



Chapter 4 Built Environment

01

GOALS + INITIATIVES

02

CULTURAL + HISTORIC RESOURCES

03

COMMUNITY FACILITIES

04

ADJACENT COMMUNITIES PLANNING & ZONING

05

CURRENT LAND USE + ZONING



Chapter 4 Built Environment

06

CAUV AGRICULTURE MAP

07

PEDESTRIAN INFRASTRUCTURE

08

VEHICULAR INFRASTRUCTURE

09

LAND INFRASTRUCTURE

Core Focus Area:

Built Environment

Copley Township believes that what we have is what makes us who we are and must be preserved for future generations. "Without looking where we've been, we cannot know where we are going."

GOALS AND INITIATIVES

Built Environment Goal (BEG 1): Copley Township will encourage the protection and preservation of valuable historic and cultural resources

BEG 1/1: Encourage land owners to recognize the value of historic resources as major contributions to the quality of life and to cultural vitality, and as resources that both remind us about our past and provide a stimulus to economic vitality and the potential for tourism

BEG 1/2: Increase awareness of Copley's historic resources through historic designations and redevelopment that recognizes the value of historic preservation and cultural resources

BEG 1/3: Support enabling legislation to provide tax incentives to encourage the rehabilitation of historic resources, including tax credits and tax abatements

BEG 1/4: Protect/enhance cultural resources including historic structures, sites, and corridors

BEG 2: Copley Township will promote awareness of community resources

BEG 2/1: Partner with the local school district to ensure the needs of the community and school system are being recognized

BEG 2/2: Increase awareness of recreational facilities available through the local school district such as the indoor pool, walking track, playgrounds and athletic fields

BEG 2/3: Partner with local community organizations to promote recreational opportunities

BEG 2/4: Increase awareness of public space available for free/rent

BEG 3: Copley Township will promote the upkeep and maintenance of the existing residential and commercial properties

BEG 3/1: Support property maintenance codes which protect the existing housing stock and result in secure property values

BEG 3/2: Create local funding source and support volunteer efforts to support the upkeep and maintenance of the existing housing stock for those in need

BEG 3/3: Explore bond requirements which protect the landscape integrity of commercial developments

BEG 3/4: Encourage and recognize property beautification and cleanliness

SUPPORTING DOCUMENTS

Summit County General Development Plan
Ohio Historic Preservation Tax Credit Program
Federal Historical Preservation Tax Credit
Historic Preservation Plan
Summit County Housing Rehabilitation Program

PROPOSED BOARDS & COMMISSIONS

Historic Preservation Committee

PARTNER AGENCIES/ORGANIZATIONS

Copley Fairlawn City Schools
Summit County Metro Parks
Summit County Public Health
State Historic Preservation Office
Summit County Building Standards
Summit County Department of Community + Economic Development

85%

of residents encourage the development of reclaimed sites before using open space for new development.

Chapter 4: Built Environment

Existing Cultural + Historic Resources

Copley Township is part of the Western Reserve. It was originally heavily forested with significant wetlands in the eastern and southern sections and was inhabited by Native Americans. The first settlers were farmers from New England. They cleared the land and cultivated the fertile soils.



Archeological and Historic Sites

According to the National Register of Historic Places, Copley hosts two different structures which were awarded with Historic Place Designations. The Copley Depot and the Cemetery Receiving Vault were honored with this prestigious designation after meeting criteria such as historic districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The nominations are then reviewed by the Ohio Historic Site Preservation Advisory Board, which includes interested citizens and professionals (within preservation related fields) appointed by the governor. The ultimate decision lies with the National Park Service.

THE COPLEY DEPOT - The Western Railroad (PA&W) passed through Copley along its route from Delphos to Mogadore. The line carried passengers, freight and mail. Later, the Akron Canton and Youngstown Railroad (AC&Y) took over the route until 1951. In 1974, Copley residents, formed the Copley Township Historical Society, raised the funds to acquire the building and moved to its present site where it now serves as a museum.

THE TOWNSHIP CEMETERY RECEIVING VAULT

Standing in the center of the Copley Township Cemetery is a Receiving Vault that was built in 1885. Receiving vaults were constructed to serve as a temporary mortuary to house deceased persons during winter months because the ground was frozen and too hard for grave digging. Modern hydraulic digging machines had not been invented yet so graves were dug by hand. It also served as a deterrent to grave robbers. With modern medicine in its infancy, grave robbing was a common practice to supply early physicians a steady supply of cadavers to further anatomical research and teaching. The introduction of receiving vaults provided a greater level of protection and peace of mind to families of the deceased and to the whole community. Most were constructed of heavy masonry stones and featured large lockable iron gates to guard against trespassers. On July 13, 2017

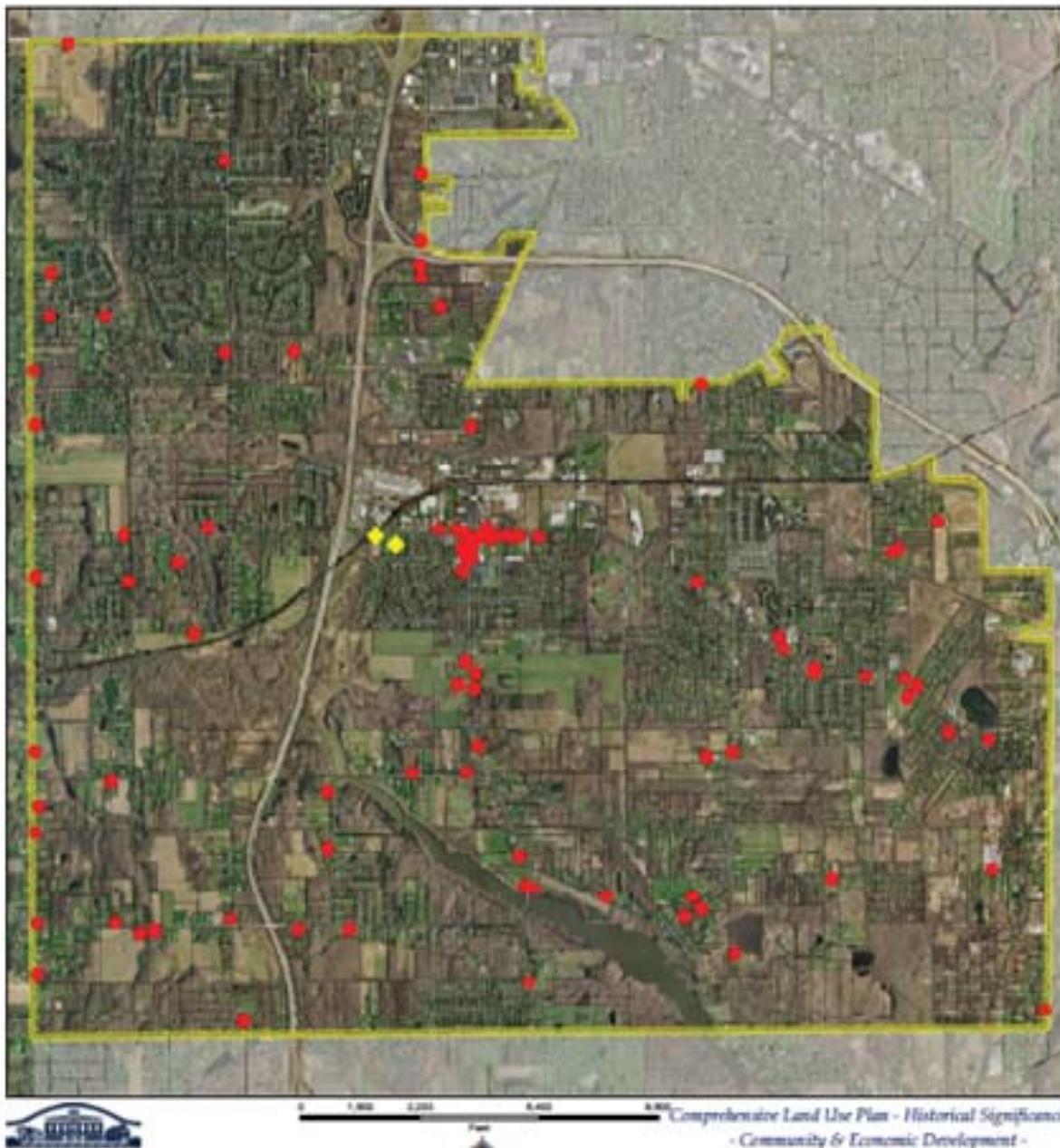
 **Copley**
Comprehensive Land Use Plan
the receiving vault was listed on the National Register of Historic Places by the United States Department of the Interior.



Chapter 4: Built Environment

Copley Township Century Homes

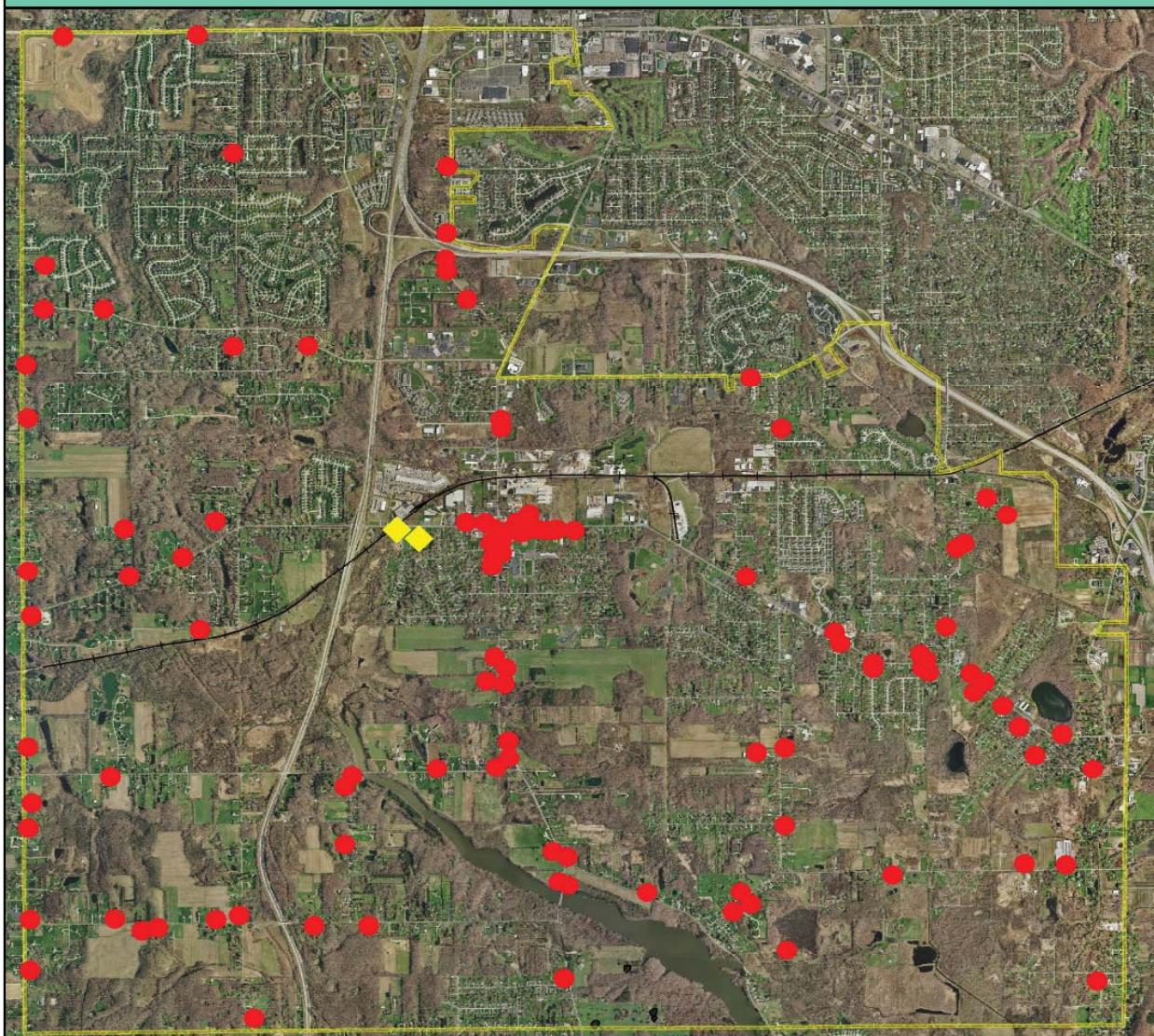
The Copley Township Historical Society has also compiled a list of century homes, which are shown in the following map.



Chapter 4: Built Environment

Copley Township Century Homes Map

HISTORICAL SIGNIFICANCE



Copley Depot, Circa 1891



Brenner Estates, Circa 1910



Cemetery Reception Vault,
Circa 1885

Century Homes (116 Total)

National Registry of Historic Places (2 Total)

Chapter 4: Built Environment

Community Facilities



Copley Township Safety Center

In 2022 the Copley Township Board of Trustees engaged with Kimely Horn on the construction of a new 39,000 square foot Safety Center which is now home to the Copley Township Police Department and the Copley Township Fire/EMS Station #1. The Center is located on 3.5 acres of land.



Stony Hill Fire Station #2 is located at 4570 Medina Road west of the Montrose area. The Station is located on 3.7 acres of land and consists of a 12,493 square feet facility building which houses office, sleeping quarters and a Fire Bay. Station #2 is co-owned by the Copley Township Board of Trustees and the Bath Township Board of Trustees.

Both stations are located in districts zoned Residential-Medium Density.

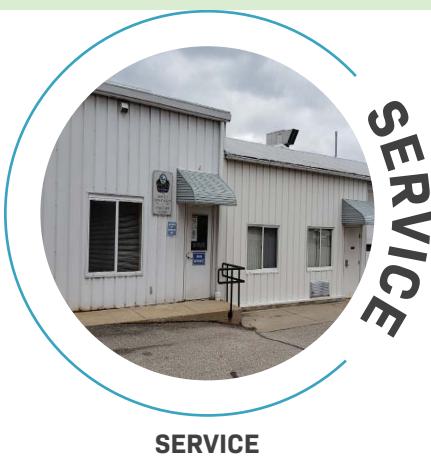


Copley Township Community Hall

The final phase of the Safety Center project includes the renovation of the existing fire bays into a Township Community Room. Work has already begun and the estimated time of completion is Fall of 2025. The room will hold up to 200 people.

Chapter 4: Built Environment

Community Facilities



The Copley Township Service Department is responsible for maintaining administrative and maintenance related buildings, Township Cemeteries, the Township Recycle Center, and the Copley Community Park.

The Service Administrative Building is located behind the Copley Town Hall located at 1540 S. Cleveland-Massillon Road. The building consists of approximately 8530 square feet and houses administrative offices, storage and a maintenance area.

