

## **Proposed Amendments for Public Hearing**

# **Zoning Amendment # 2025-011**

### Section 150.02 B – Definitions

### **Proposed New Definition:**

(47) DATA CENTER: A specialized facility designed to house computer systems and their supporting components, such as servers, networking equipment, and storage, along with power, cooling, and security infrastructure to keep them operating continuously and reliably.

# **Zoning Amendment # 2025-012**

# **Section 350.03 – Schedule of Permitted Uses, Commercial Districts**

### Section 350.03 Existing:

Section 550.05 Existing:					
	R-O Residential Office	V-C Village Center	C-1 Retail Comm.	C-2 General Comm.	C-3 Highway Interchange
A. Residential Uses					
Single-family dwelling in compliance with R-2 district regulations for dwelling units set forth in Chapter 310	Р	Р		С	
2. Two-family dwelling	С	С			
Residential units on second floor of commercial building		С		С	
4. Congregate care facility	С			С	Р
B. Offices					

			R-O	V-C	C-1	C-2	C-3
			Residential	V-C Village	Retail	General	Highway
			Office	Center	Comm.	Comm.	Interchange
	1.	Professional, medical, sales,	Р	Р	Р	Р	Р
		administrative and executive offices					
C.	Ge	neral Commercial/Retail					
	1.	Retail in completely enclosed buildings		Р	Р	Р	Р
	2.	Personal services in completely enclosed buildings		Р	Р	Р	Р
	3.	Bank, financial institution, automated teller machine		Р	Р	Р	Р
	4.	Building trades and storage area	С	С	Р	Р	Р
	5.	Drive-through facilities in association with a principal use		С		С	Р
	6.	Mini/self storage		С		С	
	7.	Outdoor display			С	С	Р
	8.	Outdoor storage					
		(a) In fenced-in area				Р	Р
		(b) Not in fenced-in area				С	С
	9. Restaurants			Р	Р	Р	Р
	10.	Studios for artist, photography, etc. which may include retail sales	Р	Р	Р	Р	Р
	11.	Marijuana dispensary, Medical				С	С
	12.	Marijuana dispensary, Recreational				С	С
D.	Loc	dging Establishments					
	1.	Bed-n-breakfast home		Р		С	
	2.	Hotel				С	С
E.		otorized Vehicle / Implement					
	1.	Gasoline stations				С	Р
	2.	Motorized vehicle service center				С	Р
	3.	Car wash				С	Р
	4.	Motorized vehicle repair garage				С	Р
	5.	Auto, motor vehicle sales				С	Р
	6.	Implement sales and service				С	Р
	7.	Electric vehicle charging stations	Р	Р	Р	Р	Р
F.	Cor	mmunity Facilities					
	1.	•	С	С	С	С	
			1	1	1	1	1

		R-O	V-C	C-1	C-2	C-3			
		Residential	Village	Retail	General	Highway			
		Office	Center	Comm.	Comm.	Interchange			
	Assembly hall, meeting place, places of worship	С	С	С	С				
	3. Banquet facilities		Р		Р	Р			
	4. Indoor recreation facilities, membership/sports fitness center				С				
	5. Indoor theater								
	6. Outdoor recreation facilities				С				
	7. Public maintenance and safety facilities		С	Р					
G.	Telecommunication Towers	See Chapter 460							
Н.	Wind/Solar Energy Systems	See Chapter 480							
l.	Planned Commercial Development (a)	Р	Р	Р	Р	Р			
	not be about the control of the control of								

### Section 350.03 Proposed (shown in bold):

		R-O Residential	V-C Village	C-1 Retail	C-2 General	C-3 Highway
		Office	Center	Comm.	Comm.	Interchange
A.	Residential Uses					
	Single-family dwelling in compliance with R-2 district regulations for dwelling units set forth in Chapter 310	Р	Р		С	
	2. Two-family dwelling	С	С			
	Residential units on second floor of commercial building		С		С	
	4. Congregate care facility	С			С	Р
В.	Offices					
	Professional, medical, sales, administrative and executive offices	Р	Р	Р	Р	Р
C. General Commercial/Retail						
	Retail in completely enclosed buildings		Р	Р	Р	Р
	Personal services in completely enclosed buildings		Р	Р	Р	Р

