



ARTICLE 4 Commercial Districts

4.01 C-GR General Retail Commercial District

A. Purpose

This District, comprising the C-3 District in the previous Zoning Resolution until such time as the township zoning map is amended to designate the location of the C-GR District, is established to provide for a wide range of retail and service uses, including high intensity retail and service uses, such as large-scale retail establishments, that meet the shopping needs of the community and the region. This District is an appropriate location for developments featuring multiple retail and service uses on large sites with parking and drives for multiple tenants and coordinated signage and landscaping.

B. Permitted Uses

1. Retail goods and personal services establishments that provide goods, products, merchandise and/or services directly to the consumer, including high intensity retail and service uses, such as large-scale retail establishments, that meet the shopping needs of the community and the region.
2. Restaurants and Nightclubs.
3. Accessory uses normally and regularly associated with the principal uses listed above.
4. Signs - As regulated by Article 8 of this Resolution.
5. Offices of governmental agencies at the federal, state, county and local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.

C. Permitted Uses with Additional Restrictions

The following uses are permitted when conducted no closer than fifty (50) feet from an R-District. Where the C-GR District abuts an R-District, but is

separated from the R-District by a street, the width of the street shall not be considered as part of the fifty (50) foot required setback.

1. Air-conditioning, cabinet making and carpentry, heating and plumbing, painting, roofing, sheet metal, and upholstering.
2. Dry cleaning, cleaning and dyeing, and laundry service.
3. Repair services for machinery and equipment establishments including: body shop, fender shop, motor shop, motor tune-ups, muffler shop, radiator shop, and tire repairing sales and service, including vulcanizing.
4. Uses that are substantially similar to those listed above as regards their land-use impacts on surrounding properties.

D. Conditionally Permitted Uses

The Board of Zoning Appeals may issue Conditional Zoning Certificates for the uses listed below, subject to Article 7, Standards for Conditional Uses.

1. Bed and Breakfast.
2. Churches.
3. Clubs and Lodges.
4. Day Care Center.
5. Drive-up Window Facility.
6. Gasoline Service Station – Full Service or Multi-Use.
7. Transient Hotels.⁴
8. Life Care Facility.
9. Recreational Facility.
10. Schools / Educational Facilities.
11. Theatre and assembly uses.

12. Wind Turbines.

E. Prohibited Uses

- 1.** Any proposed use that is not listed in the regulations for the C-GR District as a permitted or conditional use, and which in the opinion of the Zoning Inspector, is not in accordance with the Copley Township Comprehensive Land Use Plan or any current or future JEDD agreement, or that will be detrimental to or endanger the public health, safety or general welfare.
- 2.** Any proposed use that is not listed in the regulations for the C-GR District as a permitted or conditional use, and which, in the opinion of the Zoning Inspector, is not substantially similar, as regards its land-use impacts on surrounding properties, to a use currently operating lawfully as a permitted use in the C-GR District. For the purposes of this section, land-use impacts include, but are not limited to: traffic, noise, stormwater control, parking, effect on the value of surrounding properties, and the effect of the proposed use on the normal and orderly development and improvement of the surrounding properties for uses permitted as-of-right in the District.

F. Development Standards

- 1.** Minimum Front Yard Setback From the Street Right-of-Way Line – Twenty-five (25) feet.
- 2.** Minimum Rear Yard Setback – Fifty (50) feet.
- 3.** Minimum Side Yard Setback – Twenty-five (25) feet.
- 4.** Minimum Side Yard Setback If Adjacent to Residential District – Fifty (50) feet.
- 5.** Height Regulations - No building shall exceed thirty-five (35) feet in height, except as provided otherwise in this Resolution.
- 6.** Off-Street Parking - As regulated by Article 9 of this Resolution
- 7.** Sidewalk and/or Shared Use Path – New buildings, structures, and parking areas shall include the installation of a sidewalk and/or shared use path.

The sidewalk and/or shared use path shall connect to similar facilities on adjacent property. In special cases, such as if no adjacent property sidewalk or shared use path exists, the facility type(s) and location shall be approved by Copley Township Community and Economic Development Staff via Site Plan review. See Section 13 of this document.

4.02 C-NR (Neighborhood Retail) Commercial District

A. Purpose

This District, comprising the C-1 District in the previous Zoning Resolution until such time as the township zoning map is amended to designate the location of the C-NR District, is established to accommodate individual and smaller groupings of retail and personal service businesses on relatively small lots of two (2) acres or less in proximity to residential districts that will primarily serve the residents of the immediate and nearby neighborhoods. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses on large lots.

B. Permitted Uses

1. Retail goods and personal services establishments on relatively small lots that provide goods, products, merchandise and/or services directly to the consumer that will primarily serve the residents of the immediate and nearby neighborhoods and where such goods and/or services are typically available for immediate use or enjoyment in the case of personal services, or for immediate purchase and removal from the premises by the purchaser in the case of products and merchandise.
2. Office Use.
3. Accessory uses normally and regularly associated with the principal uses listed above.
4. Signs - As regulated by Article 8 of this Resolution.
5. Offices of governmental agencies at the federal, state, county or local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.

C. Conditionally Permitted Uses

Effective Date: March 16, 2012

4 | Page

Amended Date: April 18, 2014; March 12, 2019; October 14, 2021; April 28, 2023⁴

The Board of Zoning Appeals may issue Conditional Zoning Certificates for the uses listed below, subject to Article 7, Standards for Conditional Uses.

1. Bed and Breakfast.
2. Churches.
3. Clubs and Lodges.
4. Day Care Center.
5. Drive-up Window Facility.
6. Gasoline Service Station – Full Service or Multi-Use.
7. Transient Hotels.⁴
8. Life Care Facility.
9. Wind Turbines.

D. Prohibited Uses

1. Any proposed use that is not listed in the regulations for the C-NR District as a permitted or conditional use, and which in the opinion of the Zoning Inspector, is not in accordance with the Copley Township Comprehensive Land Use Plan or any current or future JEDD agreement, or that will be detrimental to or endanger the public health, safety or general welfare.
2. Any proposed use that is not listed in the regulations for the C-NR District as a permitted or conditional use, and which, in the opinion of the Zoning Inspector, is not substantially similar, as regards its land-use impacts on surrounding properties, to a use currently operating lawfully as a permitted use in the C-NR District. For the purposes of this section, land-use impacts include, but are not limited to: traffic, noise, stormwater control, parking, effect on the value of surrounding properties, and the effect of the proposed use on the normal and orderly development and improvement of the surrounding properties for uses permitted as-of-right in the District.

