

ARTICLE 6 GENERAL REGULATIONS

6.01 Supplementary Regulations

II. Outdoor Furnaces

Not to be confused with wood-burning stoves and fireplaces, outdoor furnaces are generally installed outside, sometimes within a small insulated shed, some distance from the home for the primary purpose of the combustion of solid fuel (wood or corn) to heat interior space or water.

Outdoor furnaces are permitted accessory to residential uses in the R-LD and R-MD zoning districts and must also comply with county, state or federal agency guidelines. The Township recommends installation by a qualified professional and strict adherence to manufacturer's instructions.

Outdoor furnaces shall be located on minimum **five (5)** acre lots to be used during the established burning season, in compliance with the following:

1. Outdoor furnaces installed after January 1, 2010 must be EPA Phase II Program Qualified Models, or better.
2. Outdoor furnaces may be located only in the rear yard.
3. Minimum setback to all property lines shall be twenty-five (25) feet.
4. If located within one-hundred (100) feet of any residence not served by the furnace, the stack height must be adjusted to minimize smoke encroaching onto neighboring properties at human-occupied levels **by elevating the stack height above the height of the roof of the nearest residential property.**
5. Only natural wood or the manufacturer's listed fuels may be burned in any outdoor furnace. Burning of any and all other materials is prohibited, including but not limited to plastics, naphtha, leaves, trash, rubbish, garbage, construction materials, treated wood, yard waste, green wood, pallets, etc.
6. The maximum height for the furnace and/or enclosure shall not exceed 15 feet, measured from the average grade at the base of the furnace to the top, not including the stack.

7. The property owner is required to obtain all required Township permits for an accessory use and applicable permits through Summit County Department of Building Standards. (Note: the square footage of the furnace shall not be calculated into the total square footage allowed for accessory uses.)
8. Operation of outdoor furnaces is permitted during the established burning season, from September 15 through April 30.

6.03 WIRELESS TELECOMMUNICATION FACILITIES REGULATIONS

F. Minimum Standards for Construction, Erection, Maintenance, and Removal

13. Access to Facility

The access driveway to the Wireless Telecommunication Facility shall, whenever feasible, be provided along with circulation driveways of the existing use on the lot, if any. Where use of an existing driveway is not feasible, the driveway to the Facility shall be a minimum of twelve (12) feet in width with a minimum overhead clearance of eleven (11) feet and shall be setback a minimum of twenty (20) feet from the nearest side or rear lot line. This driveway shall meet the load limitations for fire equipment. There shall be off-street parking space on the Facility site **sufficient to allow for maintenance vehicles. The entity responsible for the maintenance of the Facility, as identified in compliance with subsection 11 above, shall be responsible for maintenance of the access driveway and off-street parking.**

ARTICLE 7 STANDARDS FOR CONDITIONAL USES

7.10 Additional Criteria for Specified Conditional Uses

M. Large Scale Commercial Office Buildings (C-O/R)

1. No large scale commercial office building occupying more than thirty-five thousand (35,000) square feet of gross leasable area shall be approved for construction or occupancy unless the building has been determined by the Board to meet all the requirements set forth below.
2. **Facades and Exterior Walls.** Facades and exterior walls of large scale commercial office buildings shall be articulated to reduce the massive scale and the uniform appearance of large scale commercial office buildings and provide visual interest so as to enhance the character of the Township's commercial areas. These objectives shall be accomplished by compliance with the following standards:
 - a. Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent (3%) of the length of the façade and extending at least twenty percent (20%) of the length of the façade. No uninterrupted length of any façade shall exceed one hundred (100) horizontal feet).
 - b. Ground floor facades that face public streets shall have arcades, windows, entry areas, awnings or other such features along no less than sixty percent (60%) of their horizontal length.
 - c. Building facades must include a repeating pattern that shall include no less than three (3) of the elements listed below. At least one (1) of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically:
 - i. Color change.
 - ii. Texture change.
 - iii. Material change.
 - iv. Expression of architectural or structural bay through a change in plane no less than twelve (12) inches in width, such as an offset, reveal or projecting rib.