P = Principal use permitted by right
C = Conditional use

(a) Are regulated pursuant to the requirements in Chapter 360

Residential Office   Center   Comm.   General Comm.   High Interct			R-O	V-C	C-1	C-2	C-3
3. Bank, financial institution, automated teller machine  4. Building trades and storage area  5. Drive-through facilities in association with a principal use  6. Mini/self storage  7. Outdoor display  8. Outdoor storage (a) In fenced-in area (b) Not in fenced-in area  9. Restaurants PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP				_	_	_	Highway
automated teller machine  4. Building trades and storage area  C C P P P  S. Drive-through facilities in association with a principal use  6. Mini/self storage  C C C  7. Outdoor display  8. Outdoor storage (a) In fenced-in area (b) Not in fenced-in area  P P P  P P P  P P P P  P P P P P  P			Office	Center	Comm.	Comm.	Interchange
5. Drive-through facilities in association with a principal use  6. Mini/self storage  7. Outdoor display  8. Outdoor storage (a) In fenced-in area (b) Not in fenced-in area  9. Restaurants PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP		•		Р	Р	Р	Р
association with a principal use  6. Mini/self storage  7. Outdoor display  8. Outdoor storage (a) In fenced-in area (b) Not in fenced-in area  9. Restaurants  P P P P P P P P P P P P P P P P P P	4.	Building trades and storage area	С	С	Р	Р	Р
7. Outdoor display  8. Outdoor storage (a) In fenced-in area  (b) Not in fenced-in area  9. Restaurants  P P P  10. Studios for artist, photography, etc. which may include retail sales  11. Marijuana dispensary, Medical  12. Marijuana dispensary, Medical  D. Lodging Establishments  1. Bed-n-breakfast home  2. Hotel  E. Motorized Vehicle / Implement Facilities  1. Gasoline stations  2. Motorized vehicle service center  3. Car wash  4. Motorized vehicle repair garage  5. Auto, motor vehicle sales  6. Implement sales and service  7. Electric vehicle charging stations  P P P P P P P P P P P P P P P P P P P		•		С		С	Р
8. Outdoor storage (a) In fenced-in area (b) Not in fenced-in area (c) C  9. Restaurants P P P P P P P P P P P P P P P P P P P	6.	Mini/self storage		С		С	
(a) In fenced-in area (b) Not in fenced-in area (c) C  9. Restaurants P P P P P P P P P P P P P P P P P P P	7.	Outdoor display			С	С	Р
9. Restaurants PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP	8.	-				Р	Р
10. Studios for artist, photography, etc. which may include retail sales  11. Marijuana dispensary, Medical  12. Marijuana dispensary, Recreational  D. Lodging Establishments  1. Bed-n-breakfast home  2. Hotel  E. Motorized Vehicle / Implement Facilities  1. Gasoline stations  2. Motorized vehicle service center  3. Car wash  4. Motorized vehicle repair garage  5. Auto, motor vehicle sales  6. Implement sales and service  7. Electric vehicle charging stations  P P P P P P P P P P P P P P P P P P P		(b) Not in fenced-in area				С	С
etc. which may include retail sales  11. Marijuana dispensary, Medical  12. Marijuana dispensary, Recreational  D. Lodging Establishments  1. Bed-n-breakfast home PCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC	9.	Restaurants		Р	Р	Р	Р
12. Marijuana dispensary, Recreational  D. Lodging Establishments  1. Bed-n-breakfast home P C C C E. Motorized Vehicle / Implement Facilities  1. Gasoline stations C P C C P Autorized vehicle service center C C C C P E. Motorized vehicle service center C C C P C C P C C P C C P C C P C C P C C P C C P C C P C C P C C P C C C P C			Р	Р	Р	Р	Р
12. Marijuana dispensary, Recreational  D. Lodging Establishments  1. Bed-n-breakfast home P C C C E. Motorized Vehicle / Implement Facilities  1. Gasoline stations C P C C P Autorized vehicle service center C C C C P E. Motorized vehicle service center C C C P C C P C C P C C P C C P C C P C C P C C P C C P C C P C C P C C C P C	11.	Marijuana dispensary, Medical				С	С
