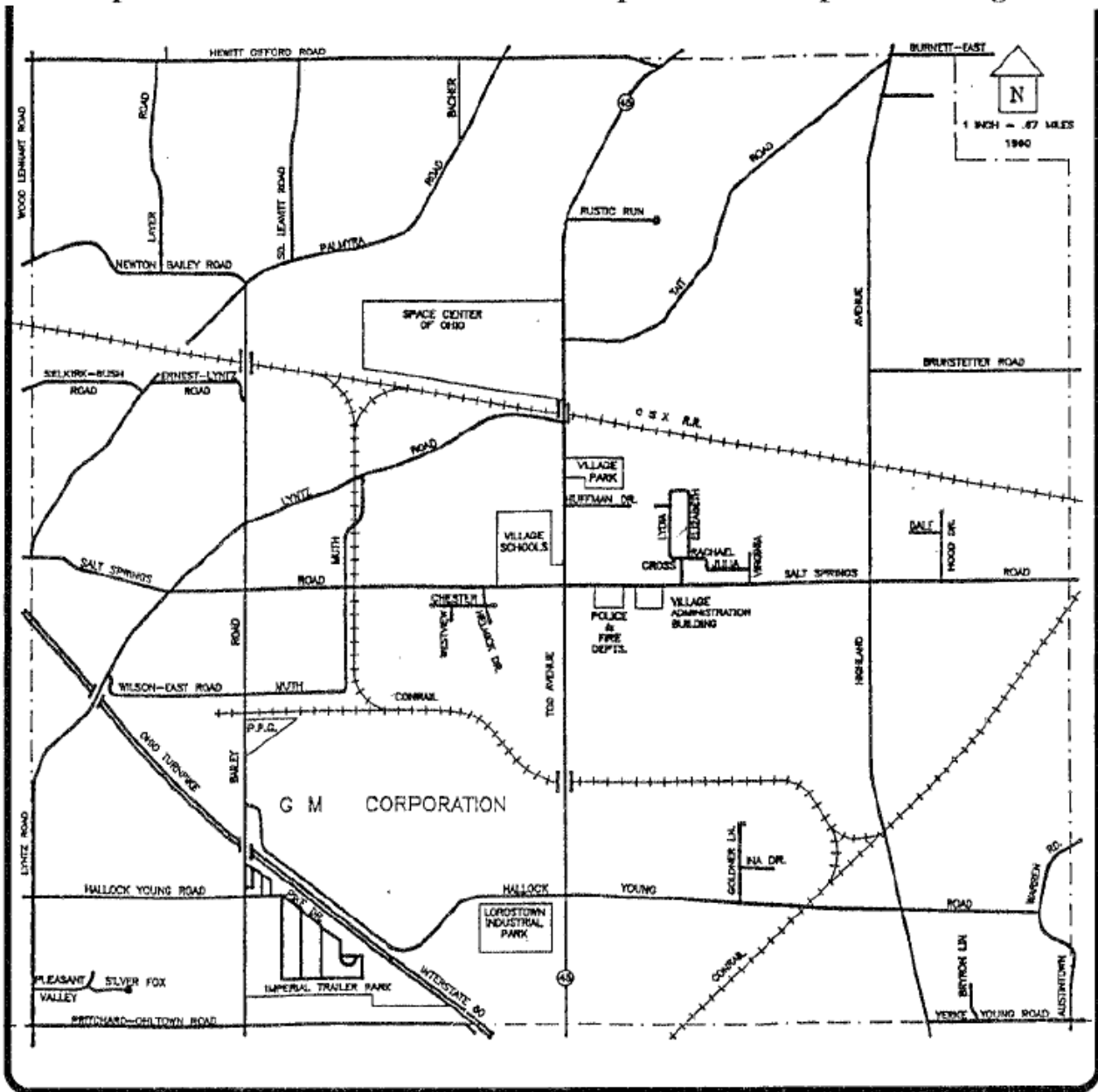


PLANNING COMMISSION

Lordstown, Ohio
Chap. 115 Site Plan Review

Trumbull County
Chap. 117 Multiple Dwellings



TITLE TWO - Planning Commission
Chap. 1115. Site Plan Review.
Chap. 1117. Multiple Dwellings.

CHAPTER 1115
Site Plan Review

1115.01	Purpose.	1115.04	Procedure.
1115.02	Projects requiring site plan review.	1115.05	Guidelines.
1115.03	Exceptions.	1115.06	Enforcement.

