

TITLE VII
PERFORMANCE STANDARDS

**CHAPTER 1170
HISTORIC PRESERVATION REGULATIONS**

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1170.01 INTENT.

It is the purpose and intent of these regulations to maintain and enhance the distinctive historic character of Twinsburg by safeguarding the integrity of all historic structures, sites and areas therein by preventing the intrusion of incompatible development or redevelopment. Furthermore, it is an intent of these regulations to achieve, among others, the following related objectives:

- A. To safeguard the heritage of Twinsburg and foster a sense of community identification and civic pride by preserving structures and sites which reflect periods and events in the history and prehistory of the community and its region;
- B. To protect historic and prehistoric structures and sites within the City by preventing environmental changes which diminish the area's unique character;
- C. To seek alternatives to demolition or incompatible alterations within the City and to listed properties before such acts are performed;
- D. To encourage development of vacant properties in accordance with the character of the historic buildings and areas of the City of Twinsburg;
- E. To contribute to the economic, recreational, cultural and educational development of Twinsburg by protecting and enhancing the City's attractions to prospective residents, tourists, and visitors; and
- F. To establish guidelines and procedures dealing with the preservation of historic buildings, sites and spaces. (Ord. 173-2000. Passed 12-17-2000)

1170.03 APPLICABILITY OF REGULATIONS AND DEFINITIONS.

The provisions of Chapter 1170 shall be applicable to all properties and buildings having "historic significance" and other properties in "proximity" thereto within the City.

- A. Historic Significance. Historic significance shall be considered with respect to both the intrinsic value of subject property and its value in contributing to the character of an area. Specifically, a building, other structure or site, shall be deemed historically significant if it is at least fifty years in age and either:
 - 1. Embodies the distinguishing characteristics of architectural style associated with the history of the City or region; or
 - 2. Is representative of the work of a notable architect or builder; or
 - 3. Is identified with important persons or events in the history or prehistory of the City or region.

B. Proximity. “Proximity” shall be considered in terms of the potential for one property, by virtue of its location, to materially affect other properties. Of particular relevance are effects on property values, business activity, and the general quality of community life. In accessing the likelihood of such effects, the Architectural Review Board shall consider the degree to which the subject property is “perceptually linked” to properties of historic or prehistoric significance. Such linkages shall be considered with respect to one or more of the following factors:

1. The visibility of the subject property from historically significant properties;
2. The visibility of properties from a common point; and/or
3. The location of properties within a relatively compact network of streets, walkways or spaces.

No building or other structure of historic significance in the City shall be erected, altered in exterior construction or appearance, enlarged, moved or demolished unless such action complies with the provisions of this chapter. However, the repainting of existing buildings and structures shall not be governed by these regulations.

C. Definitions. For purposes of this chapter, the following words shall have the following meanings:

1. A “Certificate of Appropriateness” means a certificate issued by the Architectural Review Board indicating that a proposed environmental change, alteration, or demolition within or to an historic site of structure is in accordance with the provisions of this Code.
2. “Demolition” means the substantial deterioration or complete or substantial removal or destruction of any historic structure or any structure located within an historic district or site. (Ord. 173-2000. Passed 12-17-2000)

1170.05 IMPLEMENTATION, POWERS AND DUTIES OF THE BOARD.

A. Implementation. The provisions of this chapter shall be implemented by the Architectural Review Board.

B. Powers of the Board. The Architectural Review Board shall be empowered to hear, review, grant, deny and recommend modifications to proposals for Certificates of Appropriateness involving environmental changes within the City.

C. Duties. The Board shall establish, within the spirit and purposes of this chapter, procedures for evaluating applications for Certificates of Appropriateness. The Board shall maintain files, available to the public, containing all applications granted or denied to serve as basis for prospective applicants to conform their plans with established policy. The Board may make recommendations to the City Council regarding amendments to this chapter and with respect to other legislation affecting historic preservation. The Board shall establish and implement procedures for the identification, review, designation and listing of individual landmarks and historic districts.

(Ord. 173-2000. Passed 12-17-2000)

1170.07 ADMINISTRATIVE PROCEDURES.

The following procedures are established to govern the processing of applications for building permits and other municipal authorizations in accordance with the regulations of this chapter.

- A. Applicability. Upon receipt of an application for a building permit or other municipal authorization, the Building Commissioner shall promptly transmit the application to the Architectural Review Board for determination of applicability as set forth in Section 1170.03.
- B. Standards for Review. The Architectural Review Board shall evaluate the proposed action with respect to the design guidelines of Section 1170.09, as applicable. The Board shall also consider the intent as expressed in Section 1170.01 and applicability of regulations set forth in Section 1170.03.
- C. Approval / Disapproval. Within thirty days after referral of an application to the Architectural Review Board, the Board shall either approve, approve with modifications or disapprove the application in open meeting.
- D. Notification. The Architectural Review Board shall notify the applicant of the time and location of its meeting. Subsequent to that meeting, the Board shall notify the applicant in writing of its determination, stating reasons for a determination of disapproval. In the case of approval or approval with modifications, a Certificate of Appropriateness shall be issued to the applicant by the Board.
- E. Appeal. The denial of an application by the Architectural Review Board may be appealed to City Council for final disposition in accordance with the provisions of Sections 1170.13 and 1170.19.

1170.09 GUIDELINES FOR REVIEW.

In its review of applications, the Architectural Review Board shall follow the guidelines set forth below.

- A. Preservation of Features. The distinguishing original qualities or character of an historically significant shall not be destroyed. Removal or alteration of historic material or distinctive architectural features shall be avoided.
- B. Replacement of Features. In the event that replacement of architectural features on an historically significant property is necessary (as determined by the Architectural Review Board), the new material shall closely match the material being replaced in composition, design, color, texture, and other visual qualities.
- C. Compatibility in Design. Alterations, additions, and new development shall be compatible in size, scale, color, material and character with the design of historically significant properties—both the subject property and those in proximity to the subject to the subject property. However, uniformity, for the sake of uniformity, shall not be required. Prevailing setbacks and orientations of structures to streets and sidewalks shall also be respected.
- D. Contemporary Design. All buildings, structures, and sites shall be recognized as products of their own time. Alterations, additions and new development which have no historical basis and which seek to create an earlier appearance shall not be encouraged. Conversely, compatible contemporary design shall not be prohibited or discouraged except where such design would clearly detract from the architectural integrity of an ensemble or group of historically significant structures.
- E. Cleaning. The surface cleaning of historically significant structures shall be undertaken by the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- F. Accessory Structures. Fences, walkways, benches, streetlights and other accessory structures located in proximity to historically significant properties shall be compatible in design with the character of such properties.

- G. Signs. In addition to meeting the requirements of Chapter 1173, signs located on or in proximity to historically significant properties shall be compatible in color, material, placement and character with the architectural style of such properties.
1. Illumination. Internally-illuminated signs shall not be permitted on or in proximity to historic properties.
 2. Sign types. Although no sign types are specifically prohibited by regulations of this Section, certain sign types may be deemed incompatible in particular instances by the Architectural Review Board. For example, the Board may reject a particular proposal for a prefabricated sign panel in favor of a sign lettered directly on a building facade, window or canopy. (Ord. 173-2000. Passed 12-17-2000)

1170.11 DEMOLITION AND MOVING.

For applications proposing the demolition or moving of a building or structure, the Architectural Review Board is empowered to act in the following manner.

- A. Determination of Significance. The Board shall determine whether the proposed action will significantly detract from an area's historic character. The Board shall consider both the intrinsic significance of the building and its significance to adjoining properties. In its consideration, the Board shall evaluate the probable impact of the proposed action on property values and economic activity in a district.
- B. Nature of Action. If the Board determines that the proposal will not significantly detract from an area's historic character, the Board shall approve the application. If the Board determines otherwise, the Board shall deny the application for a Certificate of Appropriateness.
- C. Demolition. No structure on the Historic Register shall be demolished until a permit has been issued by the Chief Building Official. (Ord. 173-2000. Passed 12-17-2000)

1170.13 DENIALS OF APPROVAL.

- A. Upon denying a Certificate of Appropriateness, the Board shall impose a waiting period of at least thirty days, but not to exceed six (6) months from the date of disapproval, during which time the Board shall negotiate with the applicant to develop a compromise proposal. The first meeting between Board and applicant shall be held within thirty (30) days from the date of disapproval and at least every forty-five (45) days thereafter. If a compromise is accepted by both parties, the Board may issue a Certificate of Appropriateness.
- B. If the applicant fails to meet with the Board in good faith, at the time(s) specified, then the Board's denial of the application will stand.
- C. In the case of applications for demolition or moving, if, after holding such good faith meetings in the waiting period specified by the Board, the Board determines that failure to issue a Certificate of Appropriateness will create a substantial hardship to the applicant and that such Certificate may be issued without substantial detriment to the public welfare and without substantial derogation from the purposes of this Code, then and in such an event, the Board shall issue the Certificate of Appropriateness.