1. Bed-n-breakfast home P C 2. Hotel C C C E. Motorized Vehicle / Implement Facilities 1. Gasoline stations C P 2. Motorized vehicle service center C P 3. Car wash C P 4. Motorized vehicle repair garage C P 5. Auto, motor vehicle sales C P 6. Implement sales and service C P 7. Electric vehicle charging stations P P P P P F. Community Facilities 1. Adult, child day care center C C C C 2. Assembly hall, meeting place, C C C C						С	С
1. Bed-n-breakfast home P C 2. Hotel C C C E. Motorized Vehicle / Implement Facilities 1. Gasoline stations C P 2. Motorized vehicle service center 3. Car wash C P 4. Motorized vehicle repair garage C P 5. Auto, motor vehicle sales C P 6. Implement sales and service C P 7. Electric vehicle charging stations P P P P P P F. Community Facilities 1. Adult, child day care center C C C C 2. Assembly hall, meeting place, C C C C	D. Lod	ging Establishments					
E. Motorized Vehicle / Implement Facilities  1. Gasoline stations  2. Motorized vehicle service center  3. Car wash  4. Motorized vehicle repair garage  5. Auto, motor vehicle sales  6. Implement sales and service  7. Electric vehicle charging stations  P P P P P  F. Community Facilities  1. Adult, child day care center  C C C  C C  C C  C C  C C  C C  C C				P		С	
Facilities  1. Gasoline stations  2. Motorized vehicle service center  3. Car wash  4. Motorized vehicle repair garage  5. Auto, motor vehicle sales  6. Implement sales and service  7. Electric vehicle charging stations  P P P P P P P P P P P P P P P P P P	2.	Hotel				С	С
2. Motorized vehicle service center  3. Car wash  4. Motorized vehicle repair garage  5. Auto, motor vehicle sales  6. Implement sales and service  7. Electric vehicle charging stations  P P P P P P P P P P Community Facilities  1. Adult, child day care center  C C C C C C C C C C C C C C C C C C							
3. Car wash  4. Motorized vehicle repair garage  5. Auto, motor vehicle sales  6. Implement sales and service  7. Electric vehicle charging stations  P P P P P P P P P P P P P P P P P P	1.	Gasoline stations				С	Р
4. Motorized vehicle repair garage  5. Auto, motor vehicle sales  6. Implement sales and service  7. Electric vehicle charging stations  P P P P P P P P P P Community Facilities  1. Adult, child day care center  C C C C C C C C C C C C C C C C C C	2.	Motorized vehicle service center				С	Р
5. Auto, motor vehicle sales  6. Implement sales and service  7. Electric vehicle charging stations  P P P P P P P F. Community Facilities  1. Adult, child day care center  C C C C C C C C C C C C C C C C C C	3.	Car wash				С	Р
6. Implement sales and service CP 7. Electric vehicle charging stations PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP	4.	Motorized vehicle repair garage				С	Р
7. Electric vehicle charging stations P P P P P P P P P P P P P P P P P P P	5.	Auto, motor vehicle sales				С	Р
F. Community Facilities  1. Adult, child day care center C C C C  2. Assembly hall, meeting place, C C C	6.	Implement sales and service				С	Р
1. Adult, child day care center     C     C     C       2. Assembly hall, meeting place,     C     C     C	7.	Electric vehicle charging stations	Р	Р	Р	Р	Р
1. Adult, child day care center     C     C     C       2. Assembly hall, meeting place,     C     C     C	F. Con	nmunity Facilities			•	•	•
		•	С	С	С	С	
piaces of worship		Assembly hall, meeting place, places of worship	С	С	С	С	
3. Banquet facilities P P P	3.	Banquet facilities		Р		Р	Р
4. Indoor recreation facilities, membership/sports fitness center						С	
5. Indoor theater C C	5.	Indoor theater			С	С	
6. Outdoor recreation facilities C	6.	Outdoor recreation facilities				С	