CROSS REFERENCES
Planning Commission - see ADM. Ch. 149

1115.01 PURPOSE.

Site plan review by the Planning Commission regulates the placement of structures and sites in a manner which considers the following concerns and, where necessary, requires modification of development proposals to eliminate or minimize potential problems and nuisances. The principal areas of concern are:

- (a) The balancing of a landowner's request to use their land with the corresponding rights of abutting and neighboring land owners to live without undue disturbance (i.e., noise, smoke, fumes, dust, odor, glare, storm water run off, etc.).
- (b) The convenience and safety of vehicular and pedestrian movement within the site, and in relation to adjacent roads.
- (c) The adequacy of waste disposal methods and pollution control of surface or ground water; and
- (d) The protection of historic and natural environmental features on the site under review, and in adjacent areas.
(Ord. 90-00. Passed 12-18-00.)

1115.02 PROJECTS REQUIRING SITE PLAN REVIEW.

No permit for the construction, exterior alteration, relocation, occupancy, or change in use of any building shall be given and no existing use shall be established or expanded in floor area except in conformity with a site plan approved by the Planning Commission. Site plan review shall also be required for the resumption of any use discontinued for more than one year, or for the expansion of any existing use. "Expansion" shall include a floor space increase of twenty-five percent (25%) or more within any ten year period, or the introduction of new materials or processes not previously associated with the existing use. Required approval includes proposals for commercial, industrial, office, multiple family (4 or more) residential dwelling units, municipal, institutional, utility, fraternal or recreational purposes.

(Ord. 90-00. Passed 12-18-00.)

1115.03 EXCEPTIONS.

Site plan review shall not be required for:

- (a) The construction or enlargement of any single family, two family dwelling, or three family dwelling or building accessory to such dwelling;
 - (b) The construction or alteration of any building used exclusively for agriculture, horticulture or floriculture.
 - (c) Construction or alteration providing for not more than 1000 additional square feet total floor area.
 - (d) Customary home occupations.
- (Ord. 90-00. Passed 12-18-00.)

1115.04 PROCEDURE.

(a) An applicant for a zoning permit under this section shall file with the Zoning Administrator a copy of a site plan at a scale no smaller than 1 inch to 500 feet for each zoning request. A copy of the site plan shall be filed with the Zoning Administrator at least one week prior to the next scheduled meeting of the Village Planning Commission. The site plan shall contain the following materials:

- (1) The total area in the development.
- (2) The existing zoning classification of the property in question and all adjacent properties.
- (3) All public and private right-of-way and easement lines located on or adjacent to the property which is proposed to be continued, created, relocated or abandoned.
- (4) Existing topography with a maximum of five foot contour intervals.
- (5) The proposed finished grade of the development shown by contours not larger than two feet.
- (6) The Village Engineer shall approve all drainage criteria; including #4 and #5 with the cost to be incurred by the applicant.
- (7) The locations of all existing and proposed buildings in the described parcels, the uses to be contained therein and the total number of buildings including dimensions, heights, gross floor area and number of stories.
- (8) Location and dimension of all curb cuts, driving lanes, off-street parking and loading areas including the number of spaces, angles of stalls, grades, surfacing materials, drainage plans and illumination of facilities.
- (9) All sidewalks and other open areas.
- (10) Location of all walls, fences and buffers, both existing and proposed.

- (11) Location, size, height and orientation of all signs, both existing and proposed.
- (11) Location of all existing and proposed streets and highways.
- (13) All existing and proposed water and sanitary sewer lines indicating pipe sizes, types and grades.
- (14) The schedule of phasing of the project.
- (15) All existing and proposed front, rear and side yard setbacks.
- (16) Such other information as required by the Planning and Zoning Commission to determine the conformance with this Code.
- (17) Prior approval of water mains and appurtenances by the Board of Public Affairs of the Village of Lordstown.

(b) The Planning and Zoning Administrator shall transmit copies of the application to each member of the Planning Commission.

(c) The Planning Commission shall review the site plan pursuant to the site plan review guidelines set forth in Section 1115.05. An open meeting shall be held to consider the application, and the Planning Commission may approve, disapprove or approve with modifications the site plan as submitted. (Ord. 90-00. Passed 12-18-00.)