(Ord. 173-2000. Passed 12-17-2000)

1170.15 EMERGENCY REMEDIES AND ROUTINE MAINTENANCE.

Nothing in this chapter shall be construed to prevent or delay the reconstruction, alteration or demolition of a structure or feature which has been ordered by the Building Commissioner upon certification of an unsafe condition constituting an emergency. Similarly, nothing in

this chapter shall be construed to govern or restrict routine maintenance activities which do not represent alterations in exterior appearance. (Ord. 173-2000. Passed 12-17-2000)

1170.17 ENFORCEMENT PROVISIONS AND PENALTIES.

A. Penalties.

1. Whoever constructs, reconstructs, alters, changes or demolishes any exterior feature of any structure, work of art, object or area in violation of this chapter, shall be deemed guilty of a misdemeanor and shall be fined not less than fifty dollars (\$50.00) nor more than five thousand dollars (\$5,000).
2. Whoever demolishes a substantial part or all of any building in Twinsburg in violation of this chapter shall be deemed guilty of a misdemeanor and shall be fined not less than one thousand dollars (\$1,000) nor more than twenty-five thousand dollars (\$25,000).
3. Whoever causes, by willful action or willful neglect, any alteration of or demolition of any building in Twinsburg in violation of this chapter shall be deemed guilty of a misdemeanor and shall be fined not less than one thousand dollars (\$1,000) nor more than twenty-five thousand dollars (\$25,000). These development regulations shall be required to restore or reconstruct such building in accordance with plans to be approved by the Architectural Review Board. Restoration or reconstruction shall be in addition to any criminal penalty and not in lieu thereof.

B. Notwithstanding the provision of subsection (a) hereof, in the event any environmental change is made in any property which has been designated a listed property or which is situated in a historic district, in violation of the provisions of this ordinance, the City of Twinsburg may institute appropriate proceedings to prevent such unlawful environmental damage. (Ord. 173-2000. Passed 12-17-2000)

1170.19 APPEALS PROCEDURES.

A. Decisions of the Architectural Review Board may be appealed to the City Council.

Notice of appeal shall be made within ten days of the final good-faith meeting between the applicant and the Board, but in no case earlier than 180 days from the Board's initial notification of denial of a Certificate of Appropriateness.

B. The City Council shall consider an appeal within thirty (30) days of receipt and shall utilize the written findings of the Architectural Review Board as to present historic architectural and aesthetic features of such structure, the nature and character of the surrounding area, the use of such structure and its importance to the community. Consideration of all appeals shall be in open public meeting, and City Council shall solicit the opinions of all interested parties present prior to making a decision on the appeal. A two-thirds majority vote of the City Council shall be required to overturn a decision of the Architectural Review Board.

C. No building permit or other permit required for the activity applied for shall be issued during the waiting period or while an appeal is pending. (Ord. 173-2000. Passed 12-17-2000)

**CHAPTER 1171
TREE AND VEGETATION PROTECTION**

1171.01	PURPOSE	1171.11	CONSTRUCTION MEASURES
1171.03	APPLICABILITY	1171.13	TREE REPLACEMENT
1171.05	EXEMPTIONS	1171.15	EXCEPTIONS AND VARIANCES
1171.07	TREE AND VEGETATION SURVEY	1171.17	PENALTY
1171.09	PRESERVATION PLAN		

1171.01 PURPOSE

The purpose of this chapter is to promote the public health, safety and general welfare through the preservation, replacement and planting of vegetation and trees in order to lessen air pollution, intercept airborne particulate matter, reduce noise and light glare, moderate air temperature, moderate storm water runoff, reduce erosion and sedimentation, maintain wildlife habitats, provide visual screening, provide natural shading, protect property values and enhance the natural beauty of the community. (Ord. 173-2000. Passed 12-17-2000)

1171.03 APPLICABILITY

These regulations shall apply to all lands in the City except as exempted herein and in Section 1171.05.

- A. No person shall carry out any building activity or the making of any material change to any structure or the natural surface of the land, including activities that change or disturb the natural surface of the land such as clearing (cutting of trees and woody vegetation), grading, excavating, and filling except in conformance with the provisions of this chapter.
- B. No building permit, grading permit or erosion and sediment control permit shall be issued for the construction, alteration or addition to a building, or the grading or alteration of the land surface except as such conform to the provisions of this chapter.
- C. All development plans and new construction shall comply with the provisions of this chapter.
- D. No tree with a D.B.H. of eight inches or greater shall be cleared or removed without a Tree and Vegetation Removal Permit issued by the Building Department unless permitted to be removed through these regulations or exempt from regulation under Section 1171.05.
- E. No Tree and Vegetation Removal Permit shall be issued for any parcel of land or development which requires an approved development plan under Chapter 1181, until a development plan including a Tree and Vegetation Preservation Plan is submitted to and approved by the Planning Commission.
- F. No Tree and Vegetation Removal Permit shall be issued for any parcel of land or development which requires a subdivision plan approval, until a final subdivision plan is approved by the Planning Commission and Council and the improvement plan is approved by the City Engineer. (Ord. 173-2000. Passed 12-17-2000)

1171.05 EXEMPTIONS

The following activities and properties are exempt from the regulations in this chapter and no Tree and Vegetation Removal Permit is required.

- A. The removal of dead, diseased, damaged, or hazardous trees (hazardous trees are damaged, dead or deceased trees which may represent a hazard to public safety or to adjacent property or trees).
- B. Any tree or vegetation within the street right-of-way.
- C. The removal of trees or vegetation necessary for the construction, operation, and maintenance of drainage facilities and sanitary and storm sewers.
- D. The removal of trees or vegetation required for the installation, maintenance and repair of underground and overhead utilities.
- E. The removal of trees and vegetation by an individual homeowner on an owned dwelling lot where the such removal is not in conflict with required buffer provisions Chapter 1172 - Landscaping. (Ord. 173-2000. Passed 12-17-2000)

1171.07 TREE AND VEGETATION SURVEY

A Tree and Vegetation Survey shall be prepared and submitted as part of the site plan (see Chapter 1181). The Tree and Vegetation Survey shall be prepared by a landscape architect, arborist, environmental scientist, or similarly qualified individual or company. The Tree and Vegetation Survey shall be prepared according to the following standards and shall include at least the following information:

- A. The Tree and Vegetation Survey shall be drawn at a scale not less than 1" = 50' unless, due to the size of the site, a different scale drawing is recommended by the City Engineer.
- B. The Tree and Vegetation Survey shall delineate vegetative cover areas by type (early successional farm field, late successional farm field, shrubs, immature forest, mature forest, etc.). The delineation shall be indicated on a site map by a circumferential line drawn around the approximate limits of groupings of plants of similar age and composition.
- C. A map key or other notation shall be made on the survey map for each vegetative cover type indicating predominant species, average caliper size of woody vegetation, and general appearance in terms of health.
- D. All trees greater than 24" D.B.H., or which are otherwise noteworthy because of species, uniqueness, rarity or landmark quality shall be located on the survey with a notation indicating species, and general condition in terms of health.
(Ord. 173-2000. Passed 12-17-2000)

1171.09 PRESERVATION PLAN

A Preservation Plan shall be prepared at the same scale as the Tree and Vegetation Survey. The Preservation Plan shall relate data contained in the Tree and Vegetation Survey and be considerate of that information in planning any activities that change or disturb the natural surface of the land such as clearing, grading, excavating, and filling. A Preservation Plan, along with a Tree and Vegetation Survey, shall be filed prior to the commencement of any of the above activities, and must be approved by the Planning Commission. All structures and construction activity shall be located upon a parcel of land in such a way as to minimize tree and vegetation removal, and to preserve wildlife habitat while complying with various setback requirements of the Zoning Code. Building and road elevations shall be designed to minimize the change in existing natural grade. Tree wells, aeration systems, retaining walls and other methods should be considered to preserve existing tree root systems in and adjacent to construction areas.

