



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:

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

	R-O Residential Office	V-C Village Center	C-1 Retail Comm.	C-2 General Comm.	C-3 Highway Interchange
1. Professional, medical, sales, administrative and executive offices	P	P	P	P	P
C. General Commercial/Retail					
1. Retail in completely enclosed buildings		P	P	P	P
2. Personal services in completely enclosed buildings		P	P	P	P
3. Bank, financial institution, automated teller machine		P	P	P	P
4. Building trades and storage area	C	C	P	P	P
5. Drive-through facilities in association with a principal use		C		C	P
6. Mini/self storage		C		C	
7. Outdoor display			C	C	P
8. Outdoor storage (a) In fenced-in area				P	P
(b) Not in fenced-in area				C	C
9. Restaurants		P	P	P	P
10. Studios for artist, photography, etc. which may include retail sales	P	P	P	P	P
11. Marijuana dispensary, Medical				C	C
12. Marijuana dispensary, Recreational				C	C
D. Lodging Establishments					
1. Bed-n-breakfast home		P		C	
2. Hotel				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	

	R-O Residential Office	V-C Village Center	C-1 Retail Comm.	C-2 General Comm.	C-3 Highway Interchange
2. Assembly hall, meeting place, places of worship	C	C	C	C	
3. Banquet facilities		P		P	P
4. Indoor recreation facilities, membership/sports fitness center				C	
5. Indoor theater			C	C	
6. Outdoor recreation facilities				C	
7. Public maintenance and safety facilities		C	P		
G. Telecommunication Towers	See Chapter 460				
H. Wind/Solar Energy Systems	See Chapter 480				
I. Planned Commercial Development ^(a)	P	P	P	P	P
P = Principal use permitted by right C = Conditional use ^(a) Are regulated pursuant to the requirements in Chapter 360					

Section 350.03 Proposed (shown in bold):

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

	R-O Residential Office	V-C Village Center	C-1 Retail Comm.	C-2 General Comm.	C-3 Highway Interchange
3. Bank, financial institution, automated teller machine		P	P	P	P
4. Building trades and storage area	C	C	P	P	P
5. Drive-through facilities in association with a principal use		C		C	P
6. Mini/self storage		C		C	
7. Outdoor display			C	C	P
8. Outdoor storage					
(a) In fenced-in area				P	P
(b) Not in fenced-in area				C	C
9. Restaurants		P	P	P	P
10. Studios for artist, photography, etc. which may include retail sales	P	P	P	P	P
11. Marijuana dispensary, Medical				C	C
12. Marijuana dispensary, Recreational				C	C
D. Lodging Establishments					
1. Bed-n-breakfast home		P		C	
2. Hotel				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, places of worship	C	C	C	C	
3. Banquet facilities		P		P	P
4. Indoor recreation facilities, membership/sports fitness center				C	
5. Indoor theater			C	C	
6. Outdoor recreation facilities				C	

	R-O Residential Office	V-C Village Center	C-1 Retail Comm.	C-2 General Comm.	C-3 Highway Interchange
7. Public maintenance and safety facilities		C	P		
G. Telecommunication Towers	See Chapter 460				
H. Wind/Solar Energy Systems	See Chapter 480				
I. Planned Commercial Development ^(a)	P	P	P	P	P
J. Data Centers					C
P = Principal use permitted by right C = Conditional use ^(a) Are regulated pursuant to the requirements in Chapter 360					

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.

CONDITIONAL USE	Minimum Lot Requirements		Building Setback (ft.)		Parking Setback (ft.)		See also Section
	Area	Width	Front	Side/Rear	Front	Side/Rear	
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)	390.06I
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

CONDITIONAL USE	Minimum Lot Requirements		Building Setback (ft.)		Parking Setback (ft.)		See also Section
	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)	--
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
OFFICES							
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
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
GENERAL COMMERCIAL							
1. Building material sales	(a)	(a)	(a)	(a)	(a)	(a)	--
2. Mini / self-storage	(a)	(a)	(a)	(a)	(a)	(a)	390.06N
STORAGE/ 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)	--
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)	See Chapter 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				
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.**

CONDITIONAL USE	Minimum Lot Requirements		Building Setback (ft.)		Parking Setback (ft.)		See also Section
	Area	Width	Front	Side/Rear	Front	Side/Rear	
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)	390.06I
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
OFFICES							
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
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

CONDITIONAL USE	Minimum Lot Requirements		Building Setback (ft.)		Parking Setback (ft.)		See also Section
	Area	Width	Front	Side/Rear	Front	Side/Rear	
GENERAL COMMERCIAL							
1. Building material sales	(a)	(a)	(a)	(a)	(a)	(a)	--
2. Mini / self-storage	(a)	(a)	(a)	(a)	(a)	(a)	390.06N
STORAGE/ 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)	--
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)	See Chapter 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)	--
NOTES FOR SCHEDULE 390.05							
(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:

<u>Principal Building or Use</u>			<u>Minimum Spaces Required</u> ^(a)
F.	<u>General Commercial and Industrial Uses:</u>		
	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):

<u>Principal Building or Use</u>			<u>Minimum Spaces Required</u> ^(a)
F.	<u>General Commercial and Industrial Uses:</u>		
	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 commercial and 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.

Zoning Amendment # 2025-014

Section 390.06 DD – Data Centers

Section 390.06 DD Proposed:

BB. Data Centers 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 ~~moral~~ **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.