A 1500 square feet storage building, storage yard and salt facility are located at 2777 Copley Road. The 4.51 acre parcel is also home to the Copley Depot & ACY Caboose, which is a 656 square feet museum managed by the Copley Historical Society.

The Service Department oversees three publicly managed cemeteries in the Township. The Service Director acts as the Cemetery Sexton and the service department personnel assist in burials, veteran burials, genealogy searches and maintaining the Township cemeteries.

The Copley Township Cemetery was established in 1820 and over the decades has grown into the present 9.5 acre site of today. It consists of 9 sections, 56 blocks, 1842 burial lots which provide for 6507 individual graves. There is also a private section with 98 graves, a Veterans Memorial Section with 369 graves, and a newly installed columbarium with 300 niches for a total of 7274 individual graves. It is the only active cemetery still performing burials in the township.

The Montrose Cemetery is a half-acre site and is located just south of Medina Road (State Route 18). The Stimson Cemetery is a one-quarter acre site located on South Hametown Road just north of Stimson Road. Both are historical cemeteries and closed for burials.

The Copley Township Recycle Center is co-located at 1280 Sunset Drive with the Police Department. The Recycle Center consists of a comingle container, an aluminum cans only container, and paper/cardboard containers.

Copley Township does not have a Parks and Recreation Department; therefore, Service Department employees maintain the park, and schedule pavilion rentals and use of ball fields.

Service Department personnel also maintain Copley Square and assist with the Heritage Day festival each year. Copley Square is 1.81 acres of publicly owned land located east of Cleveland-Massillon Road and bounded by Copley Road. A 328 square feet gazebo is situated at the center of the Square.



Most children in Copley Township attend the Copley-Fairlawn School District. However, small portions of the Township are in three other school districts; Revere, Highland and the Akron Public School District.

The following public schools are located in Copley Township:

Arrowhead Elementary School is located at 1600 Raleigh Blvd. and consists of 15.37 acres of land including a playground and outdoor soccer and baseball fields open to residents of the Township.

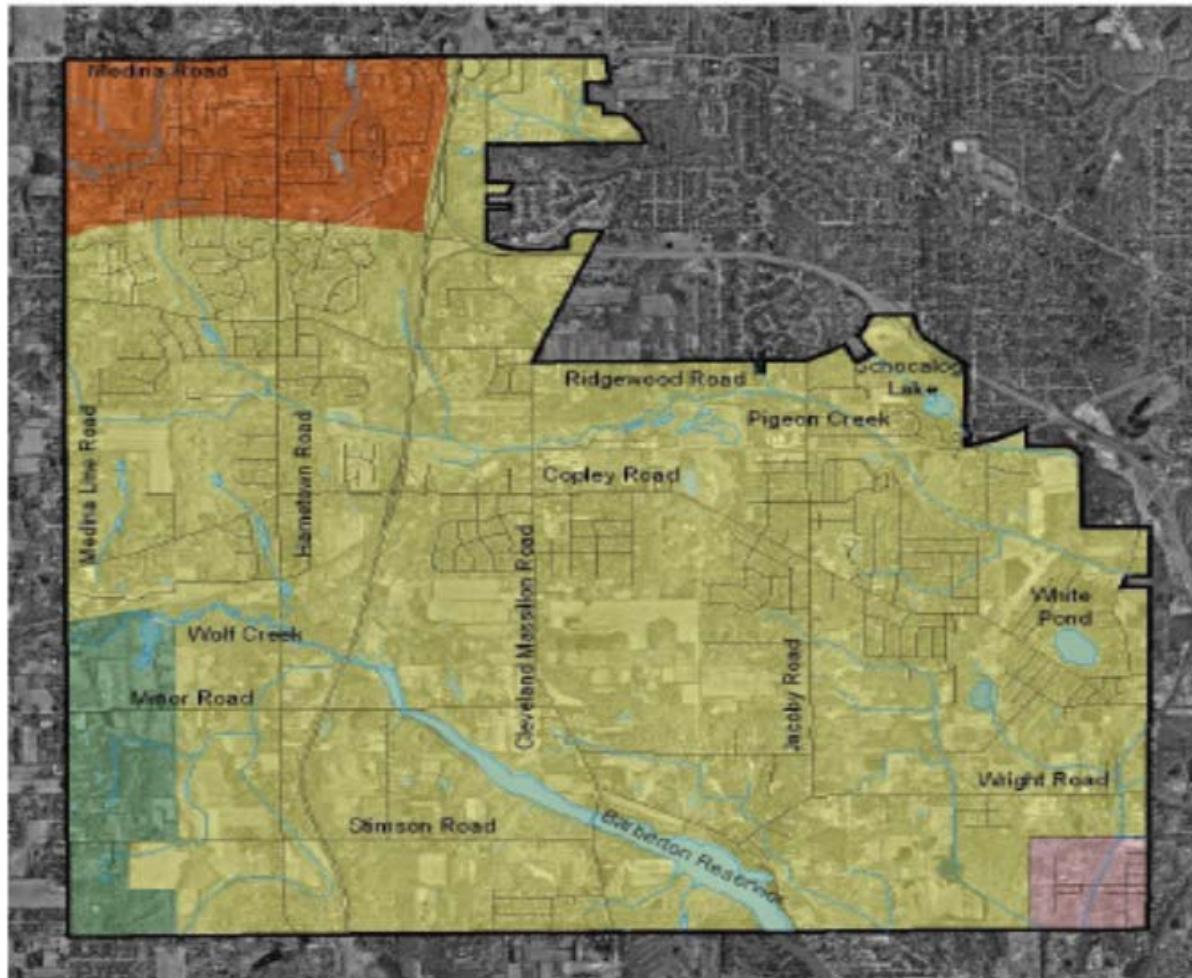
Copley-Fairlawn Middle School is located at 1531 S. Cleveland-Massillon Road and consists of 21.54 acres including a playground, outdoor baseball and football/soccer fields, and a walking track open to the residents of the Township.

Copley-Fairlawn High School is located at 3807 Ridgewood Road and consists of 56.33 acres including an indoor swimming pool, outdoor football/soccer and baseball fields, and a walking track open to residents of the Township. The Copley-Fairlawn School District Board of Education offices are co-located at the High School.

Additionally, the Copley-Fairlawn City Schools Bus Depot is located in Copley Township. The Copley-Fairlawn City Schools Bus Depot is located at 3395 Trumbull Avenue and consists of 6.4 acres.

Chapter 4: Built Environment

Community Facilities



Source: Summit County Fiscal Office
Projection: State Plane Ohio North NAD83

School District

- Akron City School District
- Copley Fairlawn School District
- Highland Local School District
- Revere Local School District

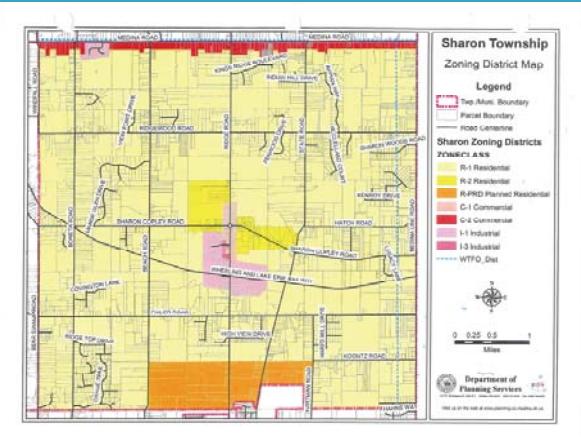
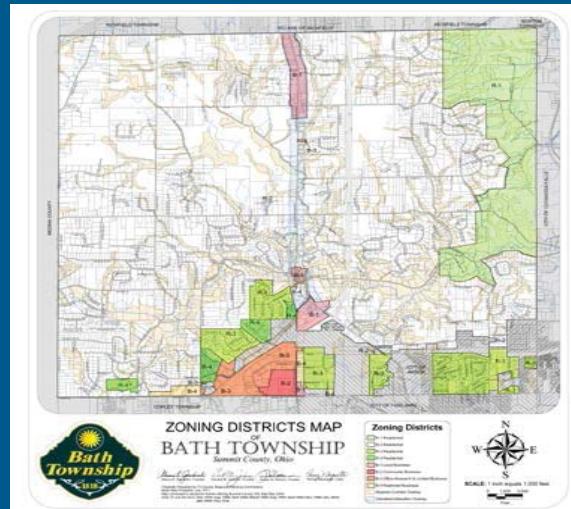
Chapter 4:

Built Environment

Adjacent Communities Planning + Zoning

✓ Bath Township

The Bath Township Comprehensive Plan (1996) was developed as a well-delineated plan providing a blueprint for implementation actions that will guide future development in a manner that retains the open space design of Bath Township. It protects the integrity of existing neighborhoods and encourages quality improvements in transitional gateway areas of the Township. Bath Township Zoning reflects the plan. In addition, Bath Township Design Guidelines were developed by citizens of the community and are the basis of recent changes to the Bath Township Zoning Resolution.

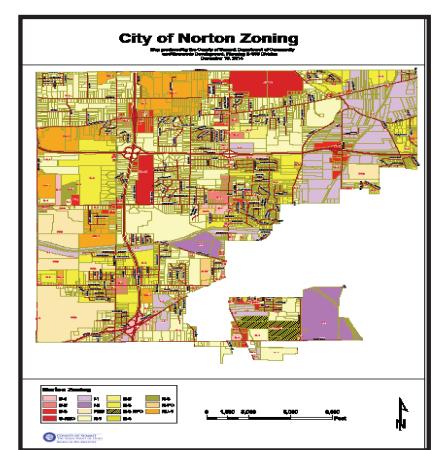


✓ Sharon Township

Sharon Township is in one of Medina County's fastest growing areas. The township is currently in the process of exploring an update to its Comprehensive Plan and Zoning Resolution. The area contiguous, along the border of Copley Township is currently zoned at a 2 acre density with open space subdivision Planned Unit Development options.

✓ City of Norton

The City of Norton is currently working on: Zoning Code Updates, Subdivision Regulations Update, City of Norton Storm Water Management Program Phase II, Business Retention Program, and a Wolf Creek/Pigeon Creek Trail and Greenway System. The City is planning to update its Comprehensive Plan.



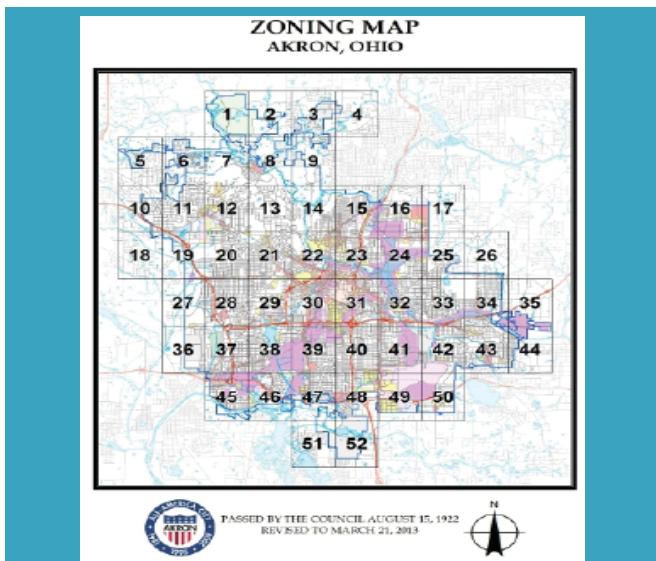
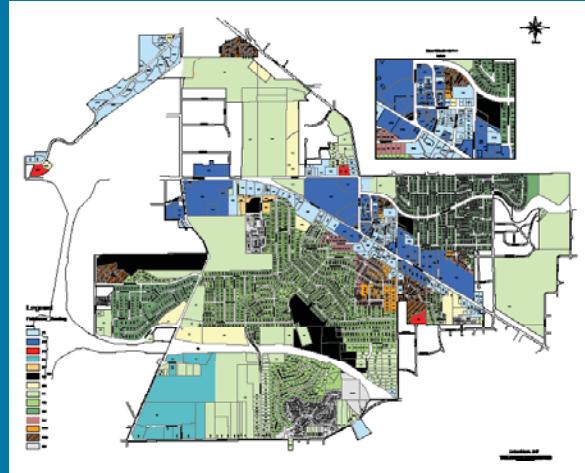
Chapter 4:

Built Environment

Adjacent Communities Planning & Zoning

✓ City of Fairlawn

Fairlawn was once part of Copley Township. In 1961, Fairlawn incorporated and has seen tremendous residential and commercial development over the years. Nearly built out, the city has 7,300 residents with a daily workforce of 40,000 persons.

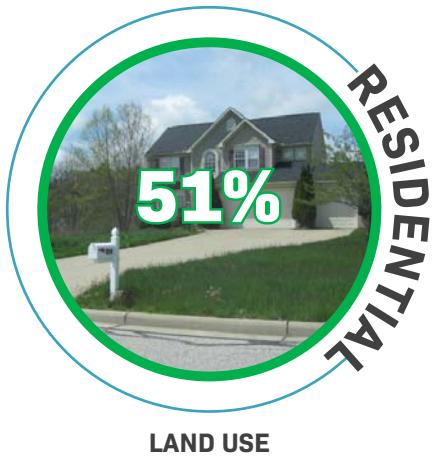


✓ City of Akron

A majority of the City of Akron, which borders Copley Township, is zoned for single family. There are also apartments, industry, and commercial districts near the Township's borders. The city is interested in development within Copley Township due to the partnership of the JEDD.

Chapter 4: Built Environment

According to the Summit County Fiscal Office Land Use Codes classification, the major land use classifications in Copley Township are listed as 51% residential; 25% agriculture, 9% commercial; and 2% industrial. The remaining land use is comprised of exempt land, mineral and gas rights, and railroad property. Exempt land includes land dedicated to school facilities, government buildings and church property.



Residential land use in Copley Township has grown significantly over the last 20 years. Residential use includes low, medium and high density districts primarily developed for single-family homes.



Agriculture land use in Copley Township consists of backyard farms to large Current Agricultural Use Valuation (CAUV) parcels. There are over 2600 acres of agricultural land in Copley Township.