E. Development Standards

1. Minimum Front Yard Setback From the Street Right-of-Way Line – Twenty-five (25) feet.
2. Minimum Rear Yard Setback – Twenty-five (25) feet.
3. Minimum Side Yard Setback – Ten (10) feet.
4. Minimum Side Yard Setback If Adjacent to Residential District – Fifty (50) feet.
5. Height Regulations - No building shall exceed thirty-five (35) feet in height, except as provided otherwise in this Resolution.
6. Off-street Parking - As regulated by Article 9 of this Resolution.
7. Sidewalk and/or Shared Use Path – New buildings, structures, and parking areas shall include the installation of a sidewalk and/or shared use path. The sidewalk and/or shared use path shall connect to similar facilities on adjacent property. In special cases, such as if no adjacent property sidewalk or shared use path exists, the facility type(s) and location shall be approved by Copley Township Community and Economic Development Staff via Site Plan review. See Section 13 of this document.

4.03 C-O/R (Office/Retail) Commercial District

A. Purpose

This District, comprising the C-2 District in the previous Zoning Resolution until such time as the township zoning map is amended to designate the location of the C-O/R District, is established to create an environment primarily, but not exclusively, for the development of well-located and designed office building sites to accommodate professional offices, sales offices, non-profit organizations and limited commercial activities ancillary to the office uses, including provision for some retail use. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses.

B. Permitted Uses

1. Office Use.
2. Smaller retail goods and personal services establishments, up to a maximum of 2,500 sq. ft. that are ancillary to office uses, such as convenience stores, restaurants and personal care establishments. Such uses provide goods, products, merchandise and/or services directly to the consumer and such goods and/or services are typically available for immediate use or enjoyment in the case of personal services, or for immediate purchase and removal from the premises by the purchaser in the case of products and merchandise.
3. Accessory uses normally and regularly associated with the principal uses listed above.
4. Signs - As regulated by Article 8 of this Resolution.
5. Offices of governmental agencies at the federal, state, county or local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.

C. Conditionally Permitted Uses

The Board of Zoning Appeals may issue Conditional Zoning Certificates for the uses listed below, subject to Article 7, Standards for Conditional Uses.

1. Bed and Breakfast.
2. Churches.
3. Clubs and Lodges.
4. Day Care Center.
5. Drive-up Window Facility.
6. Life Care Facility.
7. Live/Work Use.
8. Schools/educational facilities.

9. Wind Turbines.

10. Retail as a Permitted Use in the Commercial-Neighborhood Retail District

11. Extended Stay Hotels.⁴

D. Prohibited Uses

1. Any proposed use that is not listed in the regulations for the C-O/R District as a permitted or conditional use, and which, in the opinion of the Zoning Inspector, is not in accordance with the Copley Township Comprehensive Land Use Plan or any current or future JEDD agreement, or that will be detrimental to or endanger the public health, safety or general welfare.
2. Any proposed use that is not listed in the regulations for the C-O/R District as a permitted or conditional use, and which in the opinion of the Zoning Inspector, is not substantially similar, as regards its land-use impacts on surrounding properties, to a use currently operating lawfully as a permitted use in the C-O/R District. For the purposes of this section, land-use impacts include, but are not limited to: traffic, noise, stormwater control, parking, effect on the value of surrounding properties, and the effect of the proposed use on the normal and orderly development and improvement of the surrounding properties for uses permitted as-of-right in the District.

E. Development Standards

1. Minimum Front Yard Setback From the Street Right-of-Way Line – Twenty-five (25) feet.
2. Minimum Rear Yard Setback – Fifty (50) feet.
3. Minimum Side Yard Setback – Twenty-Five (25) feet.
4. Minimum Side Yard Setback If Adjacent to Residential District) – Fifty (50) feet.
5. Height Regulations - No building shall exceed thirty-five (35) feet in height, except as provided otherwise in this Resolution.
6. Off-street Parking - As regulated by Article 9 of this Resolution.

7. Sidewalk and/or Shared Use Path – New buildings, structures, and parking areas shall include the installation of a sidewalk and/or shared use path. The sidewalk and/or shared use path shall connect to similar facilities on adjacent property. In special cases, such as if no adjacent property sidewalk or shared use path exists, the facility type(s) and location shall be approved by Copley Township Community and Economic Development Staff via Site Plan review. See Section 13 of this document.

4.04 C-HS Highway Service Commercial District

A. Purpose

This District, comprising the C-4 District in the previous Zoning Resolution until such time as the township zoning map is amended to designate the location of the C-HS District, is established primarily to provide for retail and service uses that are typically located near major thoroughfares and that are compatible with, but not exclusively for, highway travel and the accommodation of all night and rest stop services. This District is not intended to accommodate large-scale high intensity retail and service uses.

B. Permitted Uses

1. Highway-oriented services and retail, including, but not limited to: gasoline service stations (both full service and multi-use), and restaurants.
2. Smaller retail goods and personal services establishments that provide goods, products, merchandise and/or services directly to the consumer and where such goods and/or services are typically available for immediate use or enjoyment in the case of personal services, or for immediate purchase and removal from the premises by the purchaser in the case of products and merchandise.
3. Accessory uses normally and regularly associated with the principal uses listed above.
4. Signs - As regulated by Article 8 of this Resolution.
5. Offices of governmental agencies at the federal, state, county or local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.

C. Conditionally Permitted Uses

The Board of Zoning Appeals may issue Conditional Zoning Certificates for the uses listed below, subject to Article 7, Standards for Conditional Uses.

1. Drive-up Window Facility.
2. Truck Servicing, including the provision of fuel, food and sleeping rooms.
3. Wind Turbines.
4. Transient Hotels.

D. Prohibited Uses

1. Any proposed use that is not listed in the regulations for the C-HS District as a permitted or conditional use, and which in the opinion of the Zoning Inspector, is not in accordance with the Copley Township Comprehensive Land Use Plan or any current or future JEDD agreement, or that will be detrimental to or endanger the public health, safety or general welfare.
2. Any proposed use that is not listed in the regulations for the C-HS District as a permitted or conditional use, and which in the opinion of the Zoning Inspector, is not substantially similar, as regards its land-use impacts on surrounding properties, to a use currently operating lawfully as a permitted use in the C-HS District. For the purposes of this section, land-use impacts include, but are not limited to: traffic, noise, stormwater control, parking, effect on the value of surrounding properties, and the effect of the proposed use on the normal and orderly development and improvement of the surrounding properties for uses permitted as-of-right in the District.