- d. The above requirements do not apply to building facades that are visible only from service areas and are not visible from the customer parking lot, adjoining public streets, or residential areas.
3. **Rooflines.** Variations in roof lines should be used to add visual interest to large scale commercial office building. Roofs shall have no less than two (2) of the following features:
- a. Parapets concealing flat roofs and rooftop mechanical equipment such as HVAC units from public view. The average height of such parapets shall not exceed fifteen percent (15%) of the height of the supporting wall, and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment.
 - b. Overhanging eaves, extending no less than three (3) feet past the supporting walls.
 - c. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run.
 - d. Three (3) or more roof slope planes.
4. **Entryway Design.** Entryway design elements and variations should be aesthetically pleasing and provide entry orientation clues to users by including clearly defined, highly visible entrances featuring no less than three (3) of the following elements:
- a. Canopies or porticos.
 - b. Overhangs.
 - c. Recesses/projections.
 - d. Arcades.
 - e. Raised cornice parapets over the entryway door(s).
 - f. Peaked roof forms.
 - g. Arches.
 - h. Outdoor patios.

- i. Windows.
 - j. Architectural details such as tile work and moldings that are integrated into the building structure and design.
 - k. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
5. **Off-Street Parking.** All off-street parking areas for large-scale commercial office buildings shall meet the following requirements:
- a. Landscape islands a minimum of seventeen (17) feet in length and five (5) feet in width shall be placed at the ends of all parking rows.
 - b. Landscape islands a minimum of seventeen (17) feet in length and five (5) feet in width shall be placed at intervals no greater than twenty (20) parking stalls in a row. Landscape islands at the ends of parking rows shall count towards meeting this requirement.
6. **Loading.** Except for the purpose of normal loading and unloading operations, no trailers, semi-trailers and trucks, truck-tractors or outdoor containers shall be stored on site. Such trucks, trailers and outdoor containers shall only be located in designated loading and unloading areas that are completely screened from adjacent streets or properties for the duration that they are on the site.

N. Large Scale Retail Establishments (C-GR)

1. No large scale retail establishment occupying thirty-five thousand (35,000) square feet or more of gross leasable area shall be approved for construction or occupancy unless the establishment has been determined by the Board to meet all the requirements set forth below.
2. **Facades and Exterior Walls.** Facades and exterior walls of large scale retail establishments shall be articulated to reduce the massive scale and the uniform appearance of large retail buildings and provide visual interest so as to enhance the character of the Township's commercial areas. These objectives shall be accomplished by compliance with the following standards:
 - a. Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent (3%) of the length of the

façade and extending at least twenty percent (20%) of the length of the façade. No uninterrupted length of any façade shall exceed one hundred (100) horizontal feet).

- b. Ground floor facades that are parallel to public streets, **with the exception of U.S. Route 21**, shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty percent (60%) of their horizontal length.
- c. Building facades must include a repeating pattern that shall include no less than three (3) of the elements listed below. At least one (1) of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically:
 - i. Color change.
 - ii. Texture change.
 - iii. Material change.
 - iv. Expression of architectural or structural bay through a change in plane no less than twelve (12) inches in width, such as an offset, reveal or projecting rib.
- d. The above requirements do not apply to building facades that are visible only from service areas and are not visible from the customer parking lot, adjoining public streets, or residential areas.

3. **Rooflines.** Variations in roof lines should be used to add visual interest and reduce the massive scale of large retail buildings. Roofs shall have no less than two (2) of the following features:

- a. Parapets concealing flat roofs and rooftop mechanical equipment such as HVAC units from view of residential zoning districts and from public roads, **with the exception of U.S. Route 21**. The average height of such parapets shall not exceed fifteen percent (15%) of the height of the supporting wall, and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment.
- b. Overhanging eaves, extending no less than three (3) feet past the supporting walls.