The Preservation Plan shall specify the following:

- A. A construction line indicating all building, parking, vehicular use areas, grading, cut and fill and material stockpile areas, and any other area to be disturbed or cleared of vegetation.
- B. Site grading.
- C. Location of all utility lines.
- D. The location of all trees within the construction line which are to be preserved.
- E. The location of all protective fencing and tree protection measures to be employed on site.
- F. Specific locations for parking of all construction vehicles and equipment, and storage of solvents and hazardous materials.
- G. Locations of root pruning or construction pruning.
- H. Undisturbed areas. (Ord. 173-2000. Passed 12-17-2000)

1171.11 CONSTRUCTION MEASURES

During all phases of construction, all steps necessary to prevent the destruction or damage to natural vegetation, trees and wildlife habitat shall be taken, including, but not limited to the following:

- A. No construction activity, movement or placement of equipment, vehicles, or materials or spoils storage shall be permitted outside the construction line indicated on the Preservation Plan.
- B. No excess soil, additional fill, liquids, or construction debris shall be placed outside the construction area.
- C. Trees to be protected must be marked with a paint marker (outer trees to be marked where clusters are to remain) and the location of protective fencing or other physical barriers around trees and other vegetation to be preserved must be approved by the City Engineer prior to the beginning of construction, including site clearing. For trees, the fencing or other protective barrier must be located a distance from the trunk that equals, at a minimum, the distance of the critical root zone or 15 feet, whichever is greater, unless otherwise approved by the City Arborist.
- D. Unless otherwise authorized by the tree removal permit, no soil is to be removed from or placed upon the critical root zone of any tree that is to remain.
- E. All utilities, including service lines, shall be installed in accordance with the Preservation Plan. The developer has the responsibility of informing utility companies of the approved Preservation Plan. Public utilities which have been notified of the Preservation Plan shall be responsible for adhering to said plan during installation of necessary utility service lines. Every effort shall be made to protect trees during placement of utility service lines including auguring and/or jacking as opposed to open cutting.
(Ord. 173-2000. Passed 12-17-2000)

1171.13 TREE AND VEGETATION REPLACEMENT

Tree and vegetation replacement in disturbed areas shall be in accordance with Chapter 1172 - Landscaping. (Ord. 173-2000. Passed 12-17-2000)

1171.15 EXCEPTIONS AND VARIANCES

- A. The City Engineer may issue tree removal permits, if required, without a Preservation Plan if such tree removal is deemed an emergency or hardship. An emergency may include the removal of hazardous trees, or tree removal to accommodate urgent public improvements.

- B. Any disapproval of the Commission, Council, City Engineer, City Arborist, or other administrative official in the administration of this chapter can be appealed to the Board of Zoning Appeals.
(Ord. 173-2000. Passed 12-17-2000)

1171.17 PENALTIES

Whoever violates any provision of this chapter shall be guilty of a misdemeanor of the fourth degree. Punishment shall be as provided in Section 501.99 of the General Offense Code. A separate offense shall be deemed committed on each day such violation continues.
(Ord. 173-2000. Passed 12-17-2000)

**CHAPTER 1172
LANDSCAPING**

1172.01	INTENT	1172.11	LANDSCAPE MATERIALS
1172.03	PURPOSE	1172.13	PLAN SUBMISSION AND APPROVAL
1172.05	SITES AFFECTED	1172.15	VARIANCES
1172.07	MINIMUM LANDSCAPE REQUIREMENTS		
1172.09	STREET TREE AND PUBLIC TREE REQUIREMENTS		

1172.01 INTENT

The intent of this chapter is to improve the appearance of vehicular use areas and property abutting public rights of way; to require buffering between different land uses; and to protect, preserve and promote the aesthetic appeal, character and value of the surrounding neighborhoods; and to promote public health and safety through the reduction of noise pollution, air pollution, water pollution, visual pollution, air temperature and artificial light glare. (Ord. 173-2000. Passed 12-17-2000)

1172.03 PURPOSE

It is further the purpose of this chapter to specifically promote the preservation and replacement of trees and significant vegetation removed in the course of land development, and to promote the proper utilization of landscaping between certain land to minimize the opportunities of nuisances. (Ord. 173-2000. Passed 12-17-2000)

1172.05 SITES AFFECTED

- A. New Sites. No certificate of zoning compliance or building permit shall be issued hereafter for any site development or the construction or improvement of any building, structure or vehicular use area except where landscaping for such development construction has been approved as required by the provisions of this chapter.
 - B. Existing Sites. No building, structure, or vehicular use area shall be constructed or expanded unless the minimum landscaping required by the provisions of this chapter is provided to the property to the extent of its alteration or expansion. In the case of a substantial expansion, the entire site must be brought into compliance with the minimum requirements of this chapter. An alteration or expansion to an existing property is substantial when:
 - 1. In the case of an alteration or expansion involving both an existing building or structure and additional land, and , if applicable, additional structures or buildings, the area or square footage of the expanded or altered land or structure or building, respectively, exceeds twenty-five percent (25%) of the area or square footage of the existing land or structure or building respectively, exclusive of the alteration or expansion.
 - 2. "Land," as used herein, includes land used for open space, parking or building purposes.
- (Ord. 173-2000. Passed 12-17-2000)

1172.07 MINIMUM LANDSCAPE REQUIREMENTS

This section describes the minimum requirements that shall be met in regard to perimeter buffer landscaping for different land use areas, perimeter landscaping for vehicular use areas, interior landscaping and shading of parking lots, landscaping for service areas, and additional site landscaping for businesses, buildings, structures or other new developments.

A. Perimeter Buffer Landscaping Requirements.

1. Purpose. It is the purpose of this section to improve the appearance of vehicular use areas, to separate vehicular and pedestrian traffic areas, to reduce the effects of glare from automobile headlights, to screen the appearance of parking areas from public rights-of-ways and adjacent properties (vehicular use area perimeter requirements), and to require buffering between different land uses and along certain public rights-of-way (property perimeter requirements).
2. Opacity requirements. Landscape materials, fences, and walls used to fulfill perimeter landscaping requirements shall be installed to provide at least 80 percent year round opacity. Landscape materials must be predominantly evergreen species. The height of plant material used to fulfill the requirements of this section must be installed per Section 153.135 and meet height and opacity requirements within four years after installation.
3. Perimeter buffer landscape zone. The perimeter buffer landscape zone shall be provided by the property owner adjoining the street, unless the authority building the street has fully met all requirements on the street right-of-way.
4. Property perimeter requirements. Property perimeter requirements provide buffering between different land uses and along certain rights-of-way.
5. Vehicular use area perimeter requirements. Vehicular use area perimeter requirements provide buffering of areas used by vehicles such as parking lots and driveways from adjacent property or public rights-of-way.
6. Requirements conflicts. Whenever a parcel or activity falls under two or more categories, only one category, that with the most stringent requirements, shall be enforced.
7. Perimeter buffer landscape zone conflicts. The required perimeter buffer landscape zone may be combined with a utility or other easement as long as all of the landscape requirements can be provided in addition to, and separate from, any other easement. Cars or other objects shall not overhang or otherwise intrude upon the required perimeter buffer landscape zone more than two and one-half feet, and wheel stops or curbs shall be required.
8. Existing landscape material. Existing landscape material shall be shown on the required plan, and any material in satisfactory condition may be used to satisfy these requirements in whole or in part when, in the opinion of the public approval authority, such material meets the requirements and achieves the objectives of this chapter.
9. Landscaping at driveway and street intersections. To insure that landscape materials do not constitute a driving hazard, a sight triangle shall be observed at all street intersections or intersections of driveways and streets. Within this sight triangle, no landscape material nor parked vehicles, except for required grass or ground cover, shall be permitted. Within the sight triangle, trees shall be permitted as long as, except during early growth stages, only the tree trunk is visible between the ground

and eight feet above the ground, or otherwise does not present a traffic visibility hazard.

(a) Driveway intersection sight triangle. At intersections of driveways with streets, the sight triangle shall be established by locating the intersection of the street curb with the driveway edge, and by measuring from this point a distance of twenty feet (20) along the street curb to a point and connecting these points.

(b) Street intersection sight triangle. At street intersections, the sight triangle shall be formed by measuring at least thirty-five (35) feet along curb lines and connecting these points.

B. Interior Landscaping for Vehicular Use Areas. Any open vehicular use area, excluding loading, unloading and storage areas in an industrial, public facility, commercial or business zone, containing more than 6,000 square feet of area, or twenty or more vehicular parking spaces, shall provide interior landscaping in addition to the previously required perimeter landscaping. Interior landscaping may be peninsula or island types, and must include at least one deciduous shade tree per peninsula or island to be counted towards the required landscape area.

1. Purpose. It is the purpose of this section to break up large areas of impervious surfaces in order to provide shade and heat abatement, and enhance the appearance of the community.

2. Landscape area. For each 100 square feet or fraction thereof, of vehicular use area, a minimum total of five square feet of landscaped area shall be provided.

(a) Minimum area. The minimum landscape area permitted shall be 100 square feet with a minimum inside dimension width of 10 feet, and four-foot minimum dimension to all trees from edge of pavement where vehicles overhang.