E. Development Standards

1. Minimum Front Yard Setback From the Street Right-of-Way Line - Fifty (50) feet.
2. Minimum Rear Yard Setback – Fifty (50) feet.
3. Minimum Side Yard Setback – Twenty-five (25) feet.
4. Minimum Side Yard Setback If Adjacent to Residential District) – Fifty (50) feet.

5. Height Regulations - No building shall exceed thirty-five (35) feet in height, except as provided in this Resolution.

6. Off-street Parking - As regulated by Article 9 of this Resolution.

4.05 Copley Circle Mixed-Use Compact Development District

A. Purpose

The Copley Circle Mixed Use Compact Development (MUCD) District and its regulations are established in order to alleviate the hardships faced by current property owners, and thereby ensure the future vitality of the proposed District, by bringing certain uses of property into conformity with the Zoning Resolution through this provision. More specifically, the Copley Circle MUCD District would permit mixed use development in the Copley Circle area as suggested by the Copley Township Comprehensive Land Use Plan.

B. Boundaries of the Copley Circle MUCD District

The boundaries of the Copley Circle Mixed Use Compact Development District shall be indicated on the Official Zoning Map with the symbol CCMUCD.

C. Application of the Copley Circle MUCD District

The Copley Circle Mixed Use Compact Development (MUCD) District shall be established in accordance with O.R.C. §519.021 (C) and shall be in addition to and shall overlay all other underlying zoning districts within the boundaries of the Copley Circle MUCD District. Therefore, any parcel of land lying in the Copley Circle MUCD District shall also lie in one or more of the other underlying zoning districts provided for in this Zoning Resolution. The district designation of Copley Circle MUCD District shall be superimposed over the existing zoning designations on the Zoning Map.

D. Permitted Uses

1. Permitted Uses. In addition to the uses permitted in the underlying zoning district(s) within the boundaries of the Copley Circle MUCD District, the

following uses are also permitted.

- a.** Single-family residential use shall be a permitted use for all existing residential structures and/or uses that are lawful non-conforming residential structures and/or uses on the date this provision is adopted.
 - i.** In the event that such a residential structure, or structure occupied by a residential use, is destroyed after the date this provision is adopted, it may be reconstructed to occupy the same building “footprint” as the destroyed structure and shall not be required to conform to any applicable building setback requirements that would prohibit reconstruction that occupies the same building “footprint” as the destroyed structure.
 - ii.** The building plan for any structure that is eligible for reconstruction under 4.05 D1b must be approved by the Architectural Review Board prior to the commencement of reconstruction.
- b.** “Live/Work Use” shall be a permitted use. Live/Work Use combines a retail, service or office business allowed in the underlying zoning districts in the Copley Circle MUCD District, as applicable, with a residential living space; where:
 - i.** The owner of the business is responsible for the commercial activity performed.
 - ii.** The business conducted takes place subject to a valid business use certificate associated with the premises.
 - iii.** The aggregate floor area devoted to the residential living space does not exceed an area equal to fifty percent (50%) of the gross floor area of the structure.
 - iv.** Signage, outdoor storage and parking are allowed as provided for permitted business or office uses in the underlying zoning district.
 - v.** There is no limit on the number of persons who are employed in the Live/Work Use.
 - vi.** The business use of any portion of the garage or garage(s) is allowed as provided for permitted business or office uses in the underlying zoning district.

- vii.** The street address of the Live/Work Use is permitted in any form of advertising.
 - viii.** The following uses are prohibited as a Live/Work Use:
 - 1.** Adult Entertainment.
 - 2.** Gun and firearms sales.
 - 3.** Automotive service stations and motor vehicle repair garages.
 - 4.** Sale of alcoholic beverages; except when the sale of alcoholic beverages is an incidental use to the operation of a restaurant or dining establishment.
 - ix.** Live/Work Uses and the structures in which they are located must comply with any additional requirements imposed by the County Building Department, Health Department or Ohio EPA; the Township Zoning Inspector, Fire, Police and Service Departments; and any other appropriate governmental agency, intended to protect the public health, safety and welfare.
- 2. Conditionally Permitted Uses.** Uses that are conditionally permitted in the underlying zoning districts shall continue to be conditionally permitted in the Copley Circle MUCD District.
 - 3. Accessory Uses.** Uses that are permitted as an accessory use in the underlying zoning districts shall continue to be permitted as an accessory use in the Copley Circle MUCD District, provided, however, that single-family residential uses permitted under Section 4.05 D 1 shall be limited only to those accessory uses allowed in other single-family residential districts in this Resolution.
 - 4.** Offices of governmental agencies at the federal, state, county or local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.

4.06 Copley Rd./ Jacoby Rd. Mixed-Use Compact Development District

A. Purpose

The Copley Road/Jacoby Road Mixed Use Compact Development (MUCD) District and its regulations are established in order to alleviate the hardships faced by current property owners, and thereby ensure the future vitality of the proposed District, by bringing certain uses of property into conformity with the Zoning Resolution through this provision. More specifically, the Copley Road/Jacoby Road MUCD District would permit mixed use development within the area as suggested by the Copley Township Comprehensive Land Use Plan.

B. Boundaries of the Copley Road/Jacoby Road MUCD District

The boundaries of the Copley Road/Jacoby Road Mixed Use Compact Development District shall be indicated on the Official Zoning Map with the symbol C/J MUCD.

C. Application of the Copley Road/Jacoby Road MUCD District

The Copley Road/Jacoby Road Mixed Use Compact Development (MUCD) District shall be established in accordance with O.R.C. §519.021 (C) and shall be in addition to and shall overlay all other underlying zoning districts within the boundaries of the Copley Road/Jacoby Road MUCD District. Therefore, any parcel of land lying in the Copley Road/Jacoby Road MUCD District shall also lie in one or more of the other underlying zoning districts provided for in this Zoning Resolution. The district designation of Copley Road/Jacoby Road MUCD District shall be superimposed over the existing zoning designations on the Zoning Map.