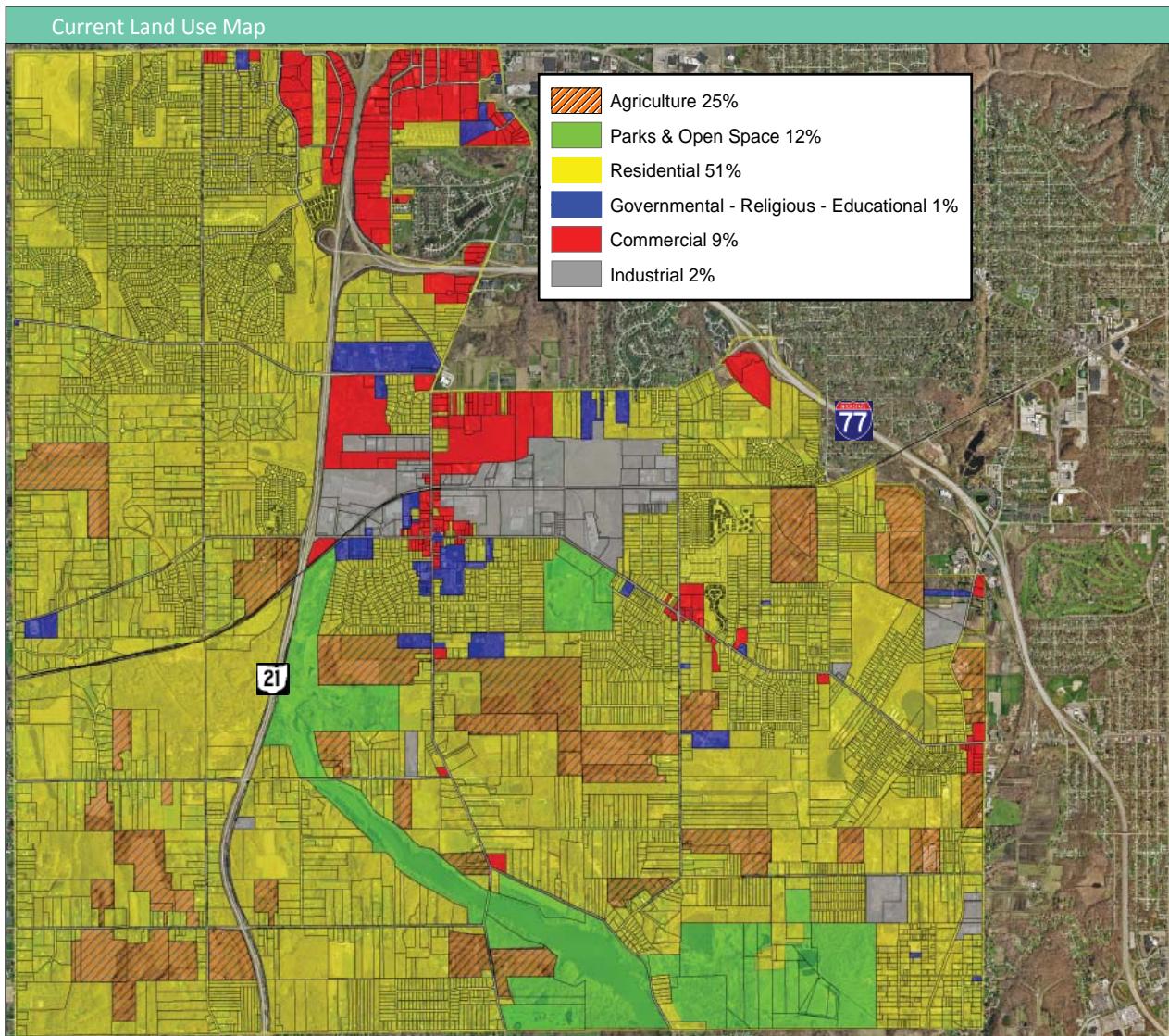
Commercial land use in Copley Township is concentrated in the upper mid to north east quadrant of the Township. Commercial use is primarily dedicated to large-mid scale retail business.



Industrial land use in Copley Township is concentrated in the heart of the Township due to the location and accessibility of the Wheeling Ohio rail line. Industrial use is classified as light and future focus is designed to encourage more tech and research based facilities.

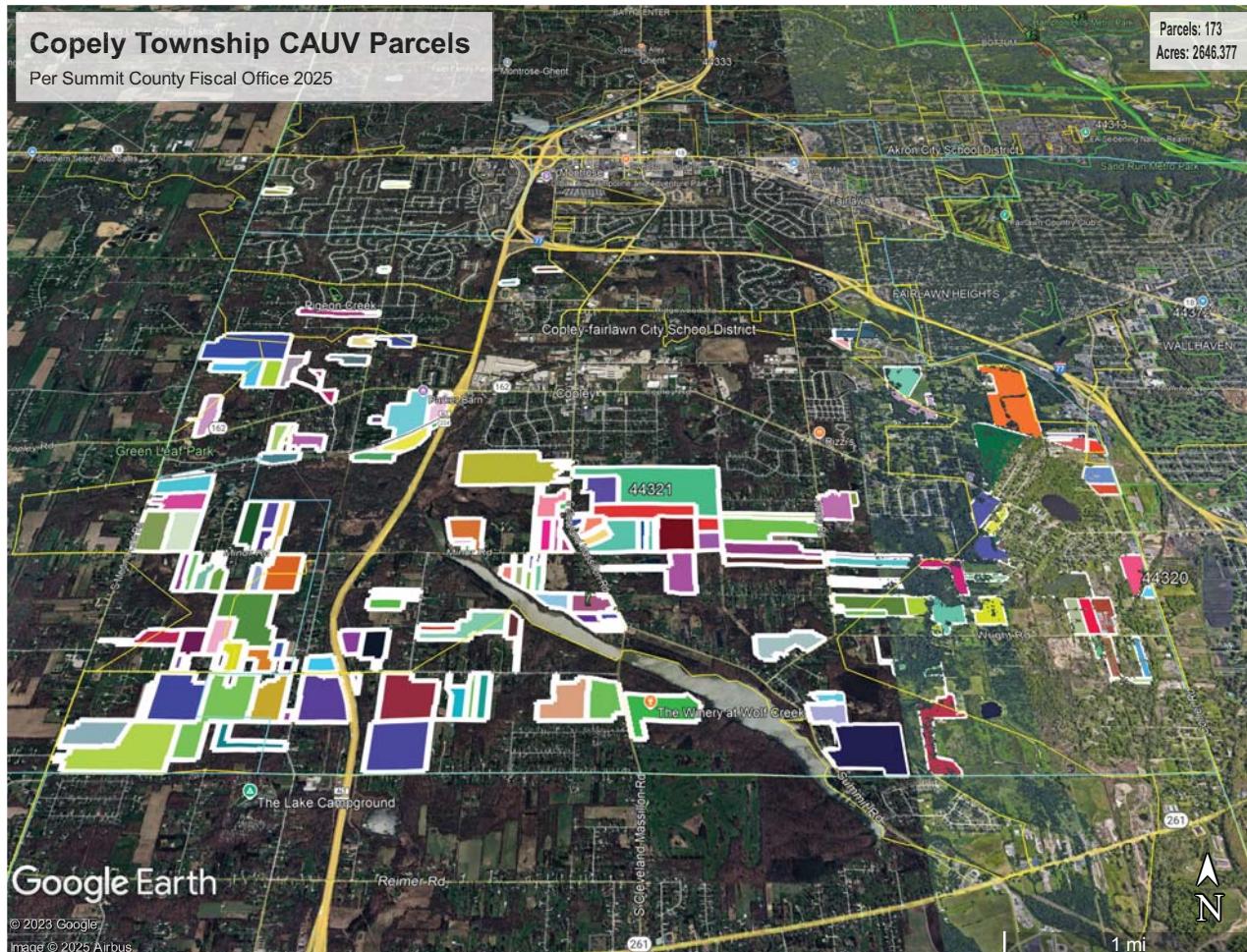
Chapter 4: Built Environment

Current Land Use Map



Current Agricultural Use Valuation (CAUV) Map

Agriculture land use in Copley Township consists of small backyard farms, homestead farms of less than 10 acres and working farms of 10 or more acres. Per the Summit County Fiscal Office, there are 173 CAUV parcels in Copley comprised of 2646 acres of land.



Chapter 4: Built Environment

Current Zoning

In 2012, the Copley Township Zoning Districts and Map were updated.

The unincorporated territory of Copley Township, Summit County, Ohio is hereby divided into the Zoning Districts listed below. Regulations are uniform for each building, structure, or use within each Zoning District.

A. RESIDENTIAL DISTRICTS

- R-LD (Low Density) Residential District
- R-MD (Medium Density) Residential District
- R-S/MF (Single/Multi-Family) Residential District
- R-HD (Higher Density) Residential District
- R-OC (Open Space/Conservation) Residential District
- R-CD (Conservation Development) Residential District
- PRDD (Planned Residential Development District)

B. COMMERCIAL DISTRICTS

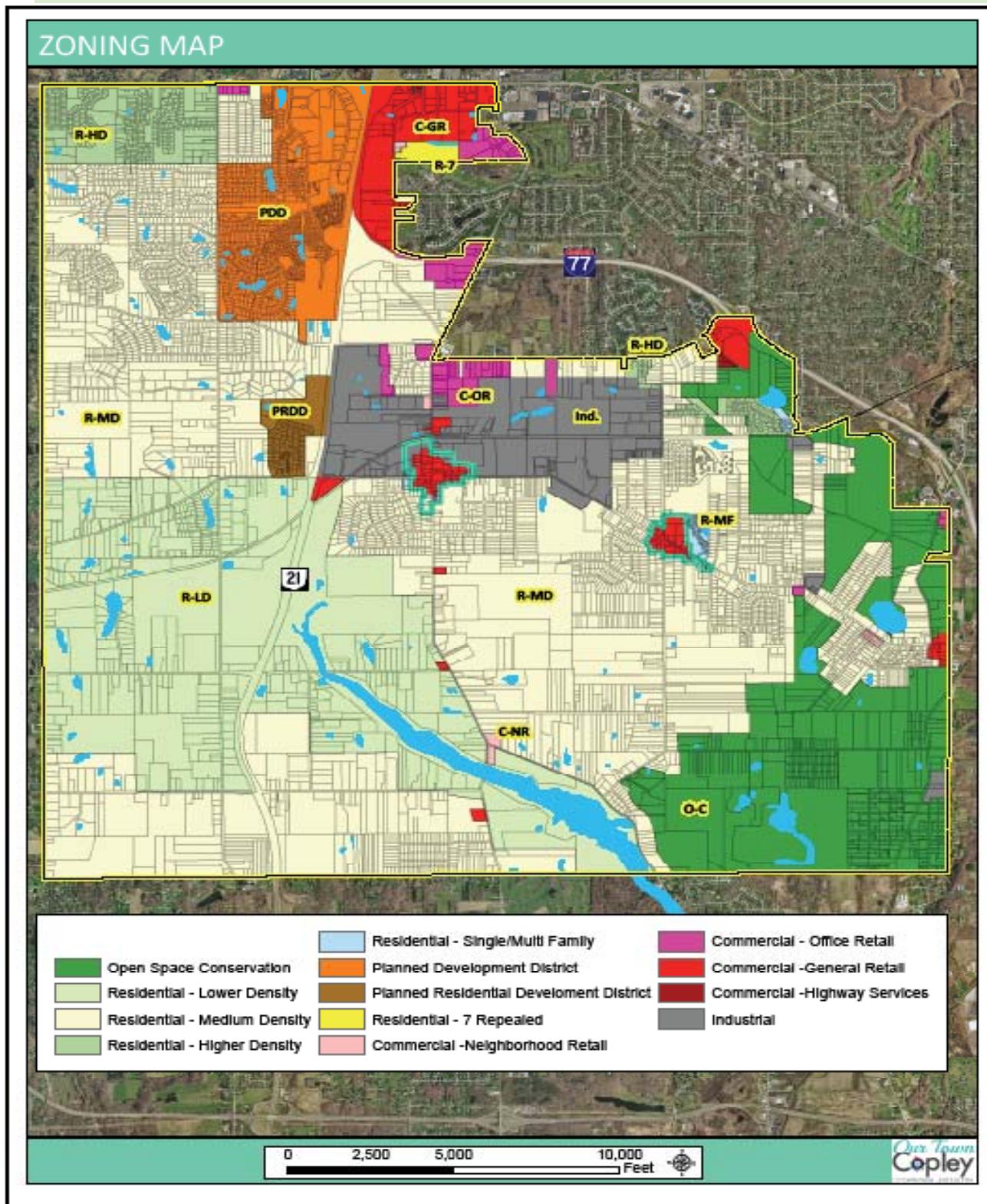
- C-GR (General Retail) Commercial District
- C-NR (Neighborhood Retail) Commercial District
- C-O/R (Office/Retail) Commercial District
- C-HS (Highway Service) Commercial District
- Copley Circle Mixed-Use Compact Development District
- Mixed-Use Compact Development District
- Copley Rd./Jacoby Rd. Mixed-Use Compact Development District
- Rothrock Mixed - Use Compact Development District
- Pigeon Creek Mixed - Use Compact Development District