(b) Maximum contiguous area. In order to encourage the required landscape areas to be properly dispersed, no individual landscape area shall be larger than 350 square feet in size, and no individual area shall be larger than 1,500 square feet in vehicular use areas over 30,000 square feet. In both cases, the least dimension of any required area shall be four feet minimum dimension to all trees from edge of pavement where vehicles overhang. Individual landscape areas larger than above are permitted as long as the additional area is in the excess of the required minimum total.

3. Vehicle overhang. Parked vehicles may hang over the interior landscaped area no more than two and one-half feet, as long as concrete or other wheel stops are provided to insure no greater overhang or penetration of the landscaped area.

C. Screening For Service Structures. Service structures shall be screened in all zoning districts. For the purposes of this section, service structures shall include but not be limited to loading docks, storage tanks, electrical transformers, utility vaults which extend above the surface, cooling towers, roof top units and other equipment or elements providing service to a building or a site. Structures may be grouped together; however, screening height shall be based upon the tallest of the structures. Dumpsters shall be screened from public view by an enclosure constructed of material approved by the Planning Commission.

1. Screening requirements. A continuous (having 100 percent opacity) planting, hedge, fence, wall of earth, which would enclose any service structure on all sides is required, unless such structure must be frequently moved, in which case screening on all but one side is required. The height of the screening material shall be one foot more than the height of the enclosed structure, but shall not be required to exceed 12

feet in height. Whenever a service structure is located next to a building wall, perimeter landscaping material or vehicular use area landscaping material, such walls or screening material may fulfill the screening requirement for that side of the service structure if that wall or screening material is of sufficient height to meet the height requirement set out in this section. Plant material used to screen a service structure shall be an evergreen species which retains its needles throughout the year.

Deciduous plant material cannot be used to fulfill this screening requirement. The height of the evergreen plant material at installation must be equal to, or greater than, two-thirds of the height of the service structure(s), and meet the height and opacity requirements within four years. No interior landscaping shall be required within an area screened for service structures.

2. Curbs to protect screening material. Whenever screening material is placed around any trash disposal unit or waste collection unit or waste collection unit which is emptied or removed mechanically on a regularly occurring basis, a curb to contain the placement of the container shall be provided within the screening material on these sides where there is such material. The curbing shall be at least one foot from the material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.

D. Additional Site Landscaping Requirements. All new developments, regardless of type, and all alterations or expansions to existing developments, shall provide site landscaping in addition to previously required perimeter landscaping. Site landscaping shall consist primarily of new tree planting or the preservation of existing trees or hedges within the development site.

1. Preservation of wooded areas: It is encouraged that efforts be made to preserve natural vegetation areas. Consideration shall be given to laying out streets, lots, structures and parking areas to avoid the unnecessary destruction of heavily wooded areas or outstanding tree specimens. It is further encouraged that whenever possible, heavily wooded areas be designated as preserves.
2. Preservation of existing landscaping materials. All trees having a trunk diameter of eight (8) inches or greater as measured 4.5 feet from ground level shall be preserved unless such trees are exempted as follows:
 - (a) Trees within public rights-of-way or utility easements or a temporary construction easement as approved by the Municipal Engineer.
 - (b) Trees within the ground coverage of proposed structure or within twelve (12) feet of the perimeter of such structures.
 - (c) Trees within the driveway access to parking or service areas or proposed areas to service a single-family home.
 - (d) Trees that in the judgment of the City Arborist are damaged, diseased, over mature, or which interfere with utility lines or are an in-appropriate or undesirable species for that specific location. It is encouraged that exempted trees subject to destruction are preserved by relocation and replanting of such trees on a lot.
3. Site planting requirement.
 - (a) Purpose. It is the purpose of this section to provide additional landscaping to enhance the appearance and customer attraction of commercial and industrial areas, to enhance the architectural character and aesthetics of the site, and to enhance the beautification of the city. This section pertains to additional landscaping located around the building and other portions of the site. It does not include landscape material that has been provided to fulfill the planting

requirements for interior landscaping, vehicular use area perimeters, property perimeters, and street trees.

- (b) For all new development the following number and size of trees are required within the interior landscaped area:

Schedule of the Minimum Number and Caliper of Trees

<u>Use and Zoning Types</u>	<u>Total Number of Trees</u>	<u>Min. Caliper of Trees (in.)</u>
Residential	4	2
Individual lot:	10	2
Per Acre:	10	2
Single Family Cluster per acre:	10	2
Multi-family per acre:	10	2
Business districts per acre:	10	2
Public Facilities Districts:	10	2
Industrial districts/acre:	8	2
Other districts per acre:	10	2

(c) Parking Lots: See subsection (b) hereof.

(d) No new tree plantings shall be required if existing trees meet or exceed the number required in this chapter and providing that such trees are evenly distributed throughout the developed area and not confined either to out-of-the-way dense clusters or to the perimeter of the developed area. The minimum tree size for such existing tree plantings shall be no less than two (2) inch in trunk diameter. Trees to be preserved shall be subject to a discretionary review by the City Arborist.

4. For new development or construction, if new tree plantings are required for conformance to the landscaping requirements of this chapter, the applicant or owner shall indicate on the landscape plan the location and size of such tree plantings. If such landscape plan is approved, the applicant or owner shall plant such trees as may be required within one year or the next planting season after issuance of a building permit. (Ord. 173-2000. Passed 12-17-2000)

1172.09 STREET TREE AND PUBLIC TREE REQUIREMENTS

The planting of street trees shall be required at the time a parcel is developed or redeveloped, in all zoning districts, and in accordance with the following regulations.

- A. Requirements for Trees Located on City-Owned Public Property. The following are requirements for the planting, pruning and removal of trees within City-owned property. For the purposes of this section, City-owned property shall include all public ways, streets, alleys, parks or other property owned by the Municipality.
 1. It shall be required that all subdividers or developers plant trees along public streets of their developments in such a manner, type, quantity and location as approved by the Planning Commission and as defined by the following conditions, and that any undeveloped street or existing street with undeveloped frontage shall conform to these requirements at the time of the development.
 2. Trees to be approved by the City Arborist.
 3. The maximum spacing between trees shall be forty-five (45) feet for large trees, thirty-five (35) feet for medium trees, and twenty-five (25) feet for small trees (see definition below).

4. The minimum distance between the tree and the edge of the street shall be two and one-half (2 1/2) feet for a large tree, two feet (2) for a medium tree and one and one-half feet for a small tree. In areas where a sidewalk exists or is proposed, the minimum distance between the tree trunk and both the edge of the street and the sidewalks shall be two feet for a large tree, two feet for a medium tree and one and one-half feet for a small tree.
 5. The tree location shall be at least twenty (20) feet from street intersections and ten (10) feet from the fire hydrants or utility poles.
 6. A small tree shall be used when planting under or within ten lateral feet of overhead utility wires. A small or medium tree shall be used when planting within ten to twenty lateral feet of overhead utility wires.
 7. The developers shall be required to maintain the trees for one year after the trees are planted and to replace any tree which fails to survive or does not exhibit normal growth characteristics of health and vigor within such one-year period. A one-year guarantee period shall begin at each planting and shall recommence as trees are replaced.
 8. Trees planted pursuant to the requirements of this section shall be warranted for a period of two (2) years.
 9. Trees shall be at least two inches (2") in diameter, one foot (1') above the ground. Lowest branches shall be not less than seven feet (7') above the ground.
- B. Tree Topping. No person shall, as a normal practice, top any tree within the public right-of-way. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree.
- C. Height of Limbs Over Sidewalks and Streets. Tree limbs extending over a sidewalk shall be trimmed to such an extent that no portion of the same shall be less than seven feet above the sidewalks. Tree limbs extending over streets shall be trimmed to such an extent that no portion of the same shall interfere with the normal flow of traffic.
- D. Municipal Rights. The Municipality shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the lines of all streets, alleys, avenues, lanes and other public grounds as may be necessary to insure public safety or to preserve or enhance the environmental quality and beauty of such public grounds. A public tree permit shall be obtained prior to commencement of work. The City Arborist or other Building Commissioner may cause or order to be removed any tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewers, electric power lines, gas lines, water lines or other public improvements.
- E. Reducing Treelawn. No person shall by any type of construction reduce the size of a treelawn without first procuring permission from the City Engineer.
- F. Violations. A person who removes, damages or causes to be removed a public tree from the treelawn or other public place without a Public Tree Permit shall be subject to the provisions and penalties of Section 1197.13 of the codified Ordinances of the City of Twinsburg and/or shall be required to remove and replace the tree with a tree of like calliper as approved by the municipality.
- G. Permit Requirements.
1. No person, contractor or City department shall hereafter plant, remove, prune, or treat with growth inhibiting measures, any tree or shrub upon any public way, street, alley, park, or other property owned by the City, without obtaining a public tree permit from