D. Permitted Uses

1. Permitted Uses. In addition to the uses permitted in the underlying zoning district(s) within the boundaries of the Copley Road/Jacoby Road MUCD District, the following uses are also permitted.
 - a. Single-family residential use shall be a permitted use for all existing residential structures and/or uses that are lawful non-conforming residential structures and/or uses on the date this provision is adopted.
 - i. In the event that such a residential structure, or structure

- i. The building plan for any structure that is eligible for construction/reconstruction under 4.06 D1b must be approved by the Architectural Review Board prior to the commencement of construction.
- d. “Live/Work Use” shall be a permitted use. Live/Work Use combines a retail, service or office business allowed in the underlying zoning districts in the Copley Road/Jacoby Road MUCD District, as applicable, with a residential living space; where:
 - i. The owner of the business is responsible for the commercial activity performed.
 - ii. The business conducted takes place subject to a valid business use certificate associated with the premises.
 - iii. Signage, outdoor storage and parking are allowed as provided for permitted business or office uses in the underlying zoning district.
 - iv. There is no limit on the number of persons who are employed in the Live/Work Use so long as the applicable fire and building code requirements are not compromised.
 - v. The business use of any portion of the garage or garage(s) is allowed as provided for permitted business or office uses in the underlying zoning district.
 - vi. The street address of the Live/Work Use is permitted in any form of advertising.
 - vii. The following uses are prohibited as a Live/Work Use:

1. Adult Entertainment.
 2. Gun and firearms sales.
 3. Automotive service stations and motor vehicle repair garages.
 4. Sale of alcoholic beverages; except when the sale of alcoholic beverages is an incidental use to the operation of a restaurant or dining establishment.
- ix. Live/Work Uses and the structures in which they are located must comply with any additional requirements imposed by the County Building Department, Health Department or Ohio EPA; the Township Zoning Inspector, Fire, Police and Service Departments; and any other appropriate governmental agency, intended to protect the public health, safety and welfare.
2. Conditionally Permitted Uses. Uses that are conditionally permitted in the underlying zoning districts shall continue to be conditionally permitted in the Copley Road/Jacoby Road MUCD District.
 3. Accessory Uses. Uses that are permitted as an accessory use in the underlying zoning districts shall continue to be permitted as an accessory use in the Copley Road/Jacoby Road MUCD District, provided, however, that single-family residential uses permitted under Section 4.06 D 1 shall be limited only to those accessory uses allowed in other single-family residential districts in this Resolution.
 4. Offices of governmental agencies at the federal, state, county or local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.

4.07 Mixed-Use Compact Development District

A. Purpose

The Mixed-Use Compact Development (MUCD) District and its regulations are established in order to permit compact, mixed-use neighborhoods where residential, commercial and civic buildings could be within close proximity to each other. More specifically, the MUCD District would:

1. Permit mixed use development in appropriate areas of the Township as

suggested by the Copley Township Comprehensive Land Use Plan.

2. Permit, in these areas, a pedestrian oriented mixture of uses including civic uses, offices, limited retail, and higher density residential in a manner that reinforces existing compact development.
3. Expand and diversify housing opportunities to meet current and future needs.
4. Ensure that new development and/or redevelopment will occur in a manner that provides adequate transition between more intense retail uses and lower density residential.
5. Ensure that new development and/or redevelopment comply with these objectives by requiring a development plan and establishing a review process to ensure that all phases of a development are consistent with these regulations.
6. The Mixed-Use Compact Development (MUCD) District and its regulations are intended for development that mixes residential use(s) with at least one other type of use. This district is not intended for solely residential use, nor shall it be used primarily to increase residential density by failing to provide for a substantial amount of non-residential uses in the proposed development. These regulations are established under the Authority of O.R.C. §519.021(C), Planned Unit Development.

B. Establishment of a MUCD District

Mixed Use Compact Development (MUCD) Districts may be established under the Authority of O.R.C. § 519.021(C), Planned Unit Development. The boundaries of a Mixed-Use Compact Development District shall be indicated on the Official Zoning Map with the symbol MUCD.

C. Application of the MUCD District

The Mixed-Use Compact Development (MUCD) District shall be in addition to and shall overlay all other zoning districts where the MUCD district is established. Therefore, any parcel of land lying in the MUCD district shall also lie in one or more of the other zoning districts provided for in this Zoning Resolution. The district designation of MUCD shall be superimposed over the existing zoning designations on the Zoning Map.

D. Project Development Requirements

In order to accomplish the purposes set forth in Section 4.06 A. The Mixed-Use Compact Development (MUCD) District and its regulations are intended for development that mixes residential use(s) with at least one other type of use. This district is not intended for solely residential use, nor shall it be used primarily to increase residential density by failing to provide for a substantial amount of non-residential uses in the proposed development. The uses permitted in a Mixed-Use Compact Development (MUCD) District shall be developed in a manner that achieves some or all of the following:

- 1.** Includes a variety of housing types that results in a cohesive development which may have a higher density in some areas provided that the density in that portion of the MUCD District that abuts existing lower density residential development is no greater than the density in that residential development.
- 2.** Provides for convenient pedestrian circulation among the uses to create a more traditional neighborhood development in the community by including wherever possible given the size of the particular MUCD District:
 - a.** A network of interconnecting streets and blocks;
 - b.** Well configured squares, plazas, landscaped streets, and parks woven into the pattern of the neighborhood;
 - c.** Connections to community facilities, offices and retail centers within and adjacent to the MUCD District.
- 3.** Conforms to a set of design guidelines approved at the time of rezoning to ensure that:
 - a.** Buildings, open spaces and other visual features that act as landmarks are included in the MUCD District;

- b. Buildings and other improvements are compatible based on their architecture, massing, orientation and arrangement; and
 - c. A cohesive environment is created.
- 4. Reduces the impact between the MUCD District and existing and future development adjacent to the MUCD District by providing adequate transitional features such as:
 - a. Primary uses in a MUCD District that are similar in intensity to existing and/or expected uses in the abutting districts.
 - b. Placing the lower intensity uses in a MUCD District adjacent to the lower intensity uses and zoning districts that are outside the MUCD District, and
 - c. Including adequate screening and buffering around the perimeter of the MUCD District.
- 5. Is located adjacent to areas zoned for either Commercial or Industrial use and where central sewer and water services are available or will be made available by the developer as a condition of project approval.

E. Minimum Project Area and Ownership

The gross area of a tract of land proposed to be developed as a MUCD District shall be at least twenty (20) acres.

- 1. The Architectural Review Board (ARB) may waive this requirement when it determines that, because of unique circumstances, this minimum cannot be achieved and the development of the property at a lesser standard will not have any material adverse impact on the adjacent property or the Township provided that in no case shall the area of the MUCD District be less than five (5) acres. Unique circumstances may include but are not limited to:
 - a. The proposed MUCD District is adjacent to and thus becomes an extension of an existing or separately proposed MUCD District; or
 - b. Because of existing uses, natural features, or ownership patterns there is no, or little, likelihood that contiguous land area can be acquired and consolidated to achieve the requisite 20 acres.

2. To be eligible for an MUCD District, such tract of land may be owned, leased, or controlled either by a single person or corporation, or by a group of individuals or corporations provided that an application must be filed by the owner or jointly by owners of all property included in the project area. In the case of multiple ownership, the approved final development plan and related conditions, including the phasing of development, shall be binding on all owners.