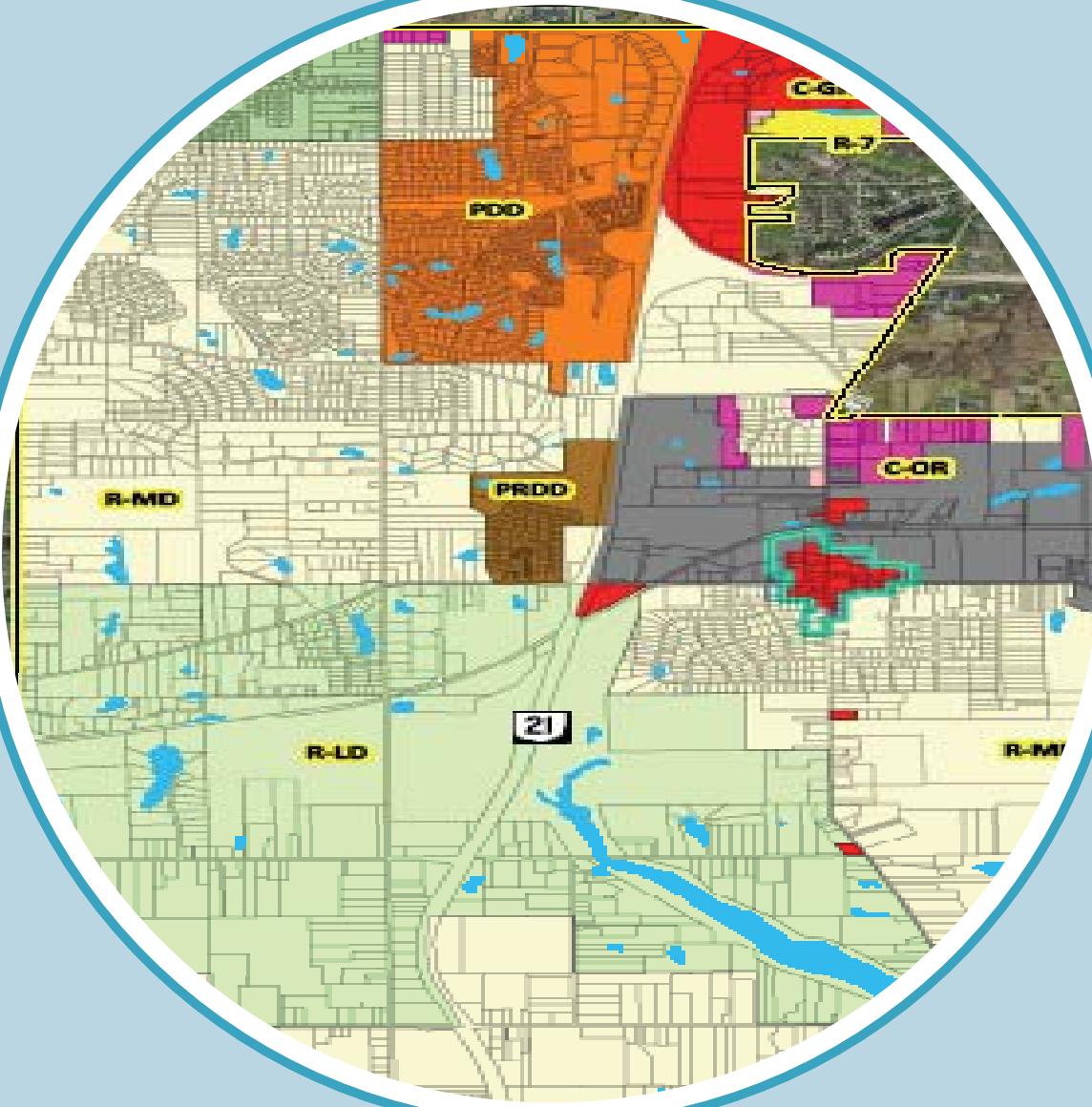
C. INDUSTRIAL DISTRICTS

- I-Industrial District

Chapter 4: Built Environment

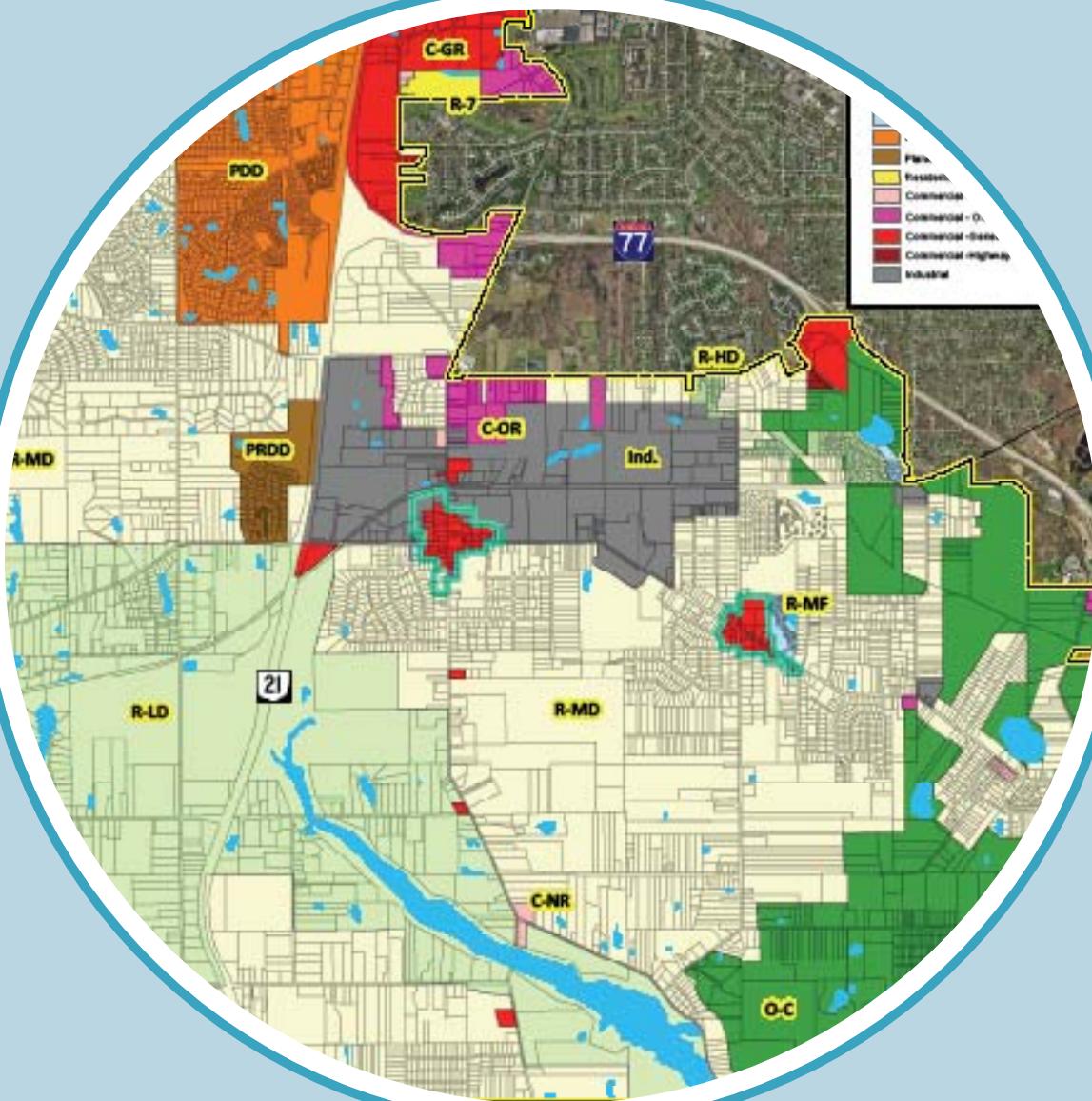
Current Zoning





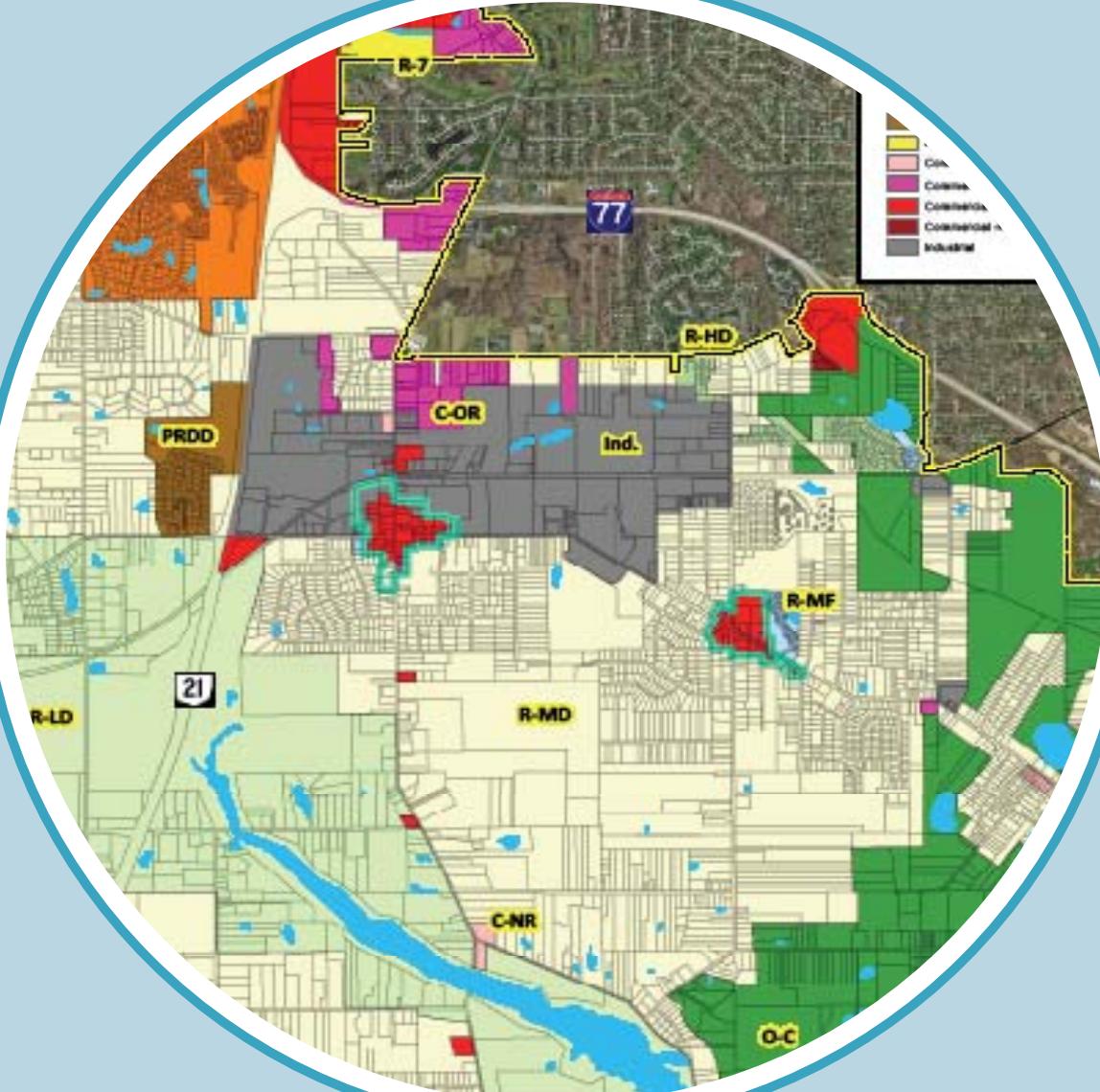
R-LD (Lower Density) Residential District

This District, comprising the R-1 District in the previous Zoning Resolution, is established to provide for lower density residential development that will: (1) protect natural resources and maintain the environment and quality of life in the Township; (2) discourage concentrated living areas in the drainage area of the Barberton Reservoir where such concentrations could create potential pollution of the reservoir and (3) discourage concentrated living areas in other areas where the irregularity of the land and the higher cost of providing central sewer facilities make higher density development undesirable.



R-MD (Medium Density) Residential District

This District, comprising the R-2 and R-3 Districts in the previous Zoning Resolution, is established to accommodate single-family and two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.



R-S/MF (Single/ Multi-Family) Residential District

This District, comprising of R-6 District in the previous Zoning Resolution, is established to accommodate single, two and multi-family residential dwellings. The object of this District is to permit a higher density of population where centralized sewer and water facilities can be economically provided, and where multi-family dwellings can be used to buffer other uses from commercial uses, highways, or railways.



R-HD (Higher Density) Residential District

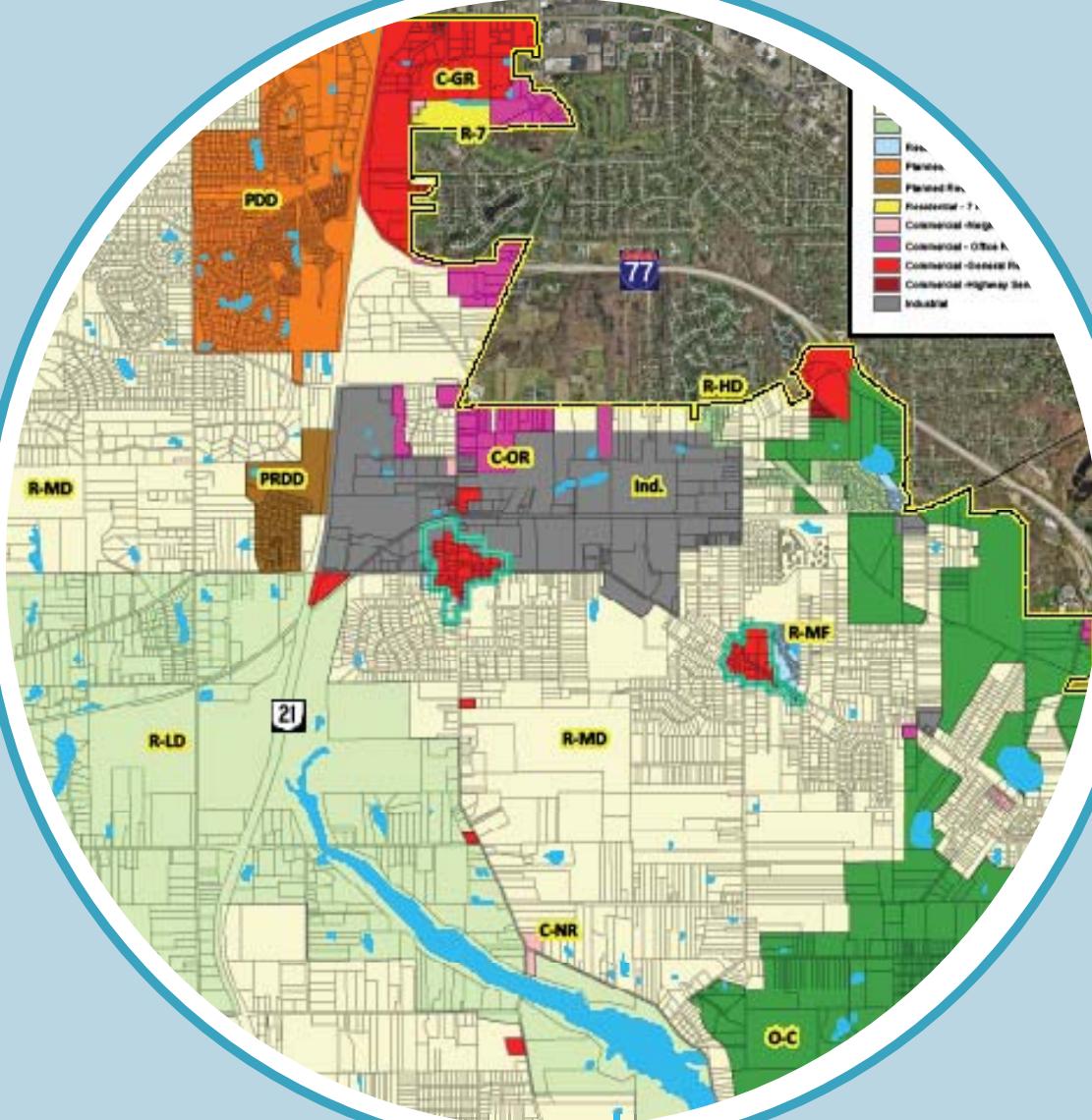
This District, comprising the R-3A district in the previous Zoning Resolution, is established to accommodate single-family residential dwellings with the objective of permitting a higher density of population where centralized sewer and water facilities are provided, and where positioning of homes can be used to buffer higher and lower density uses. A minimum of five (5) acres is required to establish an R-HD District. At least seventy-five percent (75%) of the lots must front on a local roadway or cul-de-sac street.