	R-O	V-C	C-1	C-2	C-3				
	Residential	Village	Retail	General	Highway				
	Office	Center	Comm.	Comm.	Interchange				
7. Public maintenance and safety facilities		С	Р						
G. Telecommunication Towers		See Chapter 460							
H. Wind/Solar Energy Systems		:	See Chapter	480					
I. Planned Commercial Development (a)	Р	Р	Р	Р	Р				
J. Data Centers					С				

P = Principal use permitted by right

# Schedule 390.05 – Minimum Requirements for Conditional Uses in Commercial and Industrial Districts

### Section 390.05 Existing:

Schedule 390.05 sets forth regulations governing minimum lot area, minimum lot width, and minimum yard dimensions for principal and accessory buildings and parking areas for conditional uses in commercial and industrial districts. Supplemental requirements pertaining to such uses are set forth in Section 390.06, and the specific subsections are referenced in Schedule 390.05.

Schedule 390.05
Minimum Requirements for Conditional Uses in Commercial and Industrial Districts.

COND	ITIONAL USE	Minimum Lot Requirements Area Width			Building Setback (ft.) Front Side/ Rear		cing ck (ft.) Side/ Rear	See also Section
RESIDENTIAL								
1.	Congregate care facility	2 ac	150 ft	(a)	(a)	(a)	(a)	390.06H
2.	Residential units on the second floor of an existing commercial building	(a)	(a)	(a)	(a)	(a)	(a)	
3.	Two-family dwelling	(a)	(a)	(a)	(a)	(a)	(a)	390.06W
COMMUNITY FACILITIES								
1.	Assembly hall, meeting place	1 ac	(a)	(a)	(a)	(a)	(a)	
2.	College/university	5 ac	200 ft	(a)	(a)	(a)	(a)	390.06E
3.	Day care center, adult or child	(a)	(a)	(a)	(a)	(a)	(a)	390.061
4.	Indoor recreation facilities	1 ac	(a)	(a)	(a)	(a)	(a)	390.06F
5.	Indoor theater	1 ac	(a)	(a)	(a)	(a)	(a)	
6.	Outdoor recreation facilities	1 ac	(a)	(a)	(a)	(a)	(a)	390.06G
7.	Places of worship	1 ac	(a)	(a)	(a)	(a)	(a)	390.06S

C = Conditional use

<sup>&</sup>lt;sup>(a)</sup> Are regulated pursuant to the requirements in Chapter 360

		Requir	um Lot	Setbac	Building Setback (ft.)		king ck (ft.)	See also Section								
COND	ITIONAL USE	Area	Width	Front	Side/ Rear	Front	Side/ Rear									
8.	Public maintenance facility	1 ac	(a)	(a)	(a)	(a)	(a)									
9.	Public safety facilities	(a)	(a)	(a)	(a)	(a)	(a)									
AUTO	MOTIVE USES															
1.	Auto repair garage, towing	(a)	(a)	(a)	(a)	(a)	(a)	390.06B								
2.	Auto, motor vehicle sales	(a)	(a)	(a)	(a)	(a)	(a)	390.06B								
OFFICE	ES															
1.	Medical clinics	1 ac	100 ft	(a) (a) (a)		(a)	(a)									
2.	Medical offices	(a)	(a)	(a)	(a)	(a)	(a)									
3.	Veterinary office	1 ac	100 ft	(a)	(a)	(a)	(a)	390.06Y								
RETAII	_/ SERVICES															
1.	Adult entertainment uses	(a)	(a)	(a)	(a)	(a)	(a)	390.06A								
2.	Automated teller machines	(a)	(a)	(a)	(a)	(a)	(a)									
3.	Drive-through facilities in association with a principal use	(a)	(a)	(a)	(a)	(a)	(a)	390.06J								
4.	Retail associated with a principal use	(a)	(a)	(a)	(a)	(a)	(a)	390.06T								
5. Outdoor display		(a)	(a)	(a)	(a)	(a)	(a)	390.06P								
GENERAL COMMERCIAL																
1.	Building material sales	(a)	(a)	(a)	(a)	(a)	(a)									
2.	Mini / self-storage	(a)	(a)	(a)	(a)	(a)	(a)	390.06N								
STORA	GE/ DISTRIBUTION															
1.	Outdoor storage of fleet vehicles, material, supplies and equipment	(a)	(a)	(a)	(a)	(a)	(a)	390.06R								
2.	Scrap yards/ junk yards	20 ac	300 ft	100	100	100	100	390.06M								
3.	Storage and sale of fireworks	25 ac	1000 ft	500	500	500	500	390.06U								
4.	Wholesale storage of gas and petroleum	(a)	(a)	(a)	(a)	(a)	(a)									
MANU	FACTURING, PROCESSING															
1.	Extracting operations	20 ac	300 ft	100	100	100	100	390.06V								
2.	Manufacturing of products from raw materials	(a)	(a)	(a)	(a)	(a)	(a)									
OTHER																
1.	Gas wells	(a)	(a)		Se	ee Chapt	er 470									
2.	Topsoil removal	20 ac	300 ft	100 100 100 100 390			390.06V									
3.	Telecommunication towers	(a)	(a)		Se	ee Chapt	er 460									
4.	Wind/Solar Energy Systems	(a)	(a)		Se	ee Chapt	er 480									
		ns.	ac =	acres,	ft = fe	et		4. Wind/Solar Energy Systems (a) (a) See Chapter 480  NOTES FOR SCHEDULE 390.05  (a) Shall comply with the district regulations. ac = acres, ft = feet								

### Section 390.05 Proposed (shown in bold):

Schedule 390.05 sets forth regulations governing minimum lot area, minimum lot width, and minimum yard dimensions for principal and accessory buildings and parking areas for conditional uses in commercial and industrial districts. Supplemental requirements pertaining to such uses are set forth in Section 390.06, and the specific subsections are referenced in Schedule 390.05.