F. Permitted Uses

It is the intent of these regulations that a Mixed-Use Compact Development District may contain a mixture of uses and a variety of building types not otherwise allowed in a given underlying zoning district and that such deviations may be allowed under circumstances where the Architectural Review Board determines it to be sufficiently advantageous and appropriate to grant such permission to depart from the normal requirements of the applicable zoning district. The Mixed-Use Compact Development (MUCD) District and its regulations are intended for development that mixes residential use(s) with at least one other type of use. This district is not intended for solely residential use, nor shall it be used primarily to increase residential density by failing to provide for a substantial amount of non-residential uses in the proposed development. As a guide to the Architectural Review Board in making such determinations, a Mixed-Use Compact Development District may contain, but is not strictly limited to, one or more of the uses specifically enumerated below in Table A.

(see next page for Table A)

Table A Permitted Uses

1. Residential:	
a. Single-family detached dwellings	P
b. Cluster single-family dwelling	P

c. Attached single-family dwelling with not more than 4 units attached	P
d. Townhouse with not more than 6 units attached	P*
e. Multifamily dwellings	P*
f. Assisted living facility	P*
g. Congregate living facility	P*
2. Offices:	
a. Offices including administrative, medical, business and professional	P
b. Sales offices with only samples of products	P
3. Retail/Services:	
a. Retail establishments in completely enclosed buildings	P
b. Banks	P
P = use is permitted; P* = use is permitted subject to 4.06 I.	

1. **Conditionally Permitted Uses.** Uses that are conditionally permitted in the underlying zoning districts and are not listed in Table A above, may be conditionally permitted in any location in the MUCD subject to the criteria established in Section 4.06 I. In addition, a Live/Work Use may be permitted as a conditional use in any MUCD District.
2. **Accessory Uses.** The following uses that are accessory to an establishment in a MUCD district shall be permitted when they are clearly incidental to and subordinate to, meet the setbacks of, and are located on the same lot as the principal building or use.
 - a. **Off-street Parking.** Off-street parking as regulated in Section 4.06 H 3 and Article 9.
 - b. **Fences and Walls.** Fences and walls may be erected in a MUCD District in compliance with this Resolution.

- c. Accessory Facilities for Residents of Development. Community centers, pools, tennis courts, and other indoor and/or outdoor recreational and/or community gathering places typically associated with single-family detached dwellings, two-family dwellings, single-family attached dwellings and/or multifamily dwellings, for use by residents of the MUCD District.
- d. Signs. Signs as regulated by Article 8.

G. Density

The maximum number of dwelling units permitted in any Mixed-Use Development shall be determined by the Architectural Review Board to assure compliance with the purpose and intent of these regulations and to adequately protect the public safety and welfare, but shall not exceed the maximum number of dwelling units per acre set forth below. The availability of public sewer shall be a major factor in the Architectural Review Board's determination of the permissible density.

1. Density for Residential Development. The density of each area of a MUCD project devoted to a specific dwelling unit type shall not exceed the maximum number of dwelling units per acre set forth below:
 - a. Single-family Detached Dwellings – Maximum density shall be four (4) dwelling units per acre.
 - b. Two-family Dwellings and Single-family Attached Dwellings -Maximum density shall be eight (8) dwelling units per acre.
 - c. Multifamily Dwellings - Maximum density shall be twelve (12) dwelling units per acre.
2. Maximum Number of Dwelling Units. The maximum number of dwelling units permitted for a particular MUCD project shall be calculated by multiplying the total area devoted to each dwelling unit type, as identified and delineated on the general development plan, by the maximum density per acre permitted above.

H. Development Standards

1. **Setbacks and Separations.** Setbacks and separations for new buildings, structures and parking areas shall be as established on the approved final development plan. In establishing said setbacks and separations for particular use areas within a MUCD, the Township shall consider the spacing necessary for adequate visual and acoustical privacy, adequate light and air, fire and emergency access, building configurations, energy-efficient siting, and the relationships of building sites to circulation patterns. In no case shall the approved setbacks and/or separations be less than, and when specified, not more than, the following:
 - a. **Minimum and Maximum Building Setbacks from Project Boundaries and Streets:** All new buildings and structures shall comply with the minimum and maximum setbacks specified in Table B.

Table B

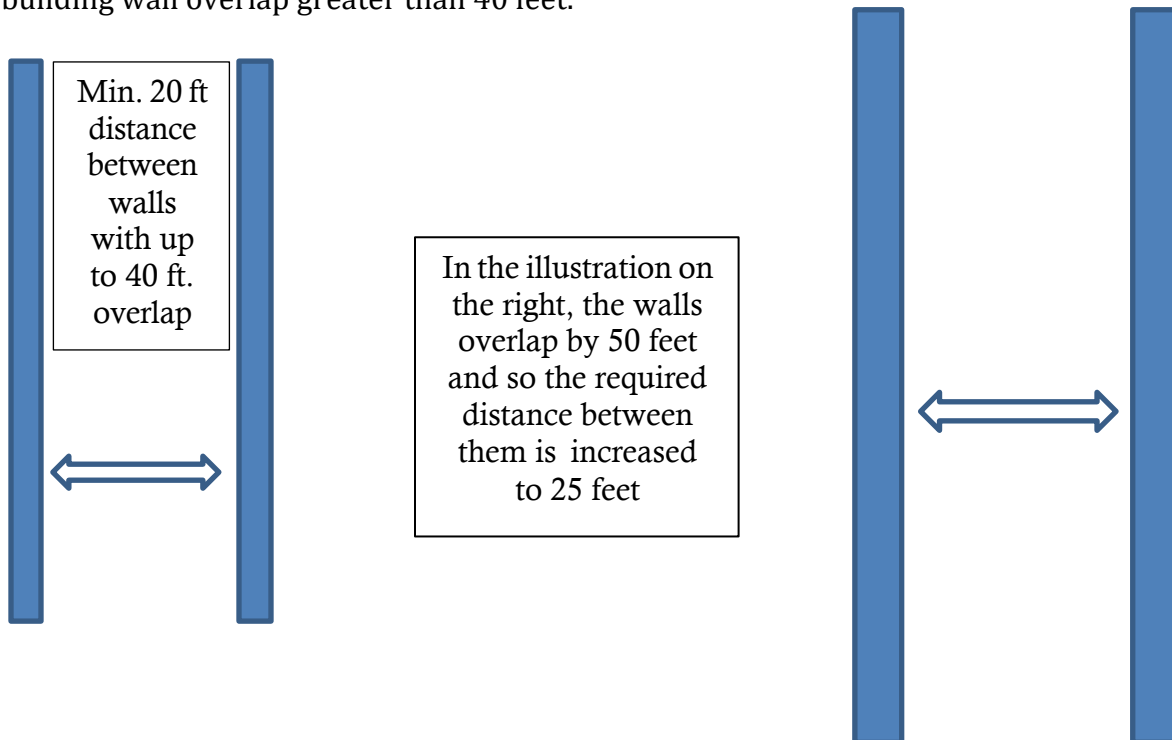
a. Minimum Setback of New Buildings from Project Boundaries	40 feet
b. Minimum Setback of New Buildings from Existing Public Street Rights-of-Way dedicated as of the date the MUCD general development plan application is submitted	40 feet
c. Setback of New Buildings from proposed public street Right-of-Ways within the MUCD	
1) Minimum	10 feet
2) Maximum	20 feet