R-OC (Open Space/ Conservation) Residential District

This District, comprising the OC Open Space and Conservation District in the previous Zoning Resolution, is established to achieve the following purposes:

1. To preserve and protect the values of distinctive geologic, topographic, botanic, historic and scenic areas;
2. To protect the ecological balance of an area;
3. To conserve natural resources, such as river valley and tracts of forest land; and
4. To reduce the problems created by intensive development of areas having excessive high water tables, organic or other soils unsuitable for most types of urban development, or which are subject to flooding, or which are topographically unsuited for urban type uses.



R-CD (Conservation Development) Residential District

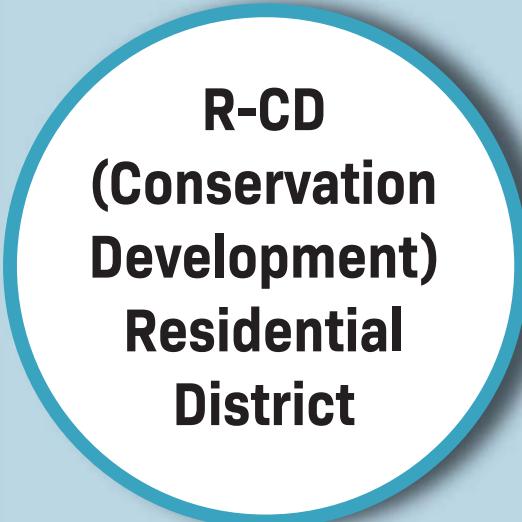
The primary objective of Conservation Development Zoning is to promote the health and safety of the community through the application of flexible land development techniques in the arrangement and construction of dwelling units and roads. Such flexibility is intended to maximize the conservation of open space while accepting development and retaining for the property owner the development rights (the number of residential dwelling units) that are permitted under the existing conventional zoning for the property.

These regulations may be applied in any Residential Zoning District, as specified below, and are intended to achieve these corollary purposes:

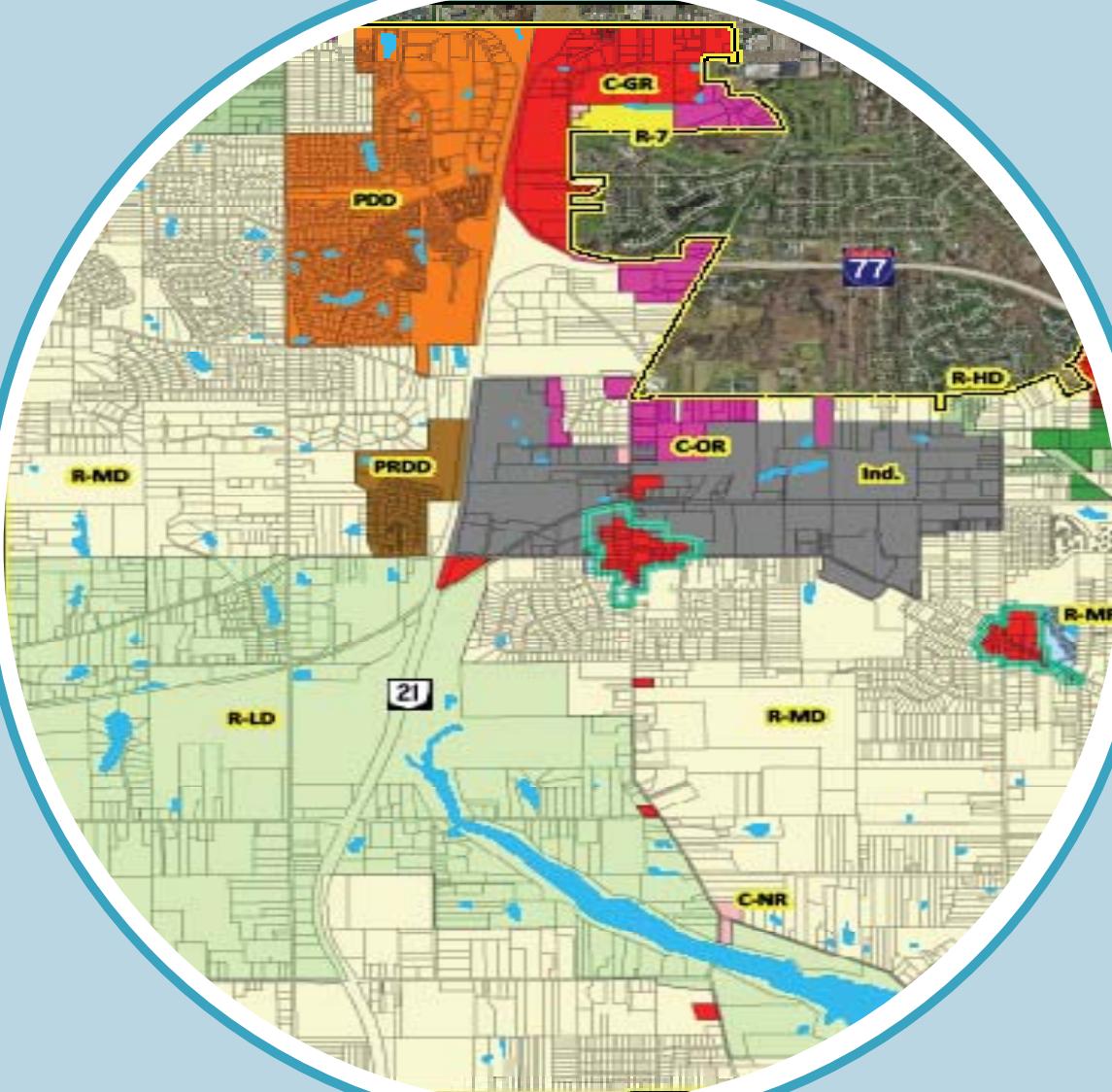
To maximize protection of the community's natural resources by:

1. Avoiding development on and destruction of sensitive natural resource areas;
2. Reducing the quantity and improving the quality of storm water runoff from expected development;
3. Maintaining natural characteristics (such as woods, hedgerows, natural vegetation, meadows, slopes and streams);
4. Reducing the amount of disturbed land, the conversion of natural areas to landscaped areas for lawns, and discouraging the use of plants that are non-native invasive species; and
5. Conserving areas of prime agriculture soils, to the extent possible.
6. To conserve (within the framework of natural resource conservation) the quality of ruralness in a community which is characterized by:
 - a. Large, aggregated, undeveloped land areas;
 - b. Natural, features such as woodlands, steep slopes, floodplains, wetlands, stream and river corridors, hedgerows and rock outcroppings;
 - c. Scenic vistas and rural views;
 - d. Significant historic features such as old barns and heritage trees;
 - e. Traditional rural settlement patterns characterized by clusters of compact groupings of development in otherwise wide open spaces; and/or
 - f. Appropriate topographic or vegetative screening.
7. To encourage more efficient use of land and public services through unified development.
8. To establish development review criteria which promote creative design solutions in a manner which best conserves the area's resources.
9. To establish a review process which maintains local review and approval of the overall development plan and which results in the timely consideration of an application.
10. To ensure that the proposed Conservation Development complies with the objectives of Copley Township as expressed in this Township Zoning Resolution and the Township Comprehensive Land Use Plan.

These regulations are established under the Authority of the Ohio Revised Code §519.021(A), Planned Unit Development.



R-CD
(Conservation
Development)
Residential
District



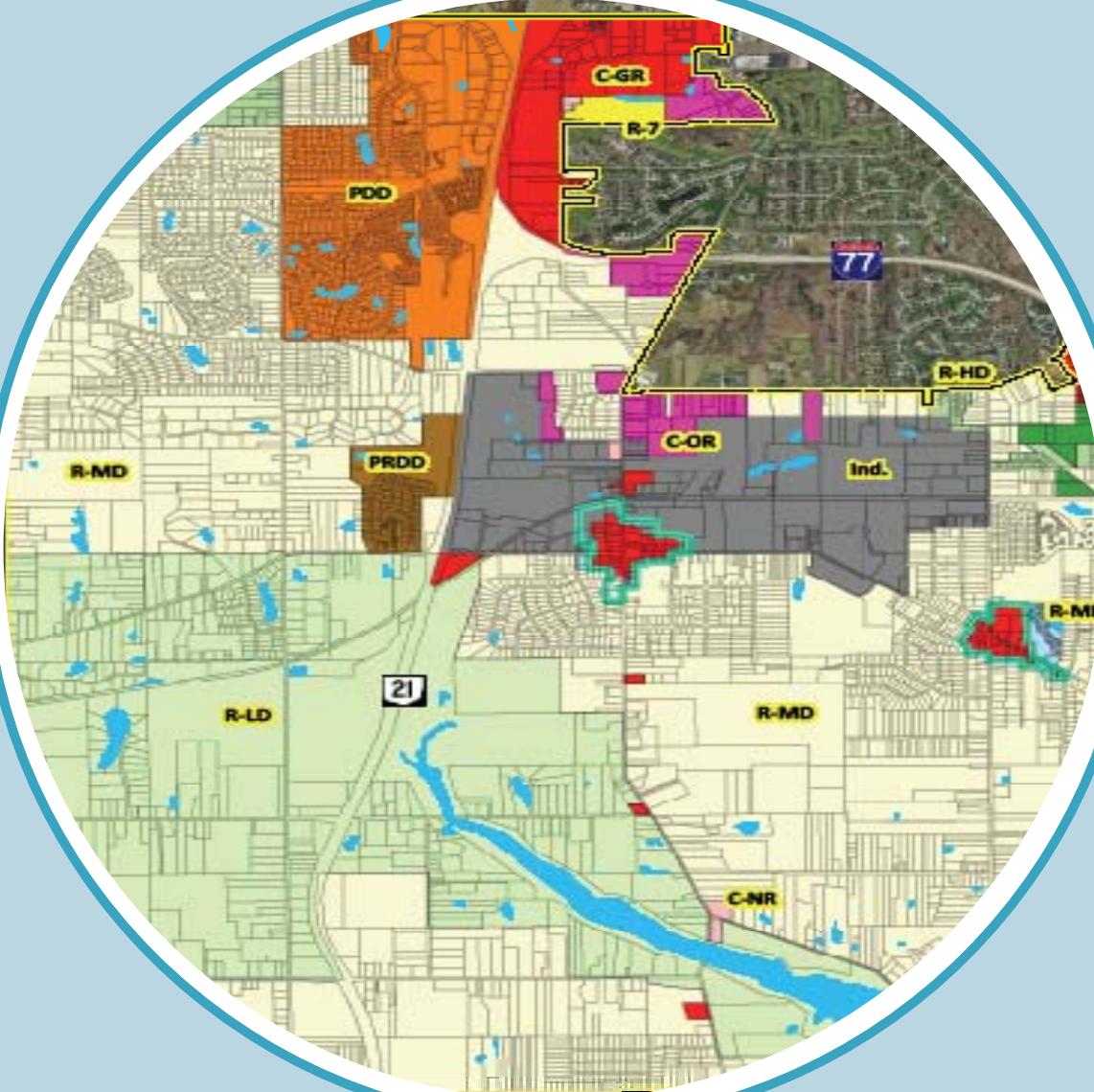
PRDD (Planned Residential Development District)

The purpose of the Planned Residential Development District is to recognize, encourage, accommodate creative and imaginative planned residential developments that utilize innovations in the technology of land development that are in the best interests of Copley Township. The Planned Residential Development District is designed to achieve the following objectives:

1. To provide for the preservation of topographic and other natural features.
2. To allow flexible residential development on larger sites, particularly sites that are impacted by the existence of such natural features as swamps, wetlands, natural ponds, marshes, steep slopes, rock outcroppings, floodplains and large wooded areas.

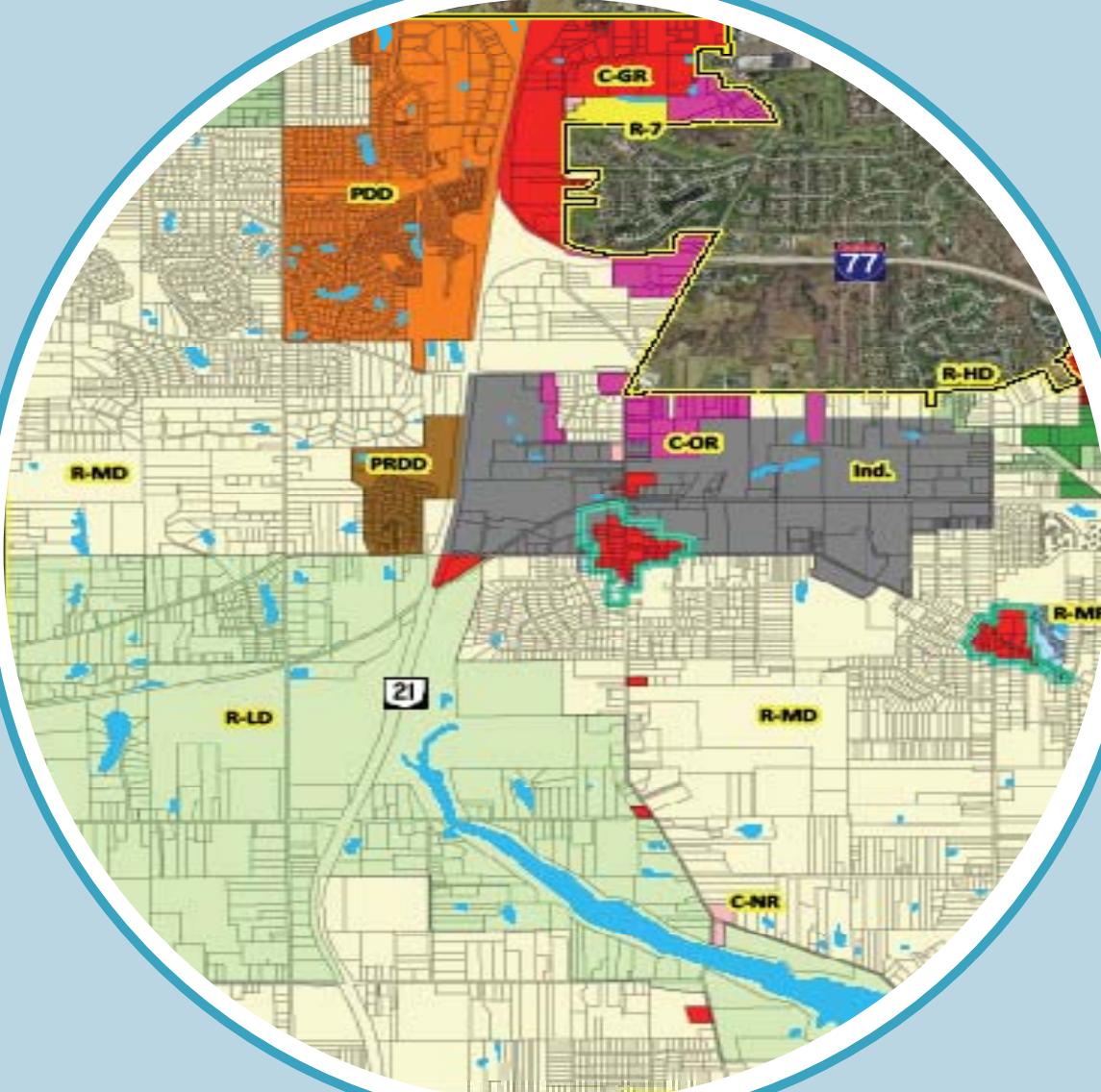
PRDD (Planned Residential Development District)

3. To permit the flexible spacing of lots and buildings in order to encourage the separation of pedestrian and vehicular circulation; the provision of readily accessible recreation areas and open spaces; and the creation of functional and unique residential areas.
4. To promote more efficient and economic arrangement, distribution and use of public and private streets, sanitary sewers and central water supplies.
5. To ensure that new development occurs in a manner and at a density that is compatible with adjacent residential districts.
6. The overall density shall not exceed two (2) dwelling units per gross acre.