- the City of Twinsburg, or in the case of municipal park land, a public tree permit shall be issued by the City Engineer. A public tree permit shall specify the number of trees or shrubs, size, type, species, and location to be planted, pruned or removed.
2. The City Engineer or an appropriate designee shall have the authority to deny a permit to any person or contractor, who proposes to plant any tree or shrub upon a public way, street, alley, park or other property owned by the City, of a size, type or species determined to be undesirable for the proposed location, or if the location is determined to be unsuitable.
 3. Public tree permits shall be valid for a maximum period of sixty days, unless otherwise specified. All work approved by the permit shall be completed in the time specified by the permit and in the manner described. Permits shall be considered void if the terms are violated. If the work to be performed is in a City owned right-of-way, an additional permit is required from the City Engineer to work in a public right-of-way.
 4. Public tree permits shall be administered by the City Engineer. Each location subject to a public tree permit shall be field inspected by the City Forester or Engineer Planner prior to approval or rejection. All permits for pruning of public trees shall show conformance with the National Arborist Association Pruning Standards For Shade Trees.
 5. Utility companies shall provide written evidence to the City Engineer, of adherence to established guidelines (as recommended by the National Arborists Association) for line clearance work. These guidelines shall cover the following areas:
 - (a) Tree trimming/pruning.
 - (b) Tree removal.
 - (c) Brushing.
 - (d) Right-of-way clearance for a new transmission conductor on private right-of-way.
 - (e) Chemical brush control and appropriate precautions.
- H. Removal, Replanting and Replacement in Public Places.
1. Wherever it is necessary to remove a tree(s) or shrub(s) from a treelawn or other public place, as defined, in connection with the paving of a sidewalk, or the paving or widening of a portion of a street, alley, or highway used for vehicular traffic, or any other reason, the City shall endeavor to remove and replant such trees or shrubs, or replace them.
 2. No person or adjacent property owner shall remove a tree or shrub from the City-owned treelawn, or other public place, as defined, for any purpose.
- I. Abuse or Mutilation of Public Trees.
1. Unless specifically authorized by the City Engineer or an appropriate designee, no person shall intentionally damage, cut, carve, transplant, or remove any tree or shrub in a City-owned tree lawn or other public place; attach any rope, wire, nails, advertising posters, or other contrivance to any tree or shrub, allow any gaseous liquid, or solid substance which is harmful to such trees or shrubs to come in contact with them; or set fire or permit fire to burn when such fire or the heat thereof will injure any portion of any tree or shrub.
 2. No person shall excavate any ditches, tunnels, trenches, or install a driveway or sidewalk within a radius or ten feet from the trunk of any public tree or shrub without first obtaining written approval from the City Engineer.
- J. Public Tree Care.
1. The City shall have the right to plant, prune, maintain and remove trees, plants and

- shrubs or portions thereof within the rights-of-way of all streets, alleys, avenues, lanes, and other public grounds, as may be necessary to insure public safety or to preserve or enhance the health of the plant material or the beauty of such public grounds.
2. The City Engineer or an appropriate designee may remove or cause to order to be removed, any tree or part thereof which is in an unsafe condition or which by reasons of its nature is injurious to sewers, electric power lines,
 3. The City shall have the right to enter private property to access trees adjacent to public areas for the purposes of proper pruning, after reasonable prior notice has been given to the property owner. To insure that street trees thrive, homeowners are encouraged to confer with the City Forester and water the trees as needed.
- K. **Dead or Diseased Tree Removal on Private Property.** The City shall have the right to cause the removal of any dead or diseased tree(s) located on private property within the City and/or cause the removal of branches of trees located on private property within the City which overhang public property, when such trees constitute a hazard to life and property, or harbor an epiphytotic disease which constitutes a potential threat to other trees within the City. The City Engineer shall notify, in writing, the owners of such trees and order the Arborist to conduct an on-site inspection to make recommendations. Removal shall be done by such owners at their own expense within sixty days after the date of service of written notice, unless a longer period is agreed to in writing by the City Engineer or a designee, to allow time to attempt to treat and cure a salvageable diseased tree. In the event of failure of owners to comply with such provisions, the City shall have the authority to remove any such tree(s) and charge the cost of removal to the owner's property tax notice.
- L. **Removal of Stumps.** All stumps of street and park trees shall be removed twelve inches below the surface of the ground. Stumps shall be removed or ground at the site. All residual material shall be removed from the site at the time the tree is removed and the site shall be restored.
- M. **Arborist License and Bond.** It shall be unlawful for any person or contractor to act as an arborist in the business or occupation of pruning, treating, or removing street or park trees within the City without first applying for and securing an arborist license.
(Ord. 173-2000. Passed 12-17-2000)

1172.11 LANDSCAPE MATERIALS

The landscaping materials shall consist of the following and are described in more detail in the Plant List on file at the Municipal Building. The proposed landscape materials should complement the form of the existing trees and plantings, as well as the development's general design and architecture. The type of shade or sun should be considered in selecting plant materials.

- A. **Earth Mounds.** Earth mounds shall be physical barriers which block or screen the view similar to a hedge, fence or wall. Mounds shall be constructed with proper and adequate plant material to prevent erosion. A difference in elevation between areas requiring screening does not constitute an existing earth mound and shall not be considered as fulfilling any screening requirement. Where mounds are to be mowed, the maximum permitted slope is 3:1.
- B. **Plants.** Artificial plants are prohibited. All plant materials shall be living plants and shall meet the following requirements:
 1. **Quality.** Plant materials used in conformance with provisions of this chapter shall be

- nursery grown in accordance with good horticultural practices, grown under climatic conditions similar to those in Northeast Ohio, shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations. In addition, trees shall be free of disease, insects and/or damage, and shall be correctly labeled indicating genus, species and cultivar.
2. Deciduous trees. Trees which normally shed their leaves in the fall, shall be species having an average mature crown spread of greater than fifteen feet (15) in Northeast Ohio and having trunks which can be maintained with over five feet (5) of clear wood in areas which have visibility requirements, except at vehicular use area intersections where eight foot clear wood requirements shall control. Trees having an average mature spread of crown less than fifteen feet (15) may be substituted by grouping of the same as to create the equivalent of a fifteen foot crown spread. A minimum of ten feet (10) overall height or a minimum caliper, trunk diameter, measured above ground for trees up to four inches caliper of at least two (2) inches immediately after planting shall be required.
 3. Evergreen trees. Evergreen trees shall be a minimum of five feet (5) high with a minimum caliper of two inches immediately after planting.
 4. Shrubs and hedges. Shall be at least two feet for Section 1172.07(a)(5), and three feet for Section 1172,07(a)(4), in minimum height when planted and shall conform to the opacity and other requirements within four years after planting.
 5. Vines. Shall be at least twelve or fifteen inches high at planting, and are generally used in conjunction with walls or fences.
 6. Grass or ground cover. Grass of the fescue (Gramineae) or bluegrass (Poaceae) family shall be planted in species normally grown as permanent lawns in Northeast Ohio, and may be sodded or seeded; except in swales or other areas subject to erosion, where solid sod, erosion reducing net, or suitable mulch shall be used, nurse-grass seed shall be sown for immediate protection until complete coverage otherwise is achieved. Grass seed shall be clean and free of weeds and noxious pests or diseases. Ground cover shall be planted in such a manner as to present a finished appearance and seventy-five percent (75%) of complete coverage after complete growing seasons, with a maximum of eight inches on center. In certain cases, ground cover also may consist of rocks, pebbles, sand and similar approved materials.
- C. Maintenance and Installation. All landscaping materials shall be installed in accordance with accepted, good construction and planting procedures. The owner of the property shall be responsible for the continued proper maintenance of all landscaping materials, and shall keep them in a proper, neat and orderly appearance, free from refuse and debris at all times. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first; within three months.
- D. Pruning and Growth Inhibitors. Landscaping materials used to fulfill code requirements, or conditions of approval, as authorized by City Council, Planning Commission, Board of Zoning Appeals, Architectural Review Board or other appropriate body may not be pruned or otherwise treated so as to reduce overall height or level of opacity required. Landscape materials are intended to grow, spread and mature over time; and pruning and other inhibiting measures including removal may only be practiced to insure the public safety, to maintain a neat and attractive appearance and to preserve the relative health of the material involved. The use of growth inhibitors is not permitted to be used on any plant material used to fulfill code requirements or conditions of approval.