- b. **Minimum Separation Between New Buildings:** In order to ensure reasonable privacy and separation of buildings, individual buildings located within the MUCD shall be separated by the minimum distances specified below:
 - i. **Single-family detached dwellings:** All new single-family detached dwelling units shall be separated from each other by a minimum of 15 feet, except that when two walls facing each other both contain windows of living areas, or adjacent patios or decks, the minimum separation shall be 40 feet. For the purposes of this Section, living areas shall include: living room, family room or dining room.

- ii. Single-family detached dwellings adjacent to other uses: The minimum separation between new single-family detached dwelling units shall be 40 feet from attached single-family dwellings and 60 feet from all other buildings other than accessory buildings and detached garages associated with each single-family detached dwelling.
- iii. All new attached single-family dwellings, multi-family dwellings, and non-residential buildings: Between two walls facing each other, the distance between two such walls shall be a minimum of 20 feet plus one foot of additional separation for every two feet of building wall overlap greater than 40 feet. The maximum separation required shall not exceed 60 feet when neither of the two walls contains windows and 100 feet when one or both walls contain windows.

Illustration of Development Standard H. 1. B. iii

“Between two walls facing each other, the distance between two such walls shall be a minimum of 20 feet plus one foot of additional separation for every two feet of building wall overlap greater than 40 feet.”



2. **Building Height:** The maximum height of any principal building shall be 35 feet unless a greater height is specifically authorized by the Architectural Review Board and with the approval of the Fire Chief.
3. **Parking and Roadway Setbacks:** Off-street parking areas and roadways shall be screened according to Articles 9 and 14 and shall comply with the following setback requirements:
 - a. Off-street parking areas shall be located to the side or rear of buildings and shall not extend into a front yard.
 - b. All off-street parking areas shall be set back from an existing or proposed right-of-way a distance not less than 20 feet.
 - c. All off-street parking areas and roadways shall be set back from all other boundaries of the MUCD project a distance not less than 20 feet.
4. **Sidewalk and/or Shared Use Path** – New buildings, structures, and parking areas shall include the installation of a sidewalk and/or shared use path. The sidewalk and/or shared use path shall connect to similar facilities on adjacent property. In special cases, such as if no adjacent property sidewalk or shared use path exists, the facility type(s) and location shall be approved by Copley Township Community and Economic Development Staff via Site Plan review. See Section 13 of this document.
5. **Ownership:** Any ownership arrangement, including fee simple lots, condominiums, and zero lot line parcels, is permitted in a residential development proposed as part of a MUCD provided the arrangement of the dwelling units shall comply with the spacing requirements of this section. Within any such subplot, the applicant shall depict the maximum parameters, or building envelope, which indicates where the buildings shall be located and demonstrate that such building locations will be in compliance with the spacing requirements of this section. Alternatively, if such building locations are not depicted on any such sublots, the Architectural Review Board may establish on the development plan the appropriate front, side, and rear yard dimensions for each subplot.

I. Supplemental Requirements

Each proposed MUCD shall comply with the following supplemental requirements:

1. Similar land uses should face across streets, and dissimilar land uses should abut at rear lot lines or across alleys.
2. The vehicular circulation system shall be designed to ensure that the entire MUCD is a cohesive development, and to promote inter-connection among individual projects. All streets shall be public and shall comply with the construction standards set forth in the Summit County Subdivision Regulations.
3. All activities except off-street parking, accessory recreation, and refuse storage shall be conducted in completely enclosed buildings.
4. All proposed developments, in addition to the requirements specified in Article 14 (Landscaping/Buffering), shall provide and maintain the following landscaping, screening, and privacy requirements:
5. Screening through the use of walls, fences, and/or landscaping shall be provided to minimize potential incompatibility between contrasting uses within a MUCD.
6. All open areas, including required yards, shall be landscaped according to an approved landscape plan. All pervious areas of the MUCD shall be permanently protected from soil erosion with grass or other suitable ground cover.
7. Dwelling units shall be grouped or clustered to maximize privacy and preservation of open space.
8. The Architectural Review Board may impose additional conditions on uses to ensure the uses are consistent with the intent of these regulations.

J. Modifications

Modifications may be granted by the Township Architectural Review Board only when it determines that certain standards set forth in this Section do not or should not apply specifically to the circumstances of a particular project and when the alternative method proposed to achieve the objectives of the numerical standard is equal to or better than the strict application of the

specified standard. The Township Architectural Review Board may modify such standard to an extent deemed just and proper, provided that the granting of such relief shall be without detriment to the health and safety of the community and without detriment to or impairment of the intent of this Section.

A modification shall only be considered by the Architectural Review Board during the review and approval procedures for a development plan.

K. Development Plan Review

1. The establishment of a MUCD district requires that the following steps shall be completed concurrently:
 - a. Application for zoning map amendment is submitted, pursuant to this Resolution.
 - b. Application for review of the general development plan, pursuant to this Resolution.
2. Additional development requirements, whether standards or criteria, formulated to achieve the objectives of the MUCD District may be established during the Architectural Review Board's review of the General Development Plan. Any such development requirements adopted with such plan shall become binding land use requirements for the proposed development.
3. After a General Development Plan is approved for a MUCD project, the applicant shall prepare and submit a Final Development Plan for either all or a phase of the development.
4. After approval of the Final Development Plan has been obtained from the Architectural Review Board, a Zoning Certificate may be obtained.