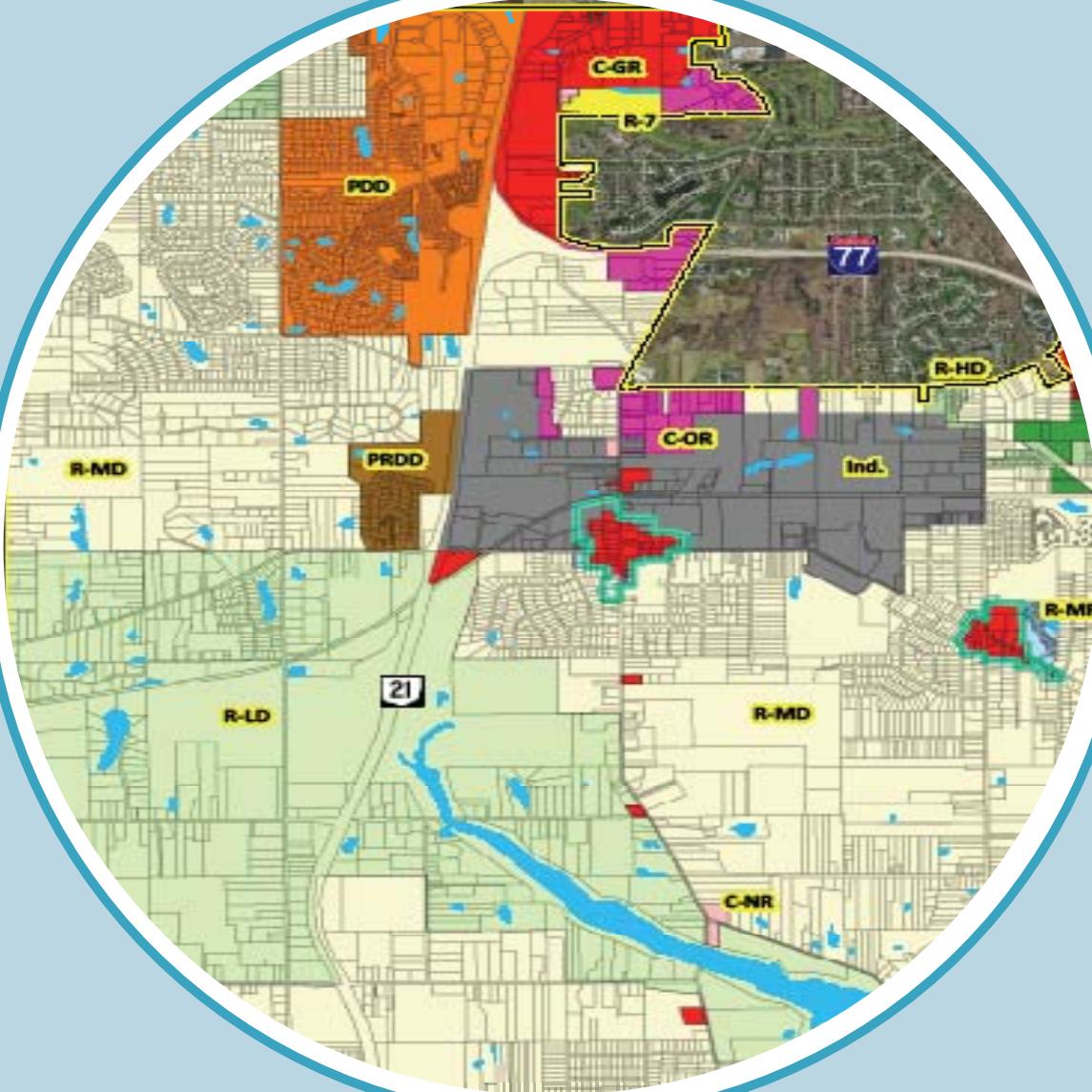
C-GR (General Retail) Commercial District

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 largescale 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.



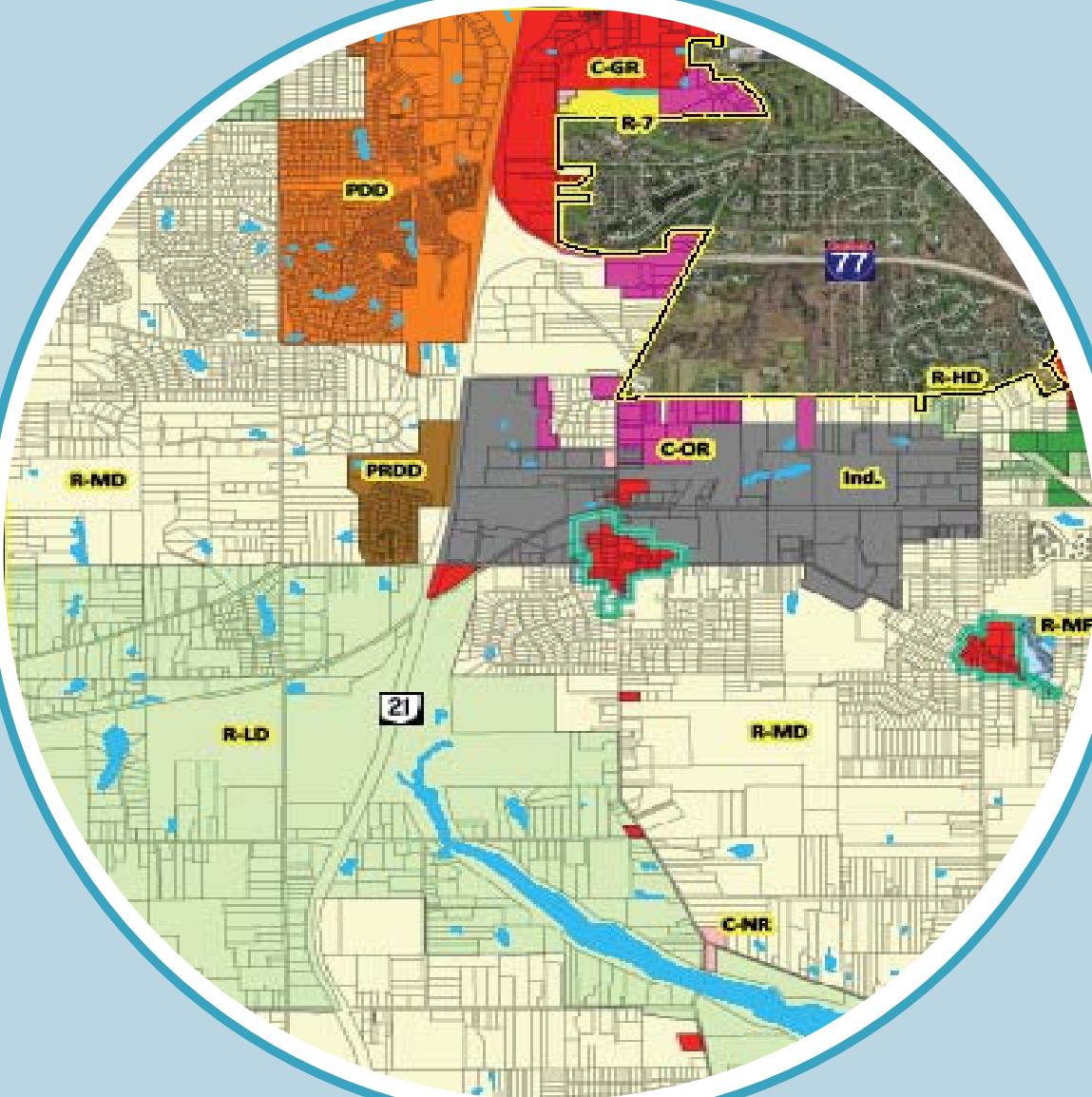
C-NR (Neighborhood Retail) Commercial District

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.



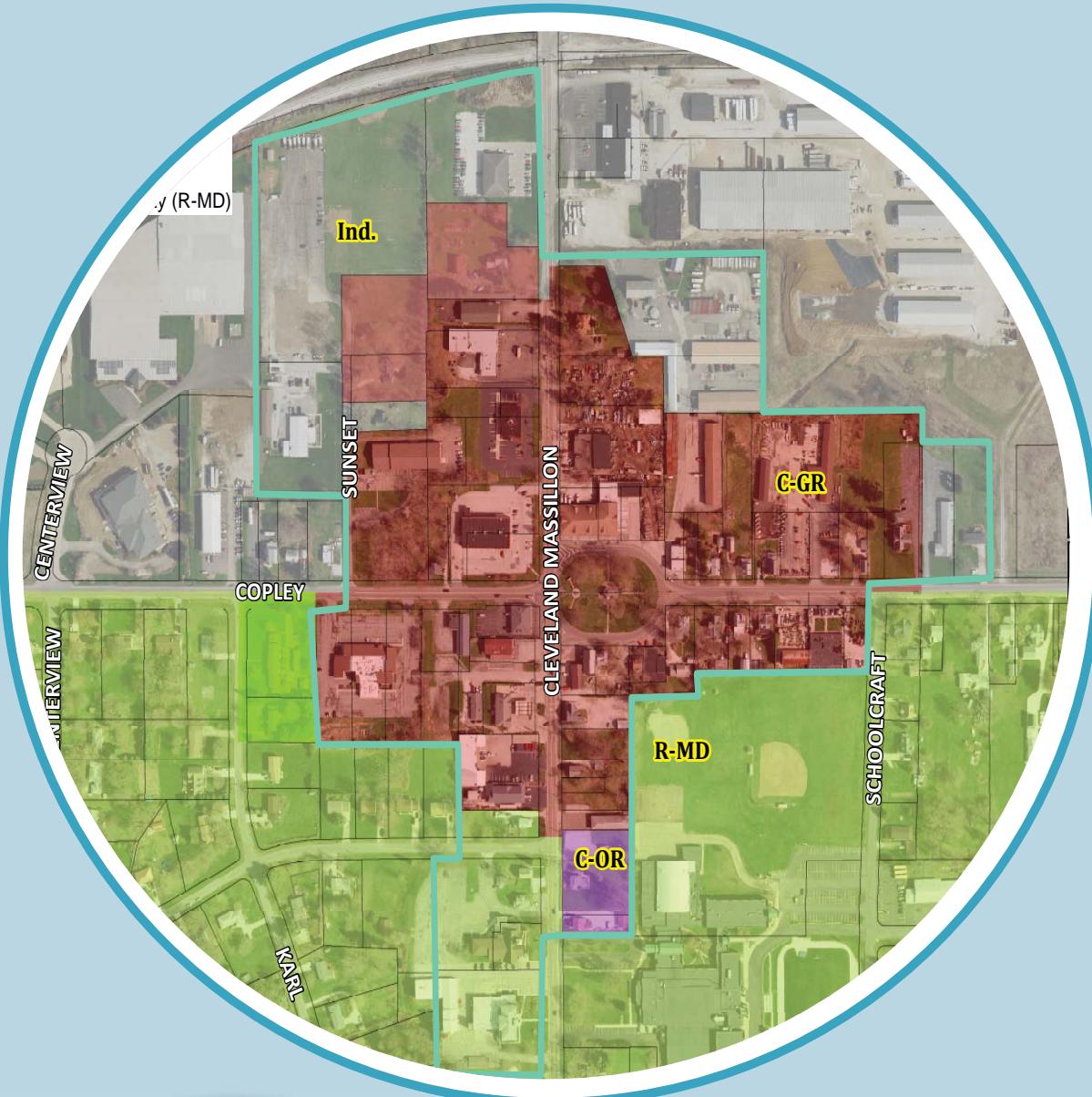
C-O/R (Office/ Retail) Commercial District

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.



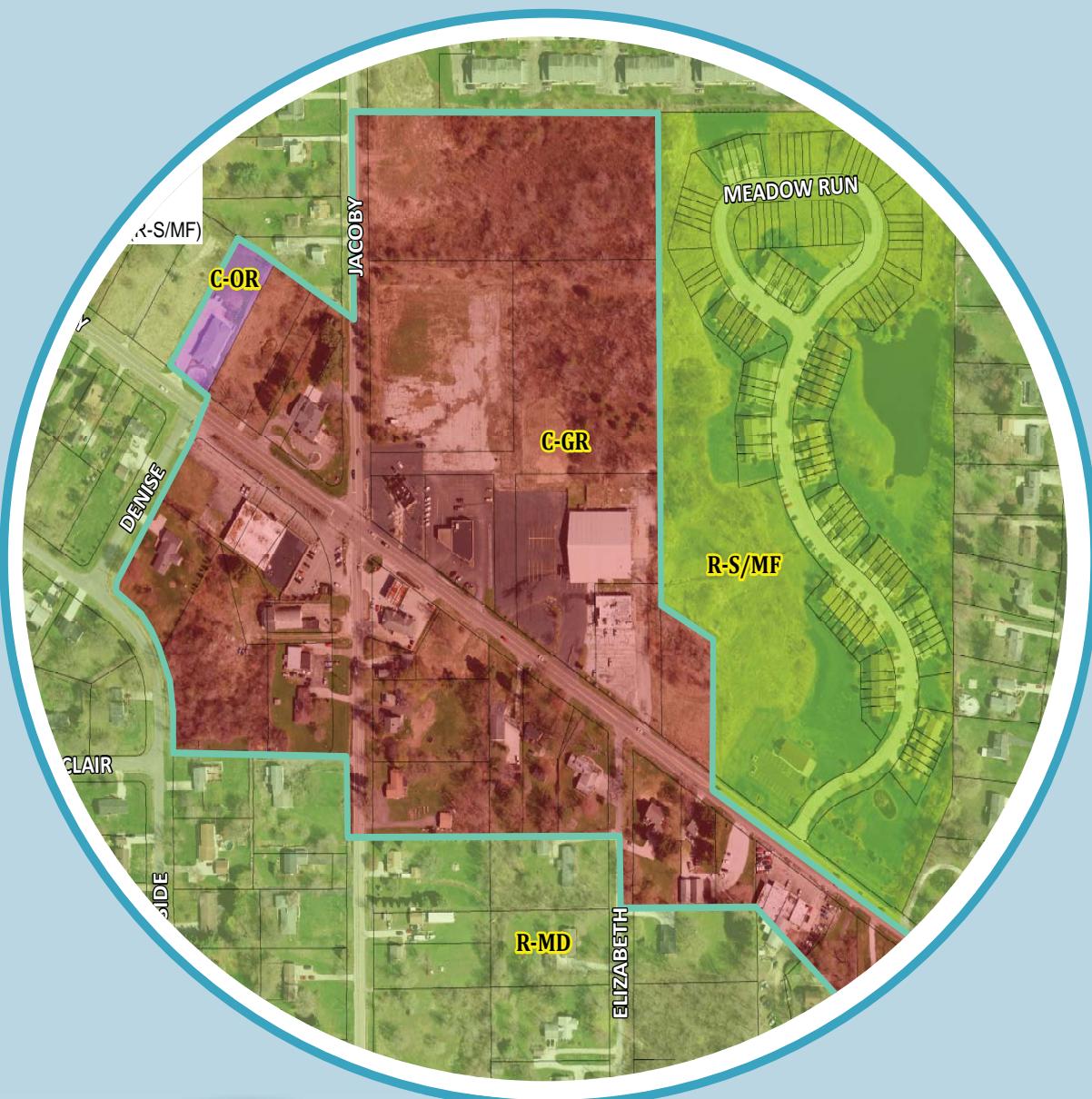
C-HS (Highway Service) Commercial District

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.