(Ord. 173-2000. Passed 12-17-2000)

1165.13 PLAN SUBMISSION AND APPROVAL

Whenever any property is affected by these landscape requirements, the property owner or developer shall prepare a landscape plan for submittal to the Planning Commission or designee for review

- A. Landscape Plan Content. The contents of the landscape plan shall include the following:
 - 1. Site plan, drawn to an easily readable scale no smaller than one inch equals twenty feet; showing and labeling by name and dimensions, all existing and proposed property lines, easements, building and other structures, vehicular use areas including parking stalls, driveways, service areas, square footage, etc. locations of structures on adjoining parcels, water outlets and landscape material, including botanical name and common name, installation size, on center planting dimensions where applicable, and quantities for all plants used and all existing trees;
 - 2. Typical elevations and/or cross sections as may be required;
 - 3. Title block with the pertinent names and addresses, property owner, person drawing plan, scale, date, north arrow, generally orient plan so that north is to top of plan and zoning district.
 - 4. Site grading with a minimum of one-foot contour intervals must be included.
- B. Building Permit and Certificate of Occupancy. Where landscaping is required, no building permit shall be issued until the required landscaping plan has been submitted and approved and no certificate of occupancy shall be issued until the landscaping is completed as certified by an on-site inspection by the City Engineer unless a performance bond, or irrevocable letter of credit from a banking institution, has been posted. If the required landscaping has not been completed and a temporary certificate of occupancy is issued, a performance bond or irrevocable letter of credit from a banking institution shall be posted at that time.
- C. Posting of Bond or Irrevocable Letter of Credit. After a bond or irrevocable letter of credit has been posted, the landscaping material required in the approved landscaping plan shall be installed within six months after the date of posting the bond or irrevocable letter of credit. A three month extension of the planting period may be granted by the City Engineer upon a demonstration by the property owner or developer that such an extension is warranted because of adverse weather conditions or unavailability of required plant materials. No more than two such extensions may be granted. Foreclosure proceedings shall be brought against the performance bond or irrevocable letter of credit if the required landscaping plans have not been complied with by the end of the approved planting period. (Ord. 173-2000. Passed 12-17-2000)

1172.15 VARIANCES

Any landscaping plan submitted to and disapproved by the Planning Commission may be appealed according to the procedure provided for in Chapter 1199.

- A. Reviewing Variance Requests. The Board of Zoning Appeals in its review of the recommendations of variance requests, shall base its recommendations on all of the following criteria:
 - 1. The specific conditions in detail which are unique to the applicant's land, and do not exist on other land within the same zone.
 - 2. The manner in which the strict application of the provision of this chapter would deprive the applicant of a reasonable use of the land in the manner equivalent to the use permitted other landowners in the same zone.
 - 3. the unique conditions and circumstances are not the result of actions of the applicant subsequent to the adoption of this chapter.

4. Reasons that the variance shall preserve, not harm the public safety and welfare, and shall not alter the essential character of the neighborhood.
 5. In any event Council may, upon request of any aggrieved party after the appeal as herein provided, review the decisions of the Planning Commission or administrative officer and modify such decision in any manner not consistent with this section so as to prevent undue hardship or inconsistency.
- B. Recording. Whenever the Board of Zoning Appeals makes a recommendation, such recommendation shall be forwarded to the Planning Commission.
(Ord. 173-2000. Passed 12-17-2000)

**CHAPTER 1173
SIGNS**

1173.01	PURPOSE AND INTENT.	1173.25	INDUSTRIAL DISTRICT SIGNS.
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1173.05	CLASSIFICATION OF SIGNS.	1173.29	SIGN APPLICATION AND PERMIT
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		1173.49	SIGN REGULATION SUMMARY.

1173.01 PURPOSE AND INTENT.

Sign regulations, including provisions to control *the* type, design, size location, motion, illumination, enforcement and maintenance thereof, are established in order to achieve, among others, the following purposes:

- A. To maintain high quality residential districts and promote attractive public facilities by permitting only nameplates, bulletin boards and identification signs related to the development of such districts;
 - B. To provide reasonable, yet appropriate, conditions for identifying establishments in office, business and industrial districts by relating the size, type and design of signs to the type and size of the office, business and industrial establishments;
 - C. To eliminate any conflict between advertising signs and traffic control signs which would be hazardous to the safety of the motoring public or pedestrian;
 - D. To control the design and size of all signs so that their appearance will be aesthetically harmonious with an overall urban design for the area; and
 - E. To promote the most desirable developments and economic activity consistent with the objectives of the planning and development program of the City of Twinsburg.
- (Ord. 100-2004. Passed 7-13-04)

1173.03 REGULATIONS ESTABLISHED.

- A. Signs shall be designed, erected, altered, reconstructed, moved and maintained, in whole or in part, in accordance with the type, design, size, location, illumination and other provisions set forth in this chapter.

- B. The construction, erection, safety and maintenance of all signs shall be in accordance with the applicable municipal codes. The provisions of this chapter shall not amend or in any way interfere with other codes, rules or regulations governing traffic signs within the City.
- C. The display of official public notices, and the flag, emblem or insignia of all official governmental bodies shall not be governed by the provisions of these regulations. For the purpose of these regulations, "sign" does not include signs erected and maintained pursuant to and in discharge of any governmental function as defined by O.R.C. 2744, or required by an law, ordinance, or governmental regulation.
(Ord. 100-2004. Passed 7-13-04)

1173.05 CLASSIFICATION OF SIGNS.

A. Classification by Use Types.

- 1. "Permanent sign" means a sign designed for use for an indefinite period of time and shall include the following:
 - (a) "Bulletin board" means an announcement sign which directs attention to and is located on the lot of a public or semi-public institution.
 - (b) "Directional sign" means a sign indicating only the direction of pedestrian and vehicular circulation routes on the lot on which the sign is located. No advertising shall be permitted on directional signs. Directional signs include bollards.
 - (c) "Identification sign" means an on-premises sign indicating the name and address of a building, development, public or semi-public facility, business, office or industrial establishment. For business uses, such sign may also include the principal type of goods sold or services rendered; however, the listing of numerous goods or services, prices, sale items, and telephone numbers shall not be permitted.
 - (d) "Informational sign" means a sign which presents miscellaneous information to the public rather than to promote a business, office, industry, product or issue. (Typical information signs present scheduled events, travel information, vehicle service, weather, time, historic and scenic data.) Informational signs shall be allowed only for public and semi-public uses as an integral part of a permitted identification sign.
 - (e) "Organizational sign" means a sign devoted exclusively to the identification of national, state and local service clubs and the location and meeting dates of such clubs. The number, location and design of organizational signs shall be approved by the Architectural Review Board ("ARB").
 - (f) "Nameplate" means a sign indicating the name, address and profession of the person or persons occupying a building or unit of a building.
- 2. "Temporary" signs are designed for use for a limited period of time to announce special events or sales and the sale, lease, or rental of property and shall include the following. The expiration date of a temporary sign as approved by the Building Commissioner or ARB shall appear on each temporary sign.
 - (a) "Project sign" means a sign which directs attention to the promotion, development and construction of the property on which it is located and which identifies the owner, architects, engineers, contractors and other individuals or firms involved with the construction.
 - (b) "Real estate sign" means a sign advertising the sale, rental, or lease of the

- premises or part of the premises on which the sign is displayed.
 - (c) Special Event signs advertising a charitable or municipal function.
 - (d) Political sign - a temporary sign promoting a candidate or ballot issue on the next general or special election, or advocating action on a public issue.
- B. Classification by Structural Types: (See illustration - Signs: Structural Signs)
1. Building signs shall include the following:
 - (a) Marquee or mansard sign.
 - (b) Projecting sign.
 - (c) Wall or panel sign.
 - (d) Window sign. Permanent window signs shall not exceed thirty percent (30%) of the window area that it is placed upon and shall be placed on the interior of a premises.
 - (e) Banner sign. This is a special event decorative sign constructed of durable flexible material with no integral structural support which is draped from supports on light poles or utility poles to which it is securely attached. Such signs may be decorated with themes of the season; or with graphics announcing an event, or community message and carry the name of the sponsor.
 2. Freestanding signs shall include the following:
 - (a) "Planter sign" means a free-standing sign that utilizes plant material, stone, wood or other building materials to screen the supporting structure of the sign. Such sign is designed to complement the appearance of the building and premises to which it pertains and the community in general, as well as to identify or advertise.
 - (b) "Pole sign" means a sign which is supported by or suspended from a freestanding column or columns and designed so as to permit pedestrian or vehicular movement thereunder. Pole signs are prohibited in all zoning districts.
 - (c) "Roof sign" means any sign erected, constructed and maintained wholly upon or over the roof or parapet wall of any building with the principal support on the roof structure. Roof signs are prohibited in all zoning districts.
 - (d) "Kiosk" means a free standing structure which may include staffed information center ; maps; or informational sign, or directional sign as part of its structure.
 - (e) "Bollard" sign. A freestanding post, column, or vertical barrier, which may also provide directional information. (Ord. 100-2004. Passed 7-13-04)

1173.07 DESIGN STANDARDS.

Signs, as permitted in the various zoning districts, shall be professionally designed, constructed and installed so as to be compatible in character with regard to the architecture of the building on which they are located, and to the materials, color and size of signs designed or located on the same building and on adjoining buildings in order to produce an overall unified effect in accordance with the standards set forth in this section.