4.08 Pigeon Creek Mixed-Use Compact Development District

A. PURPOSE

The Pigeon Creek Mixed Use Compact Development (PC-MUCD) District and its regulations are designed to allow for flexible development methods in the layout and

construction of homes, buildings, and roads. This flexibility aims to encourage open space by integrating medium-density residential areas with commercial and civic buildings in close proximity to one another. More specifically, the PC-MUCD District would

1. Permit mixed-use development in appropriate areas of the Township as suggested by the Copley Township Comprehensive Land Use Plan.
2. Permit, in these areas, a pedestrian-oriented mixture of uses including civic uses, offices, limited retail, and residential in a manner that reinforces existing compact development.
3. Expand and diversify housing opportunities to meet current and future needs.
4. Ensure that new development and/or redevelopment will occur in a manner that provides adequate transition between more intense retail uses and lower density residential.
5. Ensure that new development and/or redevelopment comply with these objectives by requiring a development plan and establishing a review process to ensure that all phases of a development are consistent with these regulations.
6. The Pigeon Mixed Use Compact Development (PC-PC-MUCD) District and its regulations are intended for development that mixes residential use with at least one other type of use. These regulations are established under the Authority of O.R.C. §519.021(C), Planned Unit Development.

B. Establishment of the Pigeon Creek PC-MUCD District

The Pigeon Creek Mixed Use Compact Development (PC-PC-MUCD) District is established under the Authority of O.R.C. § 519.021(C), Planned Unit Development. The boundaries of the Pigeon Creek Mixed Use Compact Development District shall be indicated on the Official Zoning Map with the symbol PC-MUCD

C. Application of the PC-MUCD District

The Pigeon Creek Mixed Use Compact Development (PC-MUCD) District shall be in addition to and shall overlay all other zoning districts where the PC-MUCD district is established. Therefore, any parcel of land lying in the PC-MUCD district shall also lie

in one or more of the other zoning districts provided for in this Zoning Resolution. The district designation of PC-MUCD shall be superimposed over the existing zoning designations on the Zoning Map.

D. Project Development Requirements

The Pigeon Creek Mixed Use Compact Development (PC-MUCD) District and its regulations are intended for development that mixes residential use with at least one other type of use. The uses permitted in the Pigeon Creek Mixed Use Compact Development (PC-MUCD) District shall be developed in a manner that achieves some or all of the following:

- 1.** Includes a variety of multi-family housing types that result in a cohesive development which may serve as a transition between lower-density residential development and commercial uses.
- 2.** Provides for convenient pedestrian circulation among the uses to create a more traditional neighborhood development in the community by including wherever possible:
 - a.** A network of interconnecting streets and blocks;
 - b.** Well configured squares, plazas, landscaped streets, and parks woven into the pattern of the neighborhood;
 - c.** Connections to community facilities, offices and retail centers within and adjacent to the PC-MUCD District.
- 3.** Conforms to a set of design guidelines approved at the time of rezoning to ensure that:
 - a.** Buildings, open spaces and other visual features that act as landmarks are included in the PC-MUCD District;
 - b.** Buildings and other improvements are compatible based on their architecture, massing, orientation and arrangement; and
 - c.** A cohesive environment is created.
- 4.** Reduces the impact between the PC-MUCD District and existing and future development adjacent to the PC-MUCD District by providing adequate transitional features such as:

- a. Primary uses in a PC-MUCD District that are similar in intensity to existing and/or expected uses in the abutting districts.
 - b. Placing the lower intensity uses in a PC-MUCD District adjacent to the lower intensity uses and zoning districts that are outside the PC-MUCD District, and
 - c. Including adequate screening and buffering around the perimeter of the PC-MUCD District.
5. Is located adjacent to areas zoned for either Commercial or Industrial use and where central sewer and water services are available or will be made available by the developer as a condition of project approval.

E. Minimum Project Area and Ownership

- 1. The gross area of a tract of land proposed to be developed as the PC-MUCD District shall be at least twenty (20) acres.
- 2. To be eligible for an PC-MUCD District, such tract of land may be owned, leased, or controlled either by a single person or corporation, or by a group of individuals or corporations provided that an application must be filed by the owner or jointly by owners of all property included in the project area. In the case of multiple ownership, the approved final development plan and related conditions, including the phasing of development, shall be binding on all owners.

F. Permitted Uses

It is the intent of these regulations that the Pigeon Creek Mixed Use Compact Development District may contain a mixture of uses and a variety of building types (multi-family and commercial) not otherwise allowed in a given underlying zoning district and that such deviations may be allowed under circumstances where the Architectural Review Board determines it to be sufficiently advantageous and appropriate to grant such permission to depart from the normal requirements of the applicable zoning district. As a guide to the Architectural Review Board in making such determinations, the Pigeon Creek Mixed Use Compact Development District may contain, but is not strictly limited to, one or more of the uses specifically enumerated below in Table A.

Table A Permitted Uses

1. Residential:	
a. Multifamily dwellings with not more than 8 units attached	P**
b. Congregate living facility	P*
2. Offices:	
a. Offices including administrative, medical, business and professional	P
b. Sales offices with only samples of products	P
3. Retail/Services:	
a. Retail establishments in completely enclosed buildings	P
b. Banks	P
P = use is permitted; P* = use is permitted subject to 4.06-L.	
<p>** Provided that the dwelling units are structurally attached to one another, side by side, and erected as a single building, each dwelling unit being separated from the adjoining unit or units by a party wall without openings extending from the basement floor to the roof with each unit including separate ground floor entrances, services and attached garages. No more than 8-units attached.</p>	

1. Conditionally Permitted Uses. Uses that are conditionally permitted in Commercial Neighborhood-Retail District outlined in Article 7, excluding the following: Gasoline Service Station (Full or Multi-Use), Transient Hotels, Life Care Facility, and Wind Turbines.
2. Accessory Uses. The following uses that are accessory to an establishment in a PC-MUCD district shall be permitted when they are clearly incidental to and subordinate to, meet the setbacks of, and are located on the same lot as the principal building or use.
 - a. Off-street Parking. Off-street parking as regulated in ~~Section 4.06 H 3~~ and Article 9.
 - b. Fences and Walls. Fences and walls may be erected in a PC-MUCD District in compliance with this Resolution.
 - c. Accessory Facilities for Residents of Development. Community centers, pools, tennis courts, and other indoor and/or outdoor recreational and/or community gathering places typically associated with residential dwellings for use by residents of the PC-MUCD District.
 - d. Signs. Signs as regulated by Article 8.

G. Density

The maximum number of dwelling units permitted in the Pigeon Creek Mixed- Use Development shall be determined by the Architectural Review Board to assure compliance with the purpose and intent of these regulations and to adequately protect the public safety and welfare, but shall not exceed the maximum number of dwelling units per acre set forth below. The availability of public sewer shall be a major factor in the Architectural Review Board's determination of the permissible density.