Schedule 390.05
Minimum Requirements for Conditional Uses in Commercial and Industrial Districts.

			um Lot	Setbac	Building Setback (ft.)		king ck (ft.)	See also Section
COND	OITIONAL USE	Area	Width	Front	Side/ Rear	Front	Side/ Rear	
RESIDI	ENTIAL							
1.	Congregate care facility	2 ac	150 ft	(a)	(a)	(a)	(a)	390.06H
2.	Residential units on the second floor of an existing commercial building	(a)	(a)	(a)	(a)	(a)	(a)	
3. Two-family dwelling		(a)	(a)	(a)	(a)	(a)	(a)	390.06W
COMN	MUNITY FACILITIES							
Assembly hall, meeting place		1 ac	(a)	(a)	(a)	(a)	(a)	
2.	College/university	5 ac	200 ft	(a)	(a)	(a)	(a)	390.06E
3.	Day care center, adult or child	(a)	(a)	(a)	(a)	(a)	(a)	390.061
4.	Indoor recreation facilities	1 ac	(a)	(a)	(a)	(a)	(a)	390.06F
5.	Indoor theater	1 ac	(a)	(a)	(a)	(a)	(a)	
6.	Outdoor recreation facilities	1 ac	(a)	(a)	(a)	(a)	(a)	390.06G
7.	Places of worship	1 ac	(a)	(a)	(a)	(a)	(a)	390.06S
8.	Public maintenance facility	1 ac	(a)	(a)	(a)	(a)	(a)	
9.	Public safety facilities	(a)	(a)	(a)	(a)	(a)	(a)	
AUTOMOTIVE USES								
1.	Auto repair garage, towing	(a)	(a)	(a)	(a)	(a)	(a)	390.06B
2.	Auto, motor vehicle sales	(a)	(a)	(a)	(a)	(a)	(a)	390.06B
OFFICE	ES							
1.	Medical clinics	1 ac	100 ft	(a)	(a)	(a)	(a)	
2.	Medical offices	(a)	(a)	(a)	(a)	(a)	(a)	
3.	Veterinary office	1 ac	100 ft	(a)	(a)	(a)	(a)	390.06Y
RETAII	RETAIL/ SERVICES							
1.	Adult entertainment uses	(a)	(a)	(a)	(a)	(a)	(a)	390.06A
2.	Automated teller machines	(a)	(a)	(a)	(a)	(a)	(a)	
3.	Drive-through facilities in association with a principal use	(a)	(a)	(a)	(a)	(a)	(a)	390.06J
4.	Retail associated with a principal use	(a)	(a)	(a)	(a)	(a)	(a)	390.06T
5.	Outdoor display	(a)	(a)	(a)	(a)	(a)	(a)	390.06P

			um Lot ements	Building Setback (ft.)		Parking Setback (ft.)		See also Section	
CONDI	TIONAL USE	Area	Width	Front	Side/ Rear	Front	Side/ Rear		
GENERA	AL COMMERCIAL								
1.	Building material sales	(a)	(a)	(a)	(a)	(a)	(a)		
2.	Mini / self-storage	(a)	(a)	(a)	(a)	(a)	(a)	390.06N	
STORAG	GE/ DISTRIBUTION								
1.	Outdoor storage of fleet vehicles, material, supplies and equipment	(a)	(a)	(a)	(a)	(a)	(a)	390.06R	
2.	Scrap yards/ junk yards	20 ac	300 ft	100	100	100	100	390.06M	
3.	Storage and sale of fireworks	25 ac	1000 ft	500	500	500	500	390.06U	
4.	Wholesale storage of gas and petroleum	(a)	(a)	(a)	(a)	(a)	(a)		
MANUF	MANUFACTURING, PROCESSING								
1.	Extracting operations	20 ac	300 ft	100	100	100	100	390.06V	
2.	Manufacturing of products from raw materials	(a)	(a)	(a)	(a)	(a)	(a)		
OTHER									
1.	Gas wells	(a)	(a)		Se	ee Chapt	er 470		
2.	Topsoil removal	20 ac	300 ft	100	100	100	100	390.06V	
3.	Telecommunication towers	(a)	(a)	See Chapter 460					
4.	Wind/Solar Energy Systems	(a)	(a)	See Chapter 480					
5.	Data Centers	30 ac	(a)	(a)	(a)	(a)	(a)		

