



Proposed Amendments for Public Hearing

## **Zoning Amendment # 2020-005**

### **Chapter 380 – Parks and Recreation District Regulations**

To be added to the Rootstown Township Zoning Resolution. See attached document.

## **Zoning Amendment # 2020-006**

### **Section 150.02 B – Definitions**

#### **Proposed New Definitions:**

**PUBLIC PARK:** Land owned by a government entity which has been designated for park or recreational activities including, but not limited to, a park, playground, nature trails, swimming pool, reservoir, athletic field, basketball or tennis courts, pedestrian/bicycle paths, open space, wilderness areas, or similar public land within the township which is under the control, operation, or management of the township, county, or state.

**PRIVATE PARK:** Land owned by a private entity which has been designated for park or recreational activities including, but not limited to, a park, playground, nature trails, swimming pool, reservoir, athletic field, basketball or tennis courts, pedestrian/bicycle paths, open space, or wilderness areas.

**RECREATIONAL FACILITY/USE:** A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities or entertainment activities, but not including those uses otherwise specifically defined or regulated in this resolution. This does not include a recreational use that is an accessory to a residence. As provided in this resolution, recreational facilities are classified into four types:

- A. **TYPE A:** Outdoor recreation facilities/uses, usually requiring a large space, which are relatively quiet and compatible with residential uses, including, but not limited to, a regulation golf course and related facilities, picnic area, park, playground, trails for walking, bicycling, or horse riding (excluding trails used by motorized vehicles), fishing, boating, observation of nature, non-commercial field and court sports and similar facilities and activities.
- B. **TYPE B:** Outdoor recreation facilities/uses for the commercial use of intense sports and athletic activities, and including, but not limited to, field sports, baseball field, soccer field, swimming pools, tennis courts, basketball court, miniature golf course and golf driving range.

- C. TYPE C: Indoor recreation and entertainment facilities/uses, including, but not limited to, those required for indoor court sports & field sports, athletic clubs, bowling alleys, theaters, auditoriums, lodge halls, health and fitness spa, miniature golf course, swimming pools, and social clubs.
- D. TYPE D: Recreational facilities/ uses which are not classified as Type A, B, or C which may generate noise and may otherwise not be compatible with residential uses, including, but not limited to, shooting range, amusement park, water park, race track for motorized vehicles, animal race track, amphitheaters, paintball games, and campground.

**CHAPTER 380  
Parks and Recreation District Regulations**

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| 380.01 Purpose.                                     | 380.06 Minimum parking setback requirements.   |
| 380.02 Use regulations.                             |  |
| 380.03 Schedule of permitted uses.                  | 380.07 Landscaping and screening requirements. |
| 380.04 Lot requirements.                            |  |
| 380.05 Yard requirements and structure regulations. |  |
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**SECTION 380.01 PURPOSE.**

The Parks and Recreation District and its regulations are established in order to achieve, among others, the following purposes:

- A. To provide a location for mixed recreational type uses so as to increase the general convenience, safety and amenities;
- B. To complement economic development for recreational uses and tourism;
- C. To ensure such recreational structures and activities are located and arranged so as to minimize potential negative impacts to surrounding properties.
- D. To promote the most desirable and beneficial use of the land in conformity with the Comprehensive Plan.

**SECTION 380.02 USE REGULATIONS.**

- A. A principal use of property shall have uses that are permitted or conditionally permitted.
- B. A use listed in Schedule 380.03 shall be permitted by right as a principal use in a district when denoted by the letter "P", provided that all requirements of other township resolutions and this Zoning Resolution have been met; or as a conditional use in a district when denoted by the letter "C", provided the Board of Zoning Appeals first makes the determination that the requirements of Chapter 390 have been met according to the procedures set forth in Chapter 630.

Although a use may be indicated as a permitted principal, conditional or accessory use in a particular lake district, it shall not be approved on a parcel unless it can be located thereon in full compliance with all of the standards and other regulations of this Resolution applicable to the specific use and parcel in question. Any use not specifically listed as either a permitted principal or conditional use shall be a prohibited use in this zoning districts and shall only be permitted upon amendment of this Resolution and/or the Zoning Map as provided in Chapter 660.

**SECTION 380.03 SCHEDULE OF PERMITTED USES.**

	P-R
1. Parks, playgrounds	P
2. Golf courses	P
3. Basketball, volleyball, or tennis courts	P
4. Gardens or botanical centers	P
5. Fishing	P
6. Dog parks	P
7. Athletic fields including, but not limited to, football, soccer, or baseball fields	P
8. Horseshoe pits	P
9. Picnic facilities	P
10. Skate parks	C
11. Wilderness or open space areas	P
12. Nature trails	P
13. Pedestrian or bicycle paths	P
14. Swimming pools	P
15. Recreational facility/use type A, B	P
16. Recreational facility/use type C	C
17. Recreational facility/use type D	Not permitted
18. Incidental accessory buildings and uses	P
19. Restaurants, lounges, and snack bars	P
20. Driving ranges	P
21. Temporary fairs and festivals	P
22. Fences	P
23. Signs in compliance with Chapter 420	P
24. Off-street parking areas as regulated by Section 380.08 and Chapter 410	P
P = Principal use permitted by right      C= Conditional use	

**SECTION 380.04 LOT REQUIREMENTS.**

Lots created in the Parks and Recreation District shall comply with the area and dimension requirements specified in Schedule 380.04.