1115.05 GUIDELINES.

The following principles shall guide the exercise of the "Site Plan Review" by the Planning Commission:

- (a) Conformance with all applicable provisions of the Planning and Zoning Ordinance.
 - (b) Convenience and safety of both vehicular and pedestrian traffic within the site and in relationship to adjoining ways and properties.
 - (c) Reasonable demands placed on Village services and infrastructure.
 - (d) Adequacy of methods for sewage and refuse disposal and the protection from pollution of both surface waters and ground water, including minimizing soil erosion both during and after construction.
 - (e) Protection of abutting properties and Village amenities from undue disturbances caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, storm water run off, etc.
 - (f) Minimizing the area over which existing vegetation is to be removed. Where tree removal is required, special attention shall be given to replacement of trees.
 - (g) The applicant's efforts to integrate the proposed development into the existing landscape through design features such as vegetation, buffers, roadside plantings and the retention of open space and agricultural land.
 - (h) The building set backs, area and location of parking, signage and landscaping of the development, and how these features harmonize with the surrounding neighborhood and the natural landscape.
- (Ord. 90-00. Passed 12-18-00.)

1115.06 ENFORCEMENT.

The Planning and Zoning Administrator may suspend any permit license, issue a stop work order, file an injunction or issue a violation notice when work is not performed as required. (Ord. 90-00. Passed 12-18-00.)

CHAPTER 1117
Multiple Dwellings

1117.01 Residential apartments,
apartment houses,
condominiums and/or
multiple dwellings.

1117.01 RESIDENTIAL APARTMENTS, APARTMENT HOUSES,
CONDOMINIUMS AND/OR MULTIPLE DWELLINGS.

Residential apartments, apartment houses, condominiums and/or multiple dwellings where permitted in this Zoning Ordinance shall be subject to the following conditions:

- (a) Site Plan Specification. Application for residential apartments, apartment houses, condominiums and/or multiple dwellings in accordance with Chapter 1135 shall require the submission of a site development plan to the Planning Commission. Such plan or plans as submitted to the Planning Commission are required to show all structures, roadways, pathwalks, parking areas, recreation areas, utility and exterior lighting installations, and landscaping on the site, all existing structures, and usages within 200 feet of the site boundaries, and any other elements as may be deemed essential by the Planning Commission.
- (b) Site Plan Approval. Before approving the site plan, the Planning Commission shall make findings with respect to the following:
- (1) Traffic access. All proposed site traffic access ways are adequate, but not excessive in number, adequate in grade, width, alignment and visibility, and not located too near a public assembly and other similar considerations. All traffic access ways shall meet minimum standards as set forth in the Village Subdivision Regulations.
 - (2) Circulation and parking. The interior circulation system shall be adequate and all required parking spaces shall be provided and easily accessible.
 - (3) Disposal of usable open space. In accordance with the spirit and intent of this Zoning Ordinance, wherever possible, usable open space shall be disposed of in such a way as to insure the safety and welfare of residents.
 - (4) Public utilities. The proposed site shall be provided with adequate public water and public sewerage disposal facilities.
 - (5) Proper landscaping. The proposed site shall be properly landscaped, the purpose of which is to further enhance the natural qualities of the land. Where adjacent land use dictates, screening and buffer zones may be required. Any use requiring screening or a buffer zone shall be contained within a visual screen of evergreen or evergreen-type shrubs located within ten feet of the property line, in good condition and set at intervals of six feet or less.

- (6) Maximum building coverage. The maximum building coverage of the lot shall not exceed twenty percent (20%), including accessory buildings. The remainder of the lot, excluding necessary parking areas and vehicle access facilities, shall be reserved as open space.
- (7) Height and bulk requirements. There shall be a minimum rear yard of not less than fifty feet in depth and a minimum front yard of not less than sixty feet in depth on every lot. For every building more than twenty feet in height, the rear yard shall be increased in depth one foot for each one foot in height of the building over twenty feet from the established grade level.
- (8) Density. The housing density of residential apartments, apartment houses, condominiums and/or multiple dwellings shall not exceed six dwelling units per acre of land, excluding land required for open space.
- (9) To satisfy the minimum requirements of square footage per family, each apartment building shall be constructed on a separate lot, as defined in this Zoning Ordinance, whose dimensions satisfy the square footage minimum requirement and allowing for height and bulk requirements.
- (10) Two paved off-street parking spaces shall be provided for each apartment/condominium excluding garage space.
- (11) Adequate recreational facilities shall be provided. A minimum of ten percent (10%) of the total lot area shall be devoted to recreational activities such as a swimming pool, tennis courts, etc.
- (12) No less than one-fourth of the total lot area shall be professionally landscaped. Landscaping accomplished in connection with protection of parking areas or front yard area may be included as a portion of the required twenty-five percent (25%). (Ord. 90-00. Passed 12-18-00.)