage for theaters	100 . sq. ft. per marquee panel
<del>10.</del> 9. Incidental signs	<del>12.</del> 15 square feet per wall <sup>(a)</sup> (b) <sup>(c)</sup>
<p><del>(a) Multiply two (2) sq. ft. by the linear footage of the building walls fronting on a street, or the wall where the main entrance is located, if business does not front on a street.</del></p> <p><del>(b)</del> (a) In addition to the maximum permitted wall signage.</p> <p><del>(c)</del> (b) No fee for permit</p> <p>See section 502.6(3) for multi units within a building.</p> <p>See section 502.6 (4) &amp; (5) for multi tenant uses within a building.</p>	

**SECTION 503.2 OFF PREMISES SIGNS FOR COMMERCIAL DEVELOPMENTS 175,000 SQ. FT. OR GREATER IN THE B-3 AND I-1 DISTRICTS**

Off Premise signs for commercial developments in the B-3 and I-1 Districts that have 175,000 sq. ft. or greater of leasable area shall be permitted on any parcel of land in a B-3 or I-1 District in accordance with the following regulations.

For the purpose of this section leasable area is defined as the amount of floor space available to be rented for tenant occupancy and exclusive use, including any basements, mezzanines, or upper floors.

- A. **Number of Signs.** One freestanding sign is permitted per street frontage per property in which the sign will be located.
- B. **Written Permission.** Written authorization from the property owner in which the sign will be located and a site plan signed by the property owner shall be required prior to the issuance of a permit.
- C. **Size.**  
The maximum size area for any one face of off-premise sign shall not exceed one times the property street frontage in which the sign will be located or four hundred (400) square feet, whichever is less.
- D. **Height.**  
The maximum height of an off-premise sign shall not exceed fifty (50) feet.
- E. **Setback Requirements.**  
Off-premise signs shall be setback a minimum of 5 ft. from any side or rear property line or any road right of way line.
- F. **Lighting.**  
Any illuminated sign or lighting device shall employ only emitting light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving lights.
- G. **Site Plan.** A site plan for an off-premise sign must include the following:
  1. Drawing showing the square footage of leasable area for the commercial development and the location, dimensions, height, square footage and setbacks of proposed off-premise sign from property lines.
  2. Signature of property owner in which sign will be located.
  3. Any other pertinent data required by the Zoning Department as may be necessary to process the sign permit.

## SCHEDULE 601.2

4(a) -Retail or shopping center less than 30,000 sq. ft.-1 space for every ~~225~~ 325 sq. ft. of bldg. footprint.

4(b) -Retail or shopping center 30,000 sq. ft. or greater-1 space for every ~~285~~ 385 sq. ft. of bldg. footprint.

Remove “each floor” under “B Minimum Spaces Required” wherever stated.

(5)(a)- Automobile, motorcycle, ATV, truck, boat, trailer, construction vehicle and farm implement sales & automobile rental ~~storage, Landscaping & construction vehicle & equipment storage,~~ -1 space for every ~~200~~ 400 sq. ft. of bldg. footprint.

Add –(5) (b) -Outdoor automobile, RV, trailer, landscaping & construction equipment storage facility -5 customer spaces in addition to parking area for vehicles. Renumber other accordingly.

Change 7(a) -Industrial use to “1 space for every ~~800~~ 1,000 sq. ft. of bldg. footprint of each floor.”

## SECTION 601.3

**Change B to** “Footprint. Where the building footprint is the standard for determining parking space requirements the footprint shall mean the square footage calculated by the exterior walls of the building or structure for the principal use.”

~~Delete “F” Parking for Mixed Uses. A building occupied by two or more uses, or one use that has specific parking requirements for different components of the use, operating normally during the same hours, shall provide spaces for not less than the sum of the parking spaces required for each use considered separately.~~

## SECTION 801.2 APPLICATION REQUIREMENTS

- B. Zoning Certificates for R-3, R-4, R-5, R-6 and PBRD Districts. Applications for zoning certificates for permitted uses in the R-3, R-6 and PBRD districts shall require review of the developments plans in compliance with Sections 801.9 through 801.11. Applications for zoning certificates for permitted uses in the R-4 and R-5 districts shall require review of the development plans in compliance with Sections 801.9 and 401.20.

## SECTION 801.9 DEVELOPMENT PLAN REVIEW REQUIRED

Subdivision of development plans is required to provide adequate review of proposed developments in those zoning districts where the uses permitted are of such a nature, because of their size, scale or effect on surrounding property, that review of specific plans is deemed necessary to protect the public health, safety and general welfare of the community. Review of a general development plan and/or a final development plan shall be required as specified below.