1. Density for Residential Development.

Multifamily Dwellings - Maximum density shall be 4.5 dwelling units per acre. Provided that the dwelling units are structurally attached to one another, side by side, and erected as a single building, each dwelling unit being separated from the adjoining unit or units by a party wall without

openings extending from the basement floor to the roof with each unit including separate ground floor entrances, services and attached garages. No more than 8-units attached

H. Development Standards

- 1. Setbacks and Separations.** Setbacks and separations for new buildings, structures and parking areas shall be as established on the approved final development plan. In establishing said setbacks and separations for particular use areas within a PC-MUCD, the Township shall consider the spacing necessary for adequate visual and acoustical privacy, adequate light and air, fire and emergency access, building configurations, energy-efficient siting, and the relationships of building sites to circulation patterns. In no case shall the approved setbacks and/or separations be less than, and when specified, not more than, the following:
 - a.** Minimum and Maximum Building Setbacks from Project Boundaries and Streets: All new buildings and structures shall comply with the minimum and maximum setbacks specified in Table B.

Table B

a. Minimum Setback of New Buildings from Project Boundaries	40 feet
b. Minimum Setback of New Buildings from Existing Public Street Rights-of-Way dedicated as of the date the PC-MUCD general development plan application is submitted	40 feet
c. Setback of New Buildings from proposed public street Right-of-Ways within the PC-MUCD OR edge of pavement from proposed private streets	
1) Minimum	10 feet
2) Maximum	35 feet

- b.** Minimum Separation Between New Buildings: In order to ensure reasonable privacy and separation of buildings, individual buildings located within the PC-MUCD shall be separated by the minimum distances specified below:

- i.** All new multi-family dwellings and non-residential buildings: The minimum separation between multi-family dwelling units shall be 25 feet and 40 feet from all other non-residential buildings.
- 2.** Building Height: The maximum height of any principal building shall be 35 feet unless a greater height is specifically authorized by the Architectural Review Board and with the approval of the Fire Chief.
- 3.** Parking and Roadway Setbacks: Off-street parking areas and roadways shall be screened according to Articles 9 and 14 and shall comply with the following setback requirements:
 - a.** Off-street parking areas shall be located to the side or rear of buildings and shall not extend into a front yard.
 - b.** All off-street parking areas shall be set back from an existing or proposed right-of-way a distance not less than 20 feet.
 - c.** All off-street parking areas and roadways shall be set back from all other boundaries of the PC-MUCD project a distance not less than 20 feet.
- 4.** Sidewalk and/or Shared Use Path – New buildings, structures, and parking areas shall include the installation of a sidewalk and/or shared use path. The sidewalk and/or shared use path shall connect to similar facilities on adjacent property. In special cases, such as if no adjacent property sidewalk or shared use path exists, the facility type(s) and location shall be approved by Copley Township Community and Economic Development Staff via Site Plan review. See Section 13 of this document.
- 5.** Ownership: Any ownership arrangement, including fee simple lots, condominiums, and zero lot line parcels, is permitted in a residential development proposed as part of the PC-MUCD provided the arrangement of the dwelling units shall comply with the spacing requirements of this section. Within any such subplot, the applicant shall depict the maximum parameters, or building envelope, which indicates where the buildings shall be located and demonstrate that such building locations will be in compliance with the spacing requirements of this section. Alternatively, if such building locations are not depicted on any such sublots, the Architectural Review Board may establish on the development plan the appropriate front, side, and rear yard dimensions for each subplot.

I. Supplemental Requirements

The PC-MUCD shall comply with the following supplemental requirements:

1. Similar land uses should face across streets, and dissimilar land uses should abut at rear lot lines or across alleys.
2. The vehicular circulation system shall be designed to ensure that the entire PC-MUCD is a cohesive development, and to promote inter-connection among individual projects. All proposed public streets shall comply with the construction standards set forth in the Summit County Subdivision Regulations. All proposed private streets shall comply with the Summit County Subdivision Regulations, (Local) Residential Light Traffic standards.
3. All activities except off-street parking, accessory recreation, and refuse storage shall be conducted in completely enclosed buildings.
4. All proposed developments, in addition to the requirements specified in Article 14 (Landscaping/Buffering), shall provide and maintain the following landscaping, screening, and privacy requirements:
5. Screening through the use of walls, fences, and/or landscaping shall be provided to minimize potential incompatibility between contrasting uses within the PC-MUCD.
6. All open areas, including required yards, shall be landscaped according to an approved landscape plan. All pervious areas of the PC-MUCD shall be permanently protected from soil erosion with grass or other suitable ground cover.
7. Dwelling units shall be grouped or clustered to maximize privacy and preservation of open space.
8. A minimum of 40% open space.
9. The Architectural Review Board may impose additional conditions on uses to ensure the uses are consistent with the intent of these regulations.
10. Buffering Between Residential and Industrial Uses
 - **Natural Preservation Buffer:** When a residential use abuts an industrial use, a 20

foot wide tree preservation buffer shall be maintained along the property boundary. The buffer shall consist of existing vegetation to ensure a continuous natural screen between the two uses.

- If the required **Natural Preservation Buffer** cannot be maintained due to site conditions or prior development, a 6-foot-tall opaque fence shall be installed along the 20' Natural Preservation Buffer line, extending the distance where the Natural Preservation Buffer could not be satisfied.

J. Modifications

Modifications may be granted by the Township Architectural Review Board only when it determines that certain standards set forth in this Section do not or should not apply specifically to the circumstances of a particular project and when the alternative method proposed to achieve the objectives of the numerical standard is equal to or better than the strict application of the specified standard. The Township Architectural Review Board may modify such standard to an extent deemed just and proper, provided that the granting of such relief shall be without detriment to the health and safety of the community and without detriment to or impairment of the intent of this Section.

A modification shall only be considered by the Architectural Review Board during the review and approval procedures for a development plan.

K. Development Plan Review

1. The establishment of the PC-MUCD district requires that the following steps shall be completed concurrently:
 - a. Application for zoning map amendment is submitted, pursuant to this Resolution.
 - b. Application for review of the general development plan, pursuant to this Resolution.
2. Additional development requirements, whether standards or criteria, formulated to achieve the objectives of the PC-MUCD District may be established during the Architectural Review Board's review of the General Development Plan. Any such development requirements adopted with such

plan shall become binding land use requirements for the proposed development.

3. After a General Development Plan is approved for a PC-MUCD project, the applicant shall prepare and submit a Final Development Plan for either all or a phase of the development.
4. After approval of the Final Development Plan has been obtained from the Architectural Review Board, a Zoning Certificate may be obtained.