(a) Shall comply with the district regulations.

ac = acres,

ft = feet

# **Zoning Amendment # 2025-013**

# Section 410.04 F – Off-Street Parking Standards

### Schedule 410.04 F Existing:

Prin	rincipal Building or Use Minimum Spaces Required (a)			
F.	Gene	eral Commercial and Industrial Uses:		
	1.	Wholesale Marketing and Distribution of Goods; Storage; Warehousing of Goods; Printing; Publishing		1 space per 800 sq. ft. of floor area
	2.	Research and Testing Laboratories		1 space per 400 sq. ft. of floor area
	3.	All other types of industrial uses		1 space per 400 sq. ft. of floor area
	4.	Mini/Self Storage		1 space for every 10 individual storage units equally distributed throughout the storage area, plus 1 space for every 25 individual storage units to be located at the project office.

### Schedule 410.04 F Proposed (shown in bold):

Prin	cipal E	Building or Use	Minimum Spaces Required(a)			
F.	Gene	eral Commercial and Industrial Uses:				
	1.	Wholesale Marketing and Distribution of Goods; Storage; Warehousing of Goods; Printing; Publishing	1 space per 800 sq. ft. of floor area			
	2.	Research and Testing Laboratories	1 space per 400 sq. ft. of floor area	400 sq. ft. of floor area		
	3.	All other types of <b>commercial and</b> industrial uses	1 space per 400 sq. ft. of floor area			
	4.	Mini/Self Storage	1 space for every 10 individual storage units equally distributed throughout the storage area plus 1 space for every 25 individual storage units to be located at the project office.	a	ge area,	

# **Zoning Amendment # 2025-014**

### Section 390.06 DD – Data Centers

#### Section 390.06 DD Proposed:

- BB. <u>Data Centers</u> shall comply with the following:
  - 1. They shall have maximum allowable renewable energy as per Chapter 480.
  - 2. For lighting refer to Chapter 440.
  - 3. They shall have closed-loop cooling water.
  - 4. They shall have a solid 8-foot fence.
  - 5. They shall comply with Chapter 430 for landscaping and Chapter 420 for signs.
  - 6. They shall be part of the JEDD.
  - 7. The lot size shall be at least 30 acres.

# **Zoning Amendment # 2025-015**

## Section 110.03 – Purpose

### **Section 110.03 Existing:**

In order to promote and protect the public health, safety, and morals of the residents of the unincorporated area of Rootstown Township, Portage County, Ohio, and to ensure orderly growth and development in said Township, the Board of Township Trustees has found it necessary and advisable to adopt this Zoning Resolution in accordance with a Comprehensive Plan to regulate the: location; height; bulk; number of stories and sizes of buildings and other structures including tents, cabins, mobile homes and manufactured homes; percentages of lot areas which may be occupied; setback building lines; sizes of yards, courts, and other spaces; the density of population; the uses of buildings and other structures including tents, cabins, mobile homes and manufactured homes; and the use of land for trade, industry, residence, recreation, or other purposes and for such purposes to divide the unincorporated Township into districts or zones of such number, shape, and areas as the Board determines and to provide for the administration and enforcement of such regulations.

### Section 110.03 Proposed (shown in bold):

In order to promote and protect the public health, safety, and morals welfare of the residents of the unincorporated area of Rootstown Township, Portage County, Ohio, and to ensure orderly growth and development in said Township, the Board of Township Trustees has found it necessary and advisable to adopt this Zoning Resolution in accordance with a Comprehensive Plan to regulate the: location; height; bulk; number of stories and sizes of buildings and other structures including tents, cabins, mobile homes and manufactured homes; percentages of lot areas which may be occupied; setback building lines; sizes of yards, courts, and other spaces; the density of population; the uses of buildings and other structures including tents, cabins, mobile homes and manufactured homes; and the use of land for trade, industry, residence, recreation, or other purposes and for such purposes to divide the unincorporated Township into districts or zones of such number, shape, and areas as the Board determines and to provide for the administration and enforcement of such regulations.