- A. Minimum Lot Area and Width. The area and width of lots created after the effective date of this chapter shall not be less than the area and width set forth in Schedule 380.04.
- B. Minimum Lot Frontage. Each lot shall have the minimum frontage on a public or private street as set forth in Schedule 380.04.
- C. Schedule 380.04

	P-R
1. Minimum Lot Area	5 acres
2. Minimum Lot Width	50 feet
3. Minimum Lot Frontage	50 feet

**SECTION 380.05 YARD REQUIREMENTS AND STRUCTURE REGULATIONS.**

Buildings, structures and uses permitted in the Parks and Recreation District shall conform to the regulations of this section.

- A. Buildings. Buildings and structures shall conform to all lot and setback requirements.
- B. Fences and Walls. Fences and walls used for buffering or screening shall comply with the regulations set forth in Chapter 430.
- C. Restaurants, Lounges and Snack Bars. Restaurants, lounges and snack bars shall comply with all setback regulations for structures and be limited to no more than 30% of the parcel or 150,000 square feet, whichever is less.
- D. Athletic Courts, Fields and Aquatic Uses. Athletic courts (i.e. basketball, volleyball, tennis), fields (i.e. baseball, football, soccer, lacrosse), and aquatic uses (i.e. pools greater than 20’x40’, diving platforms, splash parks) shall be a minimum of 50 feet from an adjacent residential property line, or a minimum of 100 feet from an existing residential dwelling. All measurements from surrounding houses shall be provided by the applicant.
- E. Height Requirements. All buildings and structures in the Parks and Recreation district shall not exceed the maximum height of 50 feet, except as otherwise set forth in Section 230.06.

- F. Spacing Requirements. Whenever there is more than one structure on a lot in the Parks and Recreation District, the minimum distance between buildings shall be at least 10 feet, measured from the building overhang or attached permanent structure, whichever is the lesser distance.
- G. Schedule 380.05

Building Use or Structure	Front Setback	Rear Setback	Side Setback
1. Buildings or structures less than 200 sq. ft.	40 ft.	15 ft.	15 ft.
2. Accessory buildings or structures 200 sq. ft. or greater	50 ft.	35 ft.	35 ft.
3. Driving ranges	50 ft.	15 ft.	15 ft.
4. Temporary fairs and festivals	50 ft.	15 ft.	15 ft.
5. Fences	5 ft. from right of way	See ORC 971	See ORC 971
Note to Schedule 380.05: For corner lots or lots fronting on more than one street, the front setback shall apply to all streets on which the lot has frontage.			

**SECTION 380.06 MINIMUM PARKING SETBACK REQUIREMENTS.**

Off street parking facilities shall be provided in accordance with Chapter 410 and shall be located and designed in compliance with the regulations set forth in this section.

- A. Off street parking may be located within the front, side, and rear yard set forth for principal uses in Section 380.03, provided such parking areas comply with the minimum setbacks specified in Schedule 380.06.
- B. Areas with more than one parking facility shall be considered as one parking facility for the purpose of determining front, side, and rear yard setback requirements.

**Schedule 380.06**

	P-R
A. Setback from street right-of-way	20 ft.
B. Setback from side and rear lot line	10 ft.

- C. The side and/or rear parking setback may be waived if two or more adjacent properties are developed under a common site plan and/or owned by the same individual and the waiver enhances traffic flow.

**SECTION 380.07 LANDSCAPING AND SCREENING REQUIREMENTS.**

All portions of the zoning lot not covered by permitted structures or pavement shall be landscaped with grass, trees, shrubbery, and/or another appropriate ground cover or landscaping material. All trees and shrubbery shall be planted so that it will not obstruct the view of drivers at driveway entrances or road intersections at the time of planting or in the future.

A. Width of Buffer Yard.

1. A buffer yard is required along all residential lot lines.

B. Screening (one or more of the following):

1. A dense vegetative planting incorporating trees and/or shrubs of a variety that shall be equally effective in winter and summer and that will form a six-foot-high screen within three years of planting.
2. A non-living opaque structure such as a solid masonry wall, or a solid fence that is at least six feet in height but no higher than eight feet and is compatible with the principal structure.
3. A maintained, landscaped earthen-mound at least five feet wide, that is not less than four feet in height.
4. Maintenance of the existing natural vegetation that, in its natural state, forms a sufficient screen with a height not less than six feet.