



Proposed Amendments for Public Hearing

## **Zoning Amendment # 2024-008**

### **Section 210.02 – Zoning District Map**

#### **Section 210.02 Existing:**

The districts and their boundary lines are indicated upon the map entitled "The Rootstown Township, Portage County, Ohio, Zoning District Map" or "Zoning District Map" which, together with all notations, references, and other matters shown thereon, is hereby made part of this Resolution. The Zoning District Map shall bear the signatures of the Rootstown Township Zoning Commission and Board of Township Trustees. The Zoning District Map shall be maintained in the Office of the Township Clerk and shall show all amendments made thereon.

#### **Section 210.02 Proposed (shown in bold):**

The districts and their boundary lines are indicated upon the map entitled "The Rootstown Township, Portage County, Ohio, Zoning District Map" or "Zoning District Map" which, together with all notations, references, and other matters shown thereon, is hereby made part of this Resolution. The Zoning District Map shall bear the signatures of the Rootstown Township Zoning Commission and Board of Township Trustees. The Zoning District Map shall be maintained in the Office of the Township **Clerk Fiscal Officer** and shall show all amendments made thereon.

### **Section 410.04 – Off-Street Parking Standards**

#### **Section 410.04 Existing:**

The number of off-street parking spaces for each facility or use shall be determined by application of the standards noted in Schedule 410.04. For a use not specified in Schedule 410.04, the Zoning Commission shall apply the standard for a specified use, which the Commission determines to be most similar to the proposed use.

#### **Section 410.04 Proposed (shown in bold):**

The number of off-street parking spaces for each facility or use shall be determined by application of the standards noted in Schedule 410.04. For a use not specified in Schedule 410.04, the Zoning **Commission Inspector** shall apply the standard for a specified use, which the **Commission Inspector** determines to be most similar to the proposed use.

# Zoning Amendment # 2024-009

## Section 320.02 – Approval of Planned Residential Developments

### Section 320.02 Existing:

In addition to the general review procedures for development plans, the Zoning Commission shall review a proposed PRD giving particular consideration to ensure that:

- A. Buildings and uses within the proposed development shall be located so as to reduce any adverse influences and to protect the residential character of areas adjacent to the development;
- B. Significant buffer zones with adequate landscaping shall be provided between the proposed development and adjacent residential areas and existing road right-of-way;
- C. The bulk and height of buildings within the proposed development are compatible with the surrounding development;
- D. Roadway systems, service areas, parking areas, entrances, exits, and pedestrian walkways within the development are so designed as to have access to public streets which minimize traffic hazards, or congestion;
- E. The layout of parking areas, service areas, entrances, exits, signs, lighting, noise sources or other potentially adverse influences shall be designed and located to protect the residential character of areas adjacent to the development.

### Section 320.02 Proposed (shown in bold):

In addition to the general review procedures for development plans, the Zoning Commission shall review a proposed PRD giving particular consideration to ensure that:

- A. Buildings and uses within the proposed development shall be located so as to reduce any adverse influences and to protect the residential character of areas adjacent to the development;
- B. Significant buffer zones with adequate landscaping shall be provided between the proposed development and adjacent residential areas and existing road right-of-way;
- C. The bulk and height of buildings within the proposed development are compatible with the surrounding development;
- D. Roadway systems, service areas, parking areas, entrances, exits, and pedestrian walkways within the development are so designed as to have access to public streets which minimize traffic hazards, or congestion;
- E. The layout of parking areas, service areas, entrances, exits, signs, lighting, noise sources or other potentially adverse influences shall be designed and located to protect the residential character of areas adjacent to the development.
- F. **The establishment of an HOA to manage open space to ensure ecological balance, community well-being and general maintenance.**