- A. General Development Plan. A general development plan that indicates the general concept of development for an entire development site, including the general location of use areas. Open space and circulation patterns, if applicable shall be required for all proposed developments in an R-3, R-4 or R-5 Multi-Family Residential PUD, R-6 PUD or PBRD District. Applicants for other types of projects may but are not required to submit a general development plan.
- B. Final Development Plan. A final development plan that indicates, among other things, the exact location of buildings, parking areas, access drives, signs and outdoor storage areas shall be required for the following:
1. New construction of all permitted uses in multi-family, business and industrial districts.
  2. All proposed R-3 Residential, R-4 or R-5 Multi-Family Residential PUD’s, R-6 PUD, or PBRD planned unit developments following review and approval of the zoning amendment and general development plan by the Township Trustees.
  3. Any existing or previously approved development meeting the criteria of 801.9B(1) above, that proposes to alter, reconstruct or otherwise modify a use or site, including expanding the floor area of the permitted use, increasing the number of dwelling units in a multi-family development, or changing the use which requires an increase in the amount of parking or a change in the site’s circulation.

## SECTION 801.12 DEVELOPMENT PLAN REVIEW PROCEDURES

General development plan and final development plan applications shall be reviewed according to the following procedures.

- A. Review by the Site Review Committee. For all applications for development plan review, except in the case of a general development plan for an R-3, R-4, R-5 or R-6 PUD the Zoning Inspector shall distribute a complete application general or final development plan review to the Site Plan Review Committee within five days of receipt of a complete application for the applicant or of receipt of plans forwarded from Stark County Regional Planning. Such committee shall be an advisory committee comprised of the Township Fire Chief, Highway Department Superintendent and Zoning Inspector.

**SECTION 801.13 EXPIRATION OF DEVELOPMENT PLAN APPROVAL NOT INVOLVING ~~DEVELOPMENT PLAN FOR A PUD~~**

An approved development plan shall remain valid for a period of ~~12~~ 24 months following the date of its approval.

- A. General Development Plan. If, at the end of ~~12~~ 24 months, a final development plan has not been submitted to the Zoning Inspector, then approval of the general development plan shall expire and shall be of no effect unless resubmitted and reapproved in accordance with this Chapter. When being developed in phases, submission of a final development plan for a portion of the development shall be required and shall have the effect of extending approval of the general development plan for ~~12~~ 24 months from the date thereof.
- B. Final Development Plan. If, at the end of ~~12~~ 24 months, construction has not begun, then approval of such final development plan shall expire and shall be of no effect unless resubmitted and reapproved in accordance with the procedures set forth in this Chapter. Construction is deemed to have begun when all necessary excavation and pier or footings of one or more principal buildings included in the plan shall have been completed. All construction shall be completed within two (2) years of date of issuance of the zoning certificate.

**SECTION 805.1 PURPOSE**

Property owners who wish to have R-3 Residential PUD, R-4 Multi-Family Residential PUD, R-5 Multi-Family Residential PUD, R-6 PUD or PBRD Planned Development District regulations apply to their property shall request to have the zoning map amended to rezone their property to an R-3 Residential PUD, R-4 Multi-Family Residential PUD, R-5 Multi-Family Residential PUD or PBRD District designation and a general development plan approved. The request for rezoning and application for general development plan approval shall occur simultaneously and the approval of one shall be dependent of the approval of the other.

**SECTION 805.3 SUBMISSION REQUIREMENTS**

- C. A general development plan that indicates all of the items set forth in Section 801.10 for an R-3 or R-6 PUD.
- D. A general development plan that includes all the items set forth in Section 401.20(H) for an R-4 or R-5 PUD.

**SECTION 805.10 REVIEW CRITERIA**

The following review criteria shall be utilized by the Zoning Commission and Board of Trustees in reviewing and approving a general development plan for an R-3 Residential PUD, R-4 and R-5 Multi-Family Residential PUD, R-6 PUD or PBRD district. Additional conditions may be imposed on the proposed development based on these standards:

**SECTION 805.12 FINAL DEVELOPMENT PLAN APPROVAL**

After a parcel has been rezoned to an R-3 Residential PUD, R-4 Multi-Family Residential PUD, R-5 Multi-Family Residential PUD, R-6 PUD or PBRD Planned Development District and a general development plan for the entire parcel has been approved by the Trustees, the applicant shall submit a final development plan for review and approval to the Zoning Inspector. An application for a final development plan shall include all of the requirements set forth in Section 801.11 for an R-3 Residential PUD, R-6 PUD and PBRD and Section 401.20(I) for an R-4 Multi-Family Residential PUD and R-5 Multi-Family Residential PUD.

**DECISIONS:**

**ZONING COMMISSION DECISION: RECOMMEDED APPROVED AS MODIFIED ON 4/16/15**

**TRUSTEE DECISION: \_\_\_\_\_**