- A. Wall Signs. Wall signs shall not project more than twelve inches (12") from the building wall to which it is attached and shall be set back from the end of a building or party wall line for a distance of at least three feet (3') and shall not project above the building wall.
- B. Projecting Signs. Projecting signs shall not extend more than three feet (3') from the face of a building and the lowest portion of such sign shall not be less than eight feet (8') above the finished grade of a sidewalk or other pedestrian way.
- C. Sign Height. Maximum height of freestanding signs shall be in accordance with the height limitations as specified in the following regulations.
- D. Vertical Dimension. The lowest member of all signs, which are supported or suspended

from a building, shall not be less than eight feet (8') above the finished grade of a sidewalk or other pedestrian way. If located over a pavement used for vehicular traffic or within eighteen (18) inches of vertical projection of the edges of such pavement, the lowest member of the sign shall not be less than fifteen feet (15') above the finished pavement.

- E. Relation to Openings. Signs shall not project over or obstruct the required windows or doors of any building.
- F. Relation to Traffic Devices. Signs shall not be erected so as to obstruct sight lines along any public way, traffic control lights, street name signs at intersections, or street sight lines or signals at railroad grade crossings. Signs visible from the sight lines along a street shall not contain an arrow or words such as "stop," "go," "slow," etc. and the movement, content, coloring or manner of illumination shall not resemble traffic control signs.
- G. Movement Restrictions. No sign shall employ any parts or elements which revolve, rotate, whirl, spin, flash or otherwise make use of motion to attract attention, excepting any sign performing a public service function indicating time, temperature or similar service. Posters, pennants, ribbons, streamers, spinners, strings of lights, search lights, air balloons or other similar devices for the purpose of advertising or attracting attention are prohibited.
- H. Signs on Corner Lots. No sign shall be allowed within a triangle formed between points on the front and side street right-of-way lines within thirty-five feet (35') from their intersection.
- I. Continuity. Signs and their placement shall be considered in relation to their surroundings and, if seen in series on a building wall or walls, shall have a continuity of design with respect to shape, materials and colors;
- J. Style and Color. The style (or design) of signs shall be consistent throughout a particular building or group of buildings; the colors of signs shall be compatible with the color of the building facade(s) and other existing and proposed signs.
- K. Graphics. The lettering on a sign shall be clearly legible and in scale with the sign surface upon which it is placed. Changeable copy signs are permitted only for informational signs.
- L. Materials. Signs shall be constructed of materials which are of appropriate quality and durability, and which are compatible with the materials of the structure upon which such signs are placed.
- M. Structural Design. The construction, erection and maintenance of all signs shall be in compliance with the Building Code and all other applicable municipal standards and regulations. (Ord. 100-2004. Passed 7-13-04)

1173.09 ILLUMINATIONS OF SIGNS.

- A. Light sources to illuminate signs shall be shielded from all adjacent buildings and streets and shall not be of such brightness so as to cause glare hazardous to pedestrians or the motoring public or so as to cause reasonable objection from adjacent buildings and uses.
- B. Illumination by bare bulbs and flames is prohibited except for neon tubing or indirect lighting.
- C. Maximum intensity of illumination at the face of any sign shall be 150 foot candles. The applicant shall submit illumination calculations with their sign application. The Building Commissioner may require that calculations for sign illumination be reviewed and stamped by a registered Engineer.
- D. Residential and public facility nameplates, identification signs, and bulletin boards may be illuminated. All signs in office, business and industrial districts may be illuminated.

No flashing or moving illumination shall be permitted except as permitted in Section 1173.07 G. (Ord. 100-2004. Passed 7-13-04)

1173.11 SIGN FACE AREA.

- A. Throughout this chapter, reference is made to the maximum permitted sign face area for single face signs. Freestanding signs may however, have more than a single sign face. In such case, the maximum permitted sign face area for a single sign face shall apply to all sign faces. For example, if a sign face area of forty (40) square feet is permitted for a single sign face, a double-faced sign is permitted forty (40) square feet of sign face area for each sign face, or a total of eighty (80) square feet. No sign shall have more than two (2) sign faces.
- B. Sign face area for awning signs, canopy signs, or signs consisting of individual letters or symbols against a surface shall be measured as the minimum area enclosed by rectangular envelopes completely enclosing the extreme points or edges of the letters, images or logos or attached groups thereof. For all other signs, sign face area shall be the total exposed surface on each facing excluding any support structure that does not form part of the advertising or identification portion of the sign. Street address numbers are excluded from this calculation. However, such numbers shall not exceed 12" in height, except as approved by the Architectural Review Board.
(Ord. 100-2004. Passed 7-13-04)

1173.13 RESIDENTIAL DISTRICT SIGNS.

Accessory signs in Residential Districts shall be designed, erected, altered, moved and maintained, in whole or in part, in accordance with the regulations as provided in this section.

- A. One wall nameplate indicating an occupant's name and house number, not exceeding two (2) square feet in sign face area, may be located on any dwelling.
- B. One temporary real estate sign advertising the sale, rental or lease of the premises or part of the premises on which the sign is displayed, not exceeding six (6) square feet in single face sign area and five (5) feet in height, shall be permitted for each dwelling or lot, provided such sign shall be located not less than twenty-five feet (25') from any side lot line or ten feet (10') from any street right-of-way line. Illumination shall not be permitted.
- C. One temporary project sign not exceeding thirty-two (32) square feet in single face sign area and eight feet (8') in height may be permitted while a development is under construction provided such sign is located on the parcel being developed. A temporary project sign shall be located not less than ten feet (10') from the nearest street right-of-way, twenty-five feet (25') from the nearest lot line and one hundred (100) feet from the nearest occupied residence, or at a location approved by the ARB. Permits for such signs shall be for a period not exceeding one year, however such permits may be renewed if the applicant establishes and the ARB finds and determines that construction is being pursued diligently.
- D. One permanent subdivision or project identification planter sign not exceeding forty (40) square feet in single face sign area and eight feet (8') in height indicating the name of the subdivision or residential development may be permitted for each entrance to the subdivision or residential development. Such sign shall be set back not less than ten feet (10') from the street right-of-way. In reviewing such signs the Architectural Review Board shall consider sign placement and sign mass relative to sighting distances at the intersection. Views of on-coming traffic shall not be obstructed by such signs. Illumination, if any, of such sign shall meet the requirements of Section 1173.09.

- E. Political signs shall be permitted in all zoning districts and shall not exceed six (6) square feet in area per sign. Not more than one (1) sign per issue or candidate on any single lot or building may be placed thirty (30) days prior to and five (5) days subsequent to any primary, general or special election. No political sign shall be located within any public right of way or on any other public property. Any political sign placed within the public right-of-way or on public property may be removed and destroyed, without notice, by the Building Commissioner or his agent.
(Ord. 100-2004. Passed 7-13-04)

1173.15 PUBLIC FACILITY SIGNS.

Signs accessory to a public facility use which announce events, programs, and activities shall be designed, erected, altered, moved and maintained, in whole or in part, in accordance with the following regulations:

- A. One identification-bulletin board or information planter sign not exceeding forty (40) square feet in single face sign area and not exceeding eight feet (8') in height may be permitted on the premises of each public, charitable, religious and education facility, provided such sign is set back at least fifty feet (50') from any lot line and ten feet (10') from any street right-of-way line.
- B. Directional signs not exceeding three (3') square feet in single face sign area and three feet (3') in height may be permitted on any building lot, but with the exception of a ballard sign, no sign shall be located less than ten feet (10') from any lot line and street right-of-way line.
- C. One identification planter sign not exceeding forty (40) square feet in single face sign area and eight feet (8') in height indicating the name of the public facility may be permitted on any building lot. Such sign shall be set back not less than ten feet (10') from the street right-of-way line and fifty feet (50') from any property line.
- D. Temporary special event and banner signs, may be permitted in a Public Facilities District in the manner described at Section 1173.29. Special event signs shall not exceed 16 square feet in area. Sign placement shall conform to setback requirements of 1173.15(c) and not be detrimental to public health or safety. Such signs may be displayed for thirty (30) days. A permit shall be obtained from the Building Commissioner, however, no fee shall be charged for such signs that promote charitable or municipal functions.
- E. Banner signs may be placed on light fixtures in the public right-of-way. Such signs shall be subject to licensing by the City of Twinsburg.
(Ord. 100-2004. Passed 7-13-04)

1173.17 BUSINESS DISTRICT SIGNS.

Signs in Business Districts shall be designed, erected, altered, moved, and maintained, in whole or in part, in accordance with the following regulations:

- A. Use Types Permitted.
1. Directional.
 2. Identification.
 3. Nameplate.
 4. Project (temporary).
 5. Real Estate (temporary).
 6. Banner (temporary)

B. Structural Types Permitted.

1. Canopy.
2. Planter.
3. Wall.
4. Window.

(Ord. 100-2004. Passed 7-13-04)

1173.19 BUSINESS SIGNS; MEASUREMENT STANDARDS.

Signs identifying an office, retail business and service use shall be regulated by relating the total area of all signs to the size of the building or building unit to which the signs are accessory as described herein.