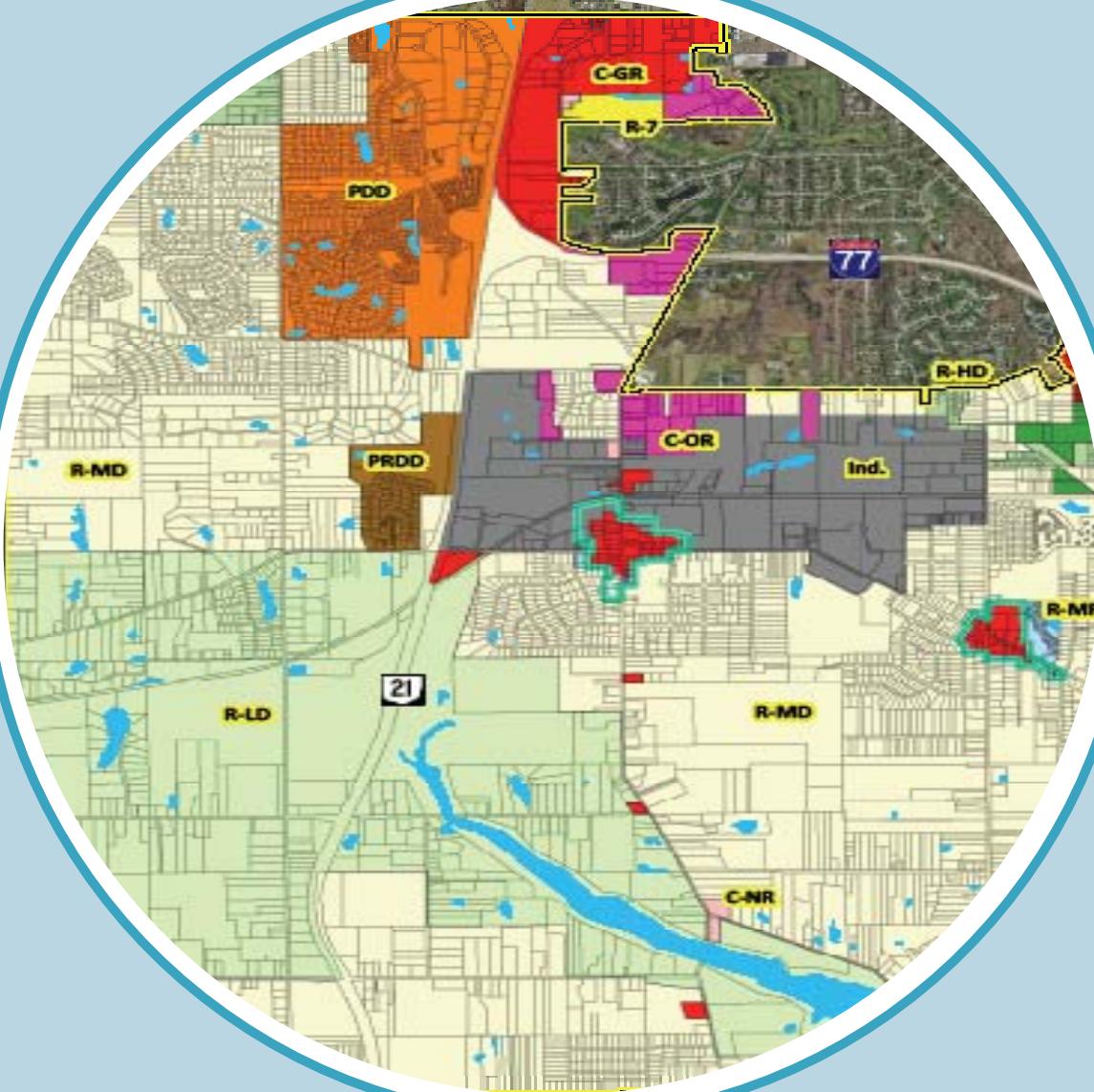
Copley Circle Mixed-Use Compact Development District

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 insure 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.



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

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 insure 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.



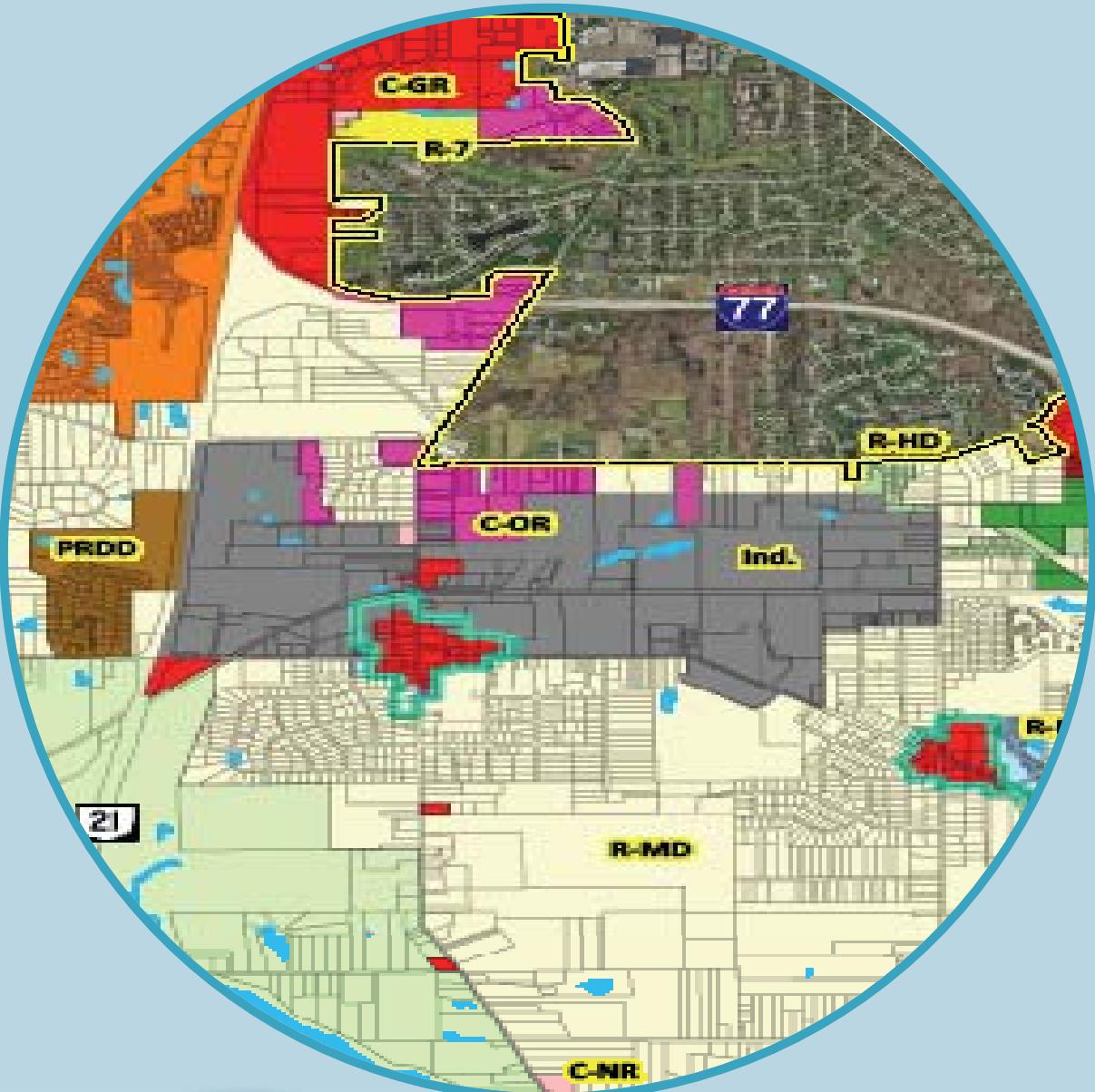
Rothrock & Pigeon Creek Mixed-Use Compact Development Districts

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.

Rothrock Mixed Use Compact Development District This District and its regulations are designed to permit compact, mixed use neighborhoods where residential of varying types, commercial and civic buildings could be in close proximity to one another.

Pigeon Creek Mixed Use Compact Development District

This 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.



I-Industrial District

This District, comprising the I-1 Light Industrial District and the I-2 Heavy Industrial District in the previous Zoning Resolution, is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial or service activities which in their normal operation have little or no adverse effect on adjoining properties. Provision is also made for a wider range of assembling, fabricating, and manufacturing activities as conditionally permitted uses, provided they can meet the standards necessary to insure that the effects of their objectionable characteristics on adjoining properties can be minimized.

Chapter 4: Built Environment

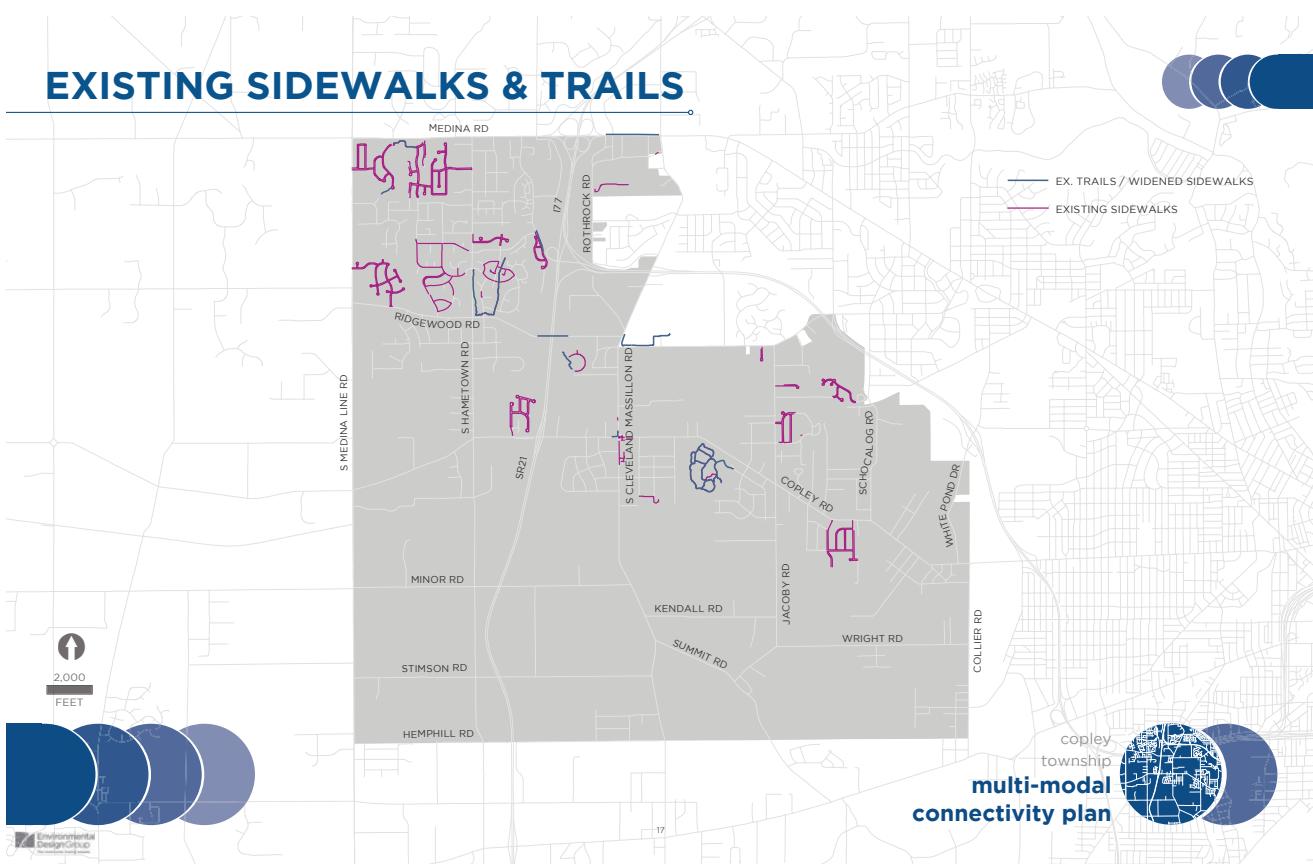
Pedestrian Infrastructure

In 2021, the Copley Township Board of Trustees contracted with Environmental Design Group (EDG) to outline existing infrastructure and services and identify priorities for future infrastructure and services within the Township.