- c. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run.
 - d. Three (3) or more roof slope planes. **Roof slopes shall be at least 1:3 and no more than 1:1.**
4. **Entryway Design.** Entryway design elements and variations should be aesthetically pleasing and provide entry orientation clues to customers. Each principal building, as well as smaller stores with exterior entryways located in the same structure as the principal building, shall include clearly defined, highly visible customer entrances. These objectives shall be accomplished by providing no less than three (3) of the following elements:
- a. Canopies or porticos.
 - b. Overhangs.
 - c. Recesses/projections.
 - d. Arcades.
 - e. Raised cornice parapets over the entryway door(s).
 - f. Peaked roof forms.
 - g. Arches.
 - h. Outdoor patios.
 - i. Display windows.
 - j. Architectural details such as tile work and moldings that are integrated into the building structure and design.
 - k. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
5. **Off-Street Parking.** All off-street parking areas for large-scale retail establishments shall meet the following requirements:
- a. Landscape islands a minimum of seventeen (17) feet in length and five (5) feet in width shall be placed at the ends of all parking rows.

- b. Landscape islands a minimum of seventeen (17) feet in length and five (5) feet in width shall be placed at intervals no greater than twenty (20) parking stalls in a row. Landscape islands at the ends of parking rows shall count towards meeting this requirement.
 - c. A minimum of one (1) two-hundred (200) square foot cart return area shall be provided for every one hundred (100) parking stalls. In no event shall any parking stall be located further than one hundred (100) feet from a cart corral. Cart corrals shall be of durable all-season construction and shall be designed and colored to be compatible with the building and parking lot. No exterior cart return or cart storage areas shall be located within twenty-five (25) feet of the building. All cart returns located in double-loaded parking rows shall be accessible from both parking rows.
 - d. The parking lot(s) of large-scale retail establishments shall be used solely for customer parking for shopping patrons. The parking lot(s) shall not be advertised, marketed or used for either short-term or long-term parking or storage of motor homes, campers, trailers, mobile homes or recreational vehicles. If the large-scale retail establishment provides services for motor vehicles, such as installing tires, brakes, batteries, etc. and making repairs, vehicles that are parked on site prior to or after such service shall be parked in a designated area that is depicted on the site plan.
6. **Loading.** Except for the purpose of normal loading and unloading operations, no trailers, semi-trailers and trucks, truck-tractors or outdoor containers shall be stored on site. Such trucks, trailers and outdoor containers shall only be located in designated loading and unloading areas that are completely screened from adjacent streets or properties for the duration that they are on the site.
7. **Gasoline Sales.** Retail sales of gasoline shall be permitted as an accessory use to a large scale retail establishment in compliance with the following standards:
- a. **Only members of the large-scale retail establishment shall be permitted to purchase gasoline. For the purpose of this subsection, “members” means individuals who have paid an annual fee of thirty five dollars (\$35.00) or more that entitles them to privileges at the large-scale retail establishment that are not available to individuals who are not members.**

- b. Sales of goods or services other than retail sales of gasoline is prohibited at the gasoline sales facility.**
- c. Access to and egress from the gasoline sales facility shall be permitted only by means of main drives and aisles constructed for the large-scale retail establishment.**
- d. The gasoline sales facility shall be located on the same lot as the large-scale retail establishment.**
- e. If retail gasoline sales are conducted in a structure separate from the principal building of the large-scale retail establishment, the separate structure shall comply with the following:**
 - i. In addition to any canopy structure constructed over gasoline pumps, an enclosed structure for purposes of monitoring and maintaining the gasoline sales facility may be provided. The enclosed structure shall not exceed one hundred fifty (150) square feet in floor area and the exterior of the enclosed structure shall be constructed of some or all of the same materials in the same colors as used in the principal structure of the large-scale retail establishment.**
 - ii. The enclosed structure shall be constructed with parapets to conceal rooftop mounted mechanical equipment, including, but not limited to, HVAC units.**

ARTICLE 8 SIGN REGULATIONS

8.01 PURPOSE

- B. To provide for reasonable and appropriate communication **and identification for on-premise** signs in commercial districts in order to foster successful businesses.
- C. To provide for reasonable and appropriate communication for **on-premise** signs within industrial districts.

8.03 MEASUREMENT OF SIGN AREA and HEIGHT

- E. Determining Sign Height. The height of a freestanding sign shall be measured from the base of the sign or support structure at its point of attachment to the ground to the tallest element of the sign structure. A freestanding sign on a man-made base, including a graded earth mound, **shall be measured from the grade of the nearest street pavement or top of any pavement curb.**



Article 8.03, Section E

The height of a freestanding sign shall be measured from the base of the sign or support structure at its point of attachment to the ground to the tallest element of the sign structure. A freestanding sign on a man-made base, including a graded earth mound, shall be measured from the grade of the nearest street pavement or top of any pavement curb.

8.06 SIGNS PERMITTED IN ALL DISTRICTS WITH ZONING CERTIFICATE

F. Civic Organizations. Communal type signs are permitted at entrances to township or township communities. The intent is to provide for signs for nationally recognized nonprofit civic organizations. These signs are limited to one (1) at each boundary of the township or township communities. Community cooperation is required by all organizations when placing the sign. The following apply:

1. No charge for zoning certificate.
2. No sign shall interfere with traffic visibility including private driveways.
3. Shall not be in road right-of-way.
4. Letter of authorization from property owner required.
5. Permitted in any zoning district.
6. If the sign is to be placed within the right-of-way on a state or county highway, permission from the appropriate state or county agency must be obtained.
7. Maximum size shall be thirty-six (36) square feet with a maximum height of eight (8) feet above established road grade.
8. **Individual signs for nationally recognized nonprofit civic organizations shall be a maximum of two (2) square feet in size.**
9. All communal type signs shall be reviewed by the Board of Zoning Appeals in order to determine that all civic organizations are given the opportunity to participate in the sign.

8.09 SIGN ILLUMINATION

A. Illumination. Signs shall be permitted to be illuminated in compliance with the following:

1. External Illumination: All signs that are permitted to be illuminated as enumerated above shall preferably be externally illuminated, except as otherwise permitted in subsection 8.09 A 2 below. **Externally illuminated signs may exceed the maximum size limits listed above by ten (10) percent and the external illumination shall comply with the following:**
 - a. Only direct lighting from an external source shall be used to illuminate the sign.
 - b. The source of light shall not be visible from the street or adjacent property.
 - c. No variances to this Subsection shall be sought or granted.
2. Internal Illumination: **Internal illumination of signs shall also be permitted, but must conform to the size limits listed above.**
3. Signs shall not include animated, flashing, moving or intermittent illumination in which any part of the message changes at a rate of more than once per day, with the exception of electronic message centers as permitted in Section 8.09 B.
4. Light shall not be from a colored light source.
5. All illumination shall be extinguished by 10 p.m. or at close of business, whichever is later.
6. No temporary sign shall be illuminated or have the potential to be illuminated.

ARTICLE 9 PARKING AND LOADING REQUIREMENTS

9.02 General Requirements

G. Parking Lot Reduction.

4. **In the absence of abutting properties having been developed in such a manner that interconnection of driveways, accessways, or access aisles is physically impossible, all new off-street parking facilities shall be designed for joint use by abutting properties so as to provide for mutually coordinated or joint parking, access and circulation systems, and shall include stub-outs and other design features as necessary to make it visually obvious that the abutting properties may be tied-in to create a unified system. To achieve these objectives:**
 - a. **Driveways, accessways, and access aisles of commercial and mixed-use property shall be interconnected with all existing driveways, accessways, and access aisles in parking areas already developed on abutting commercial and mixed-use property.**
 - b. **Where abutting property is not developed, driveways, accessways, and access aisles of commercial and mixed-use property shall be brought to the common property line so that future interconnection is possible.**