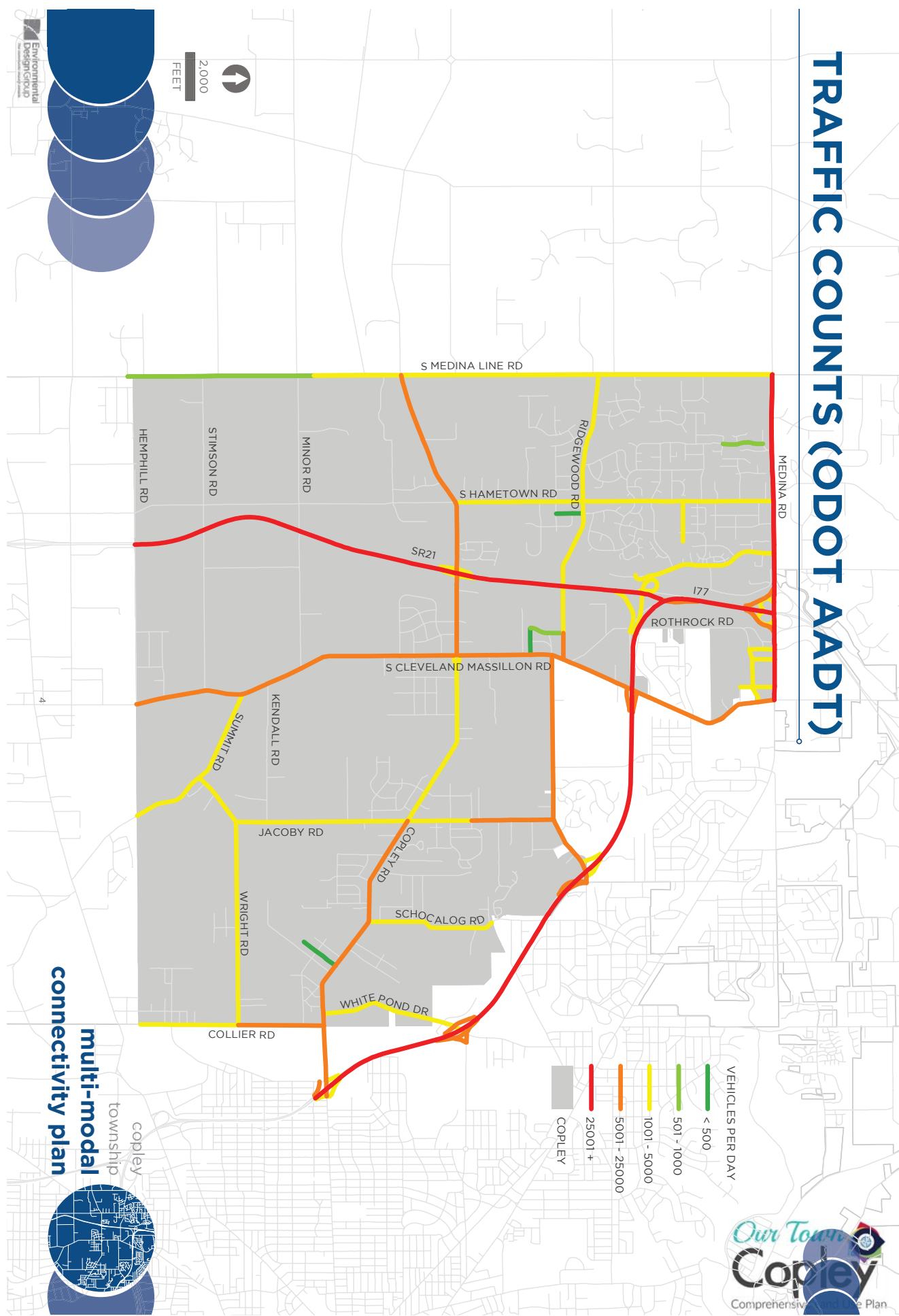
The following represents the identification of existing services including transportation, sewer, land ownership and value and destinations. The built environment was surveyed in efforts to obtain a baseline for growth and improvements when planning for the future.



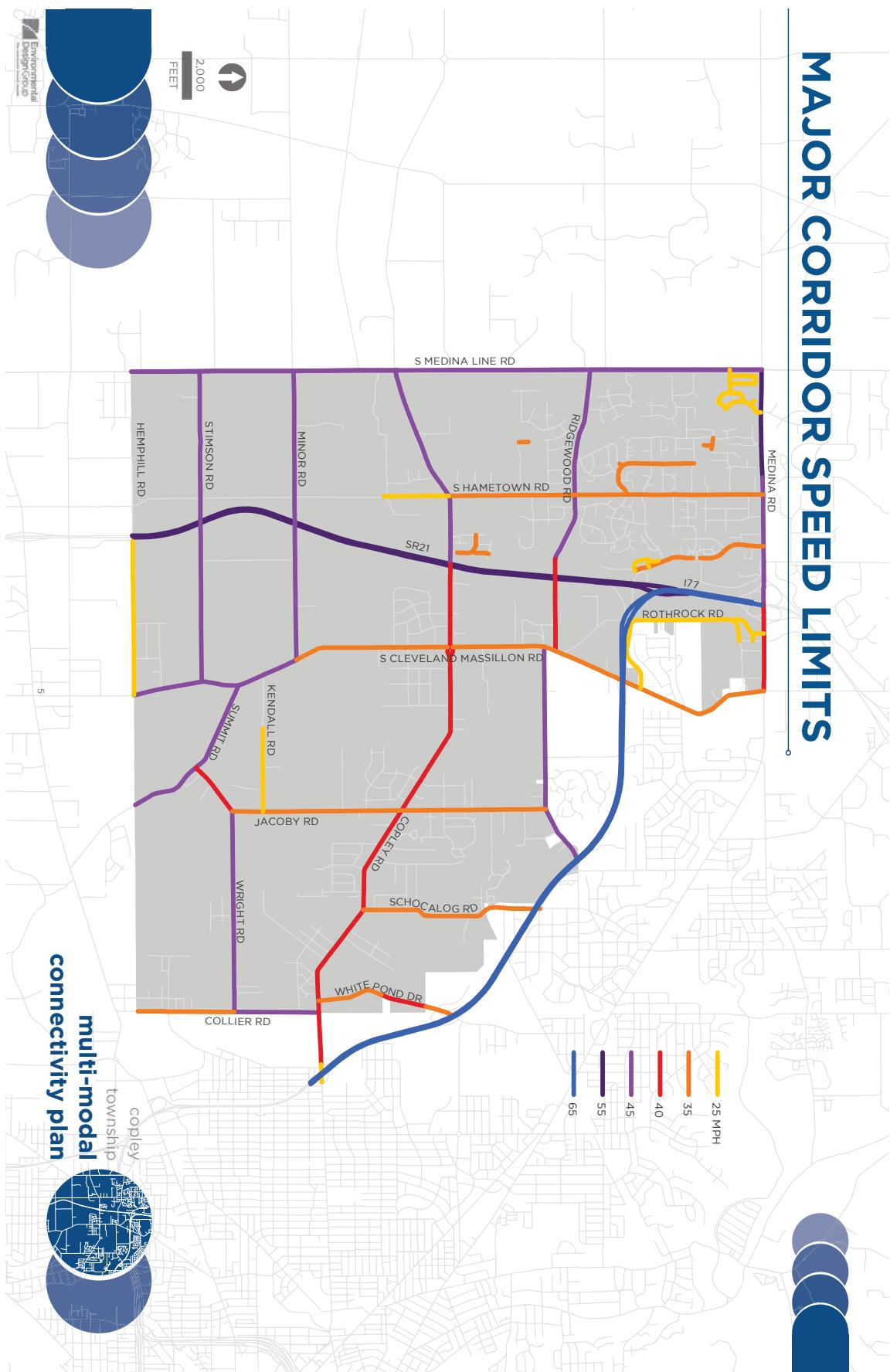
For enhanced readability or to view this image in greater detail, scan the QR code to access the digital version of this study.



TRAFFIC COUNTS (CDOT AADT)

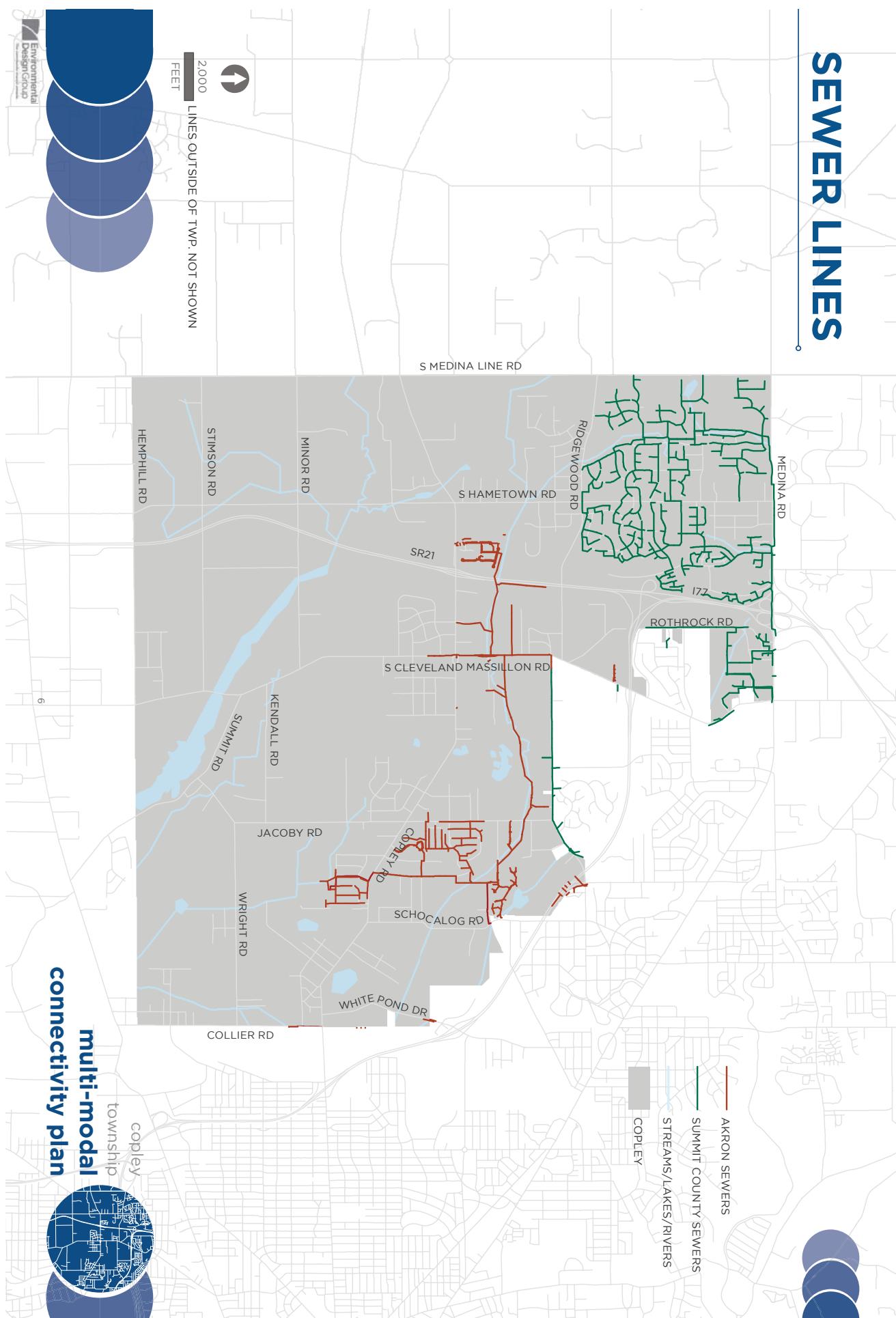


MAJOR CORRIDOR SPEED LIMITS

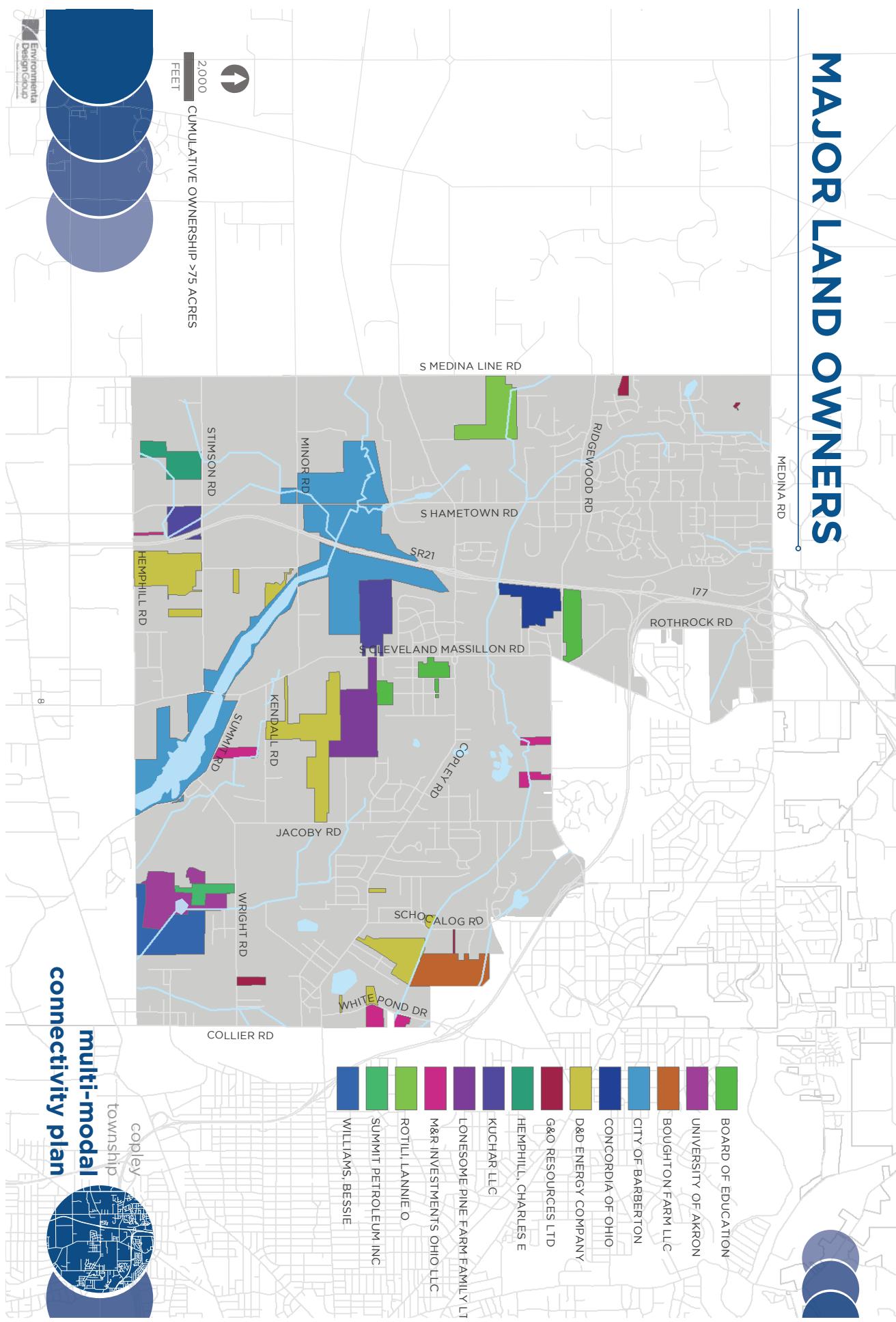


multi-modal
connectivity plan

SEWER LINES



MAJOR LAND OWNERS



PROPERTY VALUES