- A. The sign area of a sign shall be measured in accordance with Section 1173.11.
 - B. Where the maximum sign face area is related to the size of the building unit, the "unit of a building" or "building unit" refers to a space occupying a portion of the ground floor of a building, containing its own entrance and separated from other such spaces by a party wall or walls. Building unit width shall be the width of the unit as measured from party wall center-lines along the building frontage.
 - C. Where lots front on two or more streets, building unit area may be calculated separately for each street frontage and the sign area shall not exceed the maximum permitted in relation to the total computed building unit.
 - D. Service entrances to a retail business and service use may be identified by a nameplate on the building not exceeding two (2) square feet in single face sign area.
 - E. Banner signs mounted on light fixtures in the right-of-way shall not exceed (15) square feet unless specifically authorized by the Mayor.
 - F. Directional signs shall be excluded from the area computation of maximum sign area.
- (Ord. 100-2004. Passed 7-13-04)

1173.21 INDIVIDUAL WALL SIGNS; MAXIMUM AREA PERMITTED.

The maximum sign face area for all permitted office, retail business, industrial and service use signage for each building unit shall be determined as follows:

- A. Sign area is computed as specified at 1173.11. In addition, all riders or attachments to signs or sign structures, whether temporary or permanent, shall be included as part of the total sign area for the sign to which they are attached.
 - B. Maximum size of all the signs on each primary frontage wall equals one and one-half square feet for every linear foot of approved building unit wall area. The primary frontage wall is the wall facing the principal street or the facade containing the main entrance.
 - C. Where lots front on two or more streets, building wall area may be calculated separately for each secondary street frontage. Maximum wall sign area for secondary frontages shall be one square feet for every linear foot of approved wall area not to exceed 60% of the maximum permitted sign area of the primary frontage wall.
 - D. For lots abutting an expressway right-of-way, the building wall area facing the right-of-way shall be considered the building wall eligible for signage as set forth in above.
- (Ord. 100-2004. Passed 7-13-04)

1173.23 BUSINESS SIGNS; NUMBER, LOCATION AND AREA REGULATIONS.

- A. Wall Signs. Wall signs may be permitted for each separate business use. The maximum sign face area of all wall signs shall be as determined in Section 1173.21.
- B. Planter Signs. Business uses may be permitted one planter identification sign in accordance with the following provisions:
 - 1. Planter signs shall be not less than twenty-five feet (25') from the side lot line and not less than one hundred (100) feet from any Residential District line. A planter sign shall be set back a minimum of ten feet (10') from the street right-of-way line. No planter sign shall be placed so as to interfere with views of oncoming traffic. As a general rule planter signs are discouraged within a triangle formed between points on the street right-of-way line and nearest edge of an intersecting drive within thirty-five feet (35') from their intersection. The ARB shall review sign placement relative to required site lines and may allow variances from these location standards in the case of hardship or over-riding site conditions.
 - 2. The maximum single face sign area shall not exceed forty (40) square feet for any planter sign unless approved by ARB as a part of a coordinated sign package.
 - 3. The maximum height of a planter sign shall be eight feet (8') including frames and moldings. All planter signs shall have a decorative base constructed of finish materials.
 - 4. Where a project is located on a corner site, each frontage street may have a single planter sign meeting the requirements of this section.
- C. Canopy, or Covered Walk Signs. One canopy or covered walk identification sign may be attached to the so fit or fascia of a canopy or roof over a walkway of each business use. The lowest member of such sign shall be not less than eight feet (8') above the sidewalk grade.
- D. Directional Signs. Directional signs indicating traffic routes may be permitted in addition to the other signs permitted and in excess of the other limitations of this chapter, provided that no such sign exceeds three (3) square feet in a single face sign area or is closer than fifteen feet (15') to any side lot line. Except for bollard signs, no sign shall be closer than ten feet (10') to any street right-of-way line. No directional sign shall exceed three feet (3') in height.
- E. Temporary Project Sign. One temporary project sign not exceeding thirty-two (32) square feet in single face sign area and eight feet (8') in height shall be permitted if it is located on the lot of a proposed building or a building under construction. Such project sign shall be located not less than one hundred (100) feet from the nearest residential lot line and not less than twenty-five feet (25') from the nearest nonresidential lot and street right-of-way line. Permits for such signs shall be for a period not exceeding one hundred eighty (180) days. However, such permits may be renewed for an additional sixty (60) days while construction is pursued diligently. Project signs shall be removed within fourteen (14) days of the commencement of the intended use or the issuance of a certificate of occupancy, whichever first occurs.
- F. Political Signs. Political signs shall be permitted in all zoning districts and shall not exceed six (6) square feet in area per sign. Not more than one (1) sign per issue or candidate on any single lot or building may be placed thirty (30) days prior to and five (5) days subsequent to any primary, general or special election. No political sign shall be located within any public right of way or on any other public property. Any political sign placed within the public right-of-way or on public property may be removed and

destroyed, without notice, by the Building Commissioner or his agent.

G. Other Temporary Signs.

1. Window signs announcing sales, new products or special business events may be permitted in addition to the maximum sign face area of a permanent business sign. Temporary signs may be placed on the inside surface of windows and doors of buildings, provided that such signs do not exceed thirty percent (30%) of the window area and are not displayed for more than thirty (30) consecutive days. No temporary window signs shall be painted directly on the window. Temporary signs secured to surfaces other than windows of the main building are prohibited.
2. With the exception of A-frame or sandwich board signs, mobile or movable signs are not permitted.
3. One temporary real estate sign may be permitted advertising the sale, rental, or lease of the premises or part of the premises on which the sign is displayed, provided such sign does not exceed sixteen (16) square feet in single face sign area or eight feet (8') in height. Temporary real estate signs may be permitted for a ninety (90) period. Submitting a written request to the Building Commissioner may extend the permit period. Such sign shall be located not less than twenty-five feet (25') from any side lot line or fifteen feet (15') from any street right-of-way line. Illumination shall not be permitted.
4. Temporary banner signs may be placed on light fixtures in the public right of way, but only after granting of a license for this purpose by the City of Twinsburg. Temporary banner signs may be affixed to parking lot light fixture standards as part of a coordinated sign package approved by the Architectural Review Board.
5. A temporary identification sign, announcing the opening of a establishment, professionally made and securely fastened to the building, and having an area equal to or less than the sign area of a permitted identification sign for the establishment, shall be permitted for a period of up to 120 days from the date of application for a sign permit for a permanent sign. The temporary identification sign shall be removed upon placement of the permanent sign.
6. One A-frame or sandwich board sign having one or two faces of less than six (6) square feet each shall be permitted to be located within 10' of the entrance to a business establishment during its hours of operation, provided that such sign is located so as not to interfere with pedestrian traffic and is taken in nightly. A permit for such sign must be obtained from the Office of the Building Commissioner.
7. Temporary special event displays may be permitted on business property for periods of no more than 30 days after approval of an application by the Building Commissioner. Displays may include banners, pennants, flags, and lighting. The application for a temporary special event display shall indicate the location of display elements and any temporary structures (tents, vendors carts, trailers, etc.) relative to property lines and any buildings thereon. No element of a special event display shall be located within fifty (50) feet of a public right-of-way. Temporary event displays shall be permitted for a duration of no more than 14 days. No more than two (2) such permits shall be granted for any business in a calendar year.
8. Temporary business information signs announcing changes in operation of a business establishment may be permitted by the Building Commissioner. Changes of operation include such information as a change in services offered, hours of operation, management, etc. Such signs shall be professionally made of durable materials and be securely attached to the building in which the establishment is located. Such signs

- shall not exceed 24 square feet in area and shall be displayed for periods of no longer than thirty (30) days nor more than two (2) such periods in any calendar year.
9. Temporary sale or promotion sign no larger than eighteen (18) square feet in area may be displayed for a duration no longer than fourteen (14) days and no more than four (4) times in a calendar year.
- H. Business Identification Sign - Multiple Use. In a business area containing more than one building designed and developed as a coordinated unit; or where a business building contains more than one business unit, individual store identification shall be limited to signage attached to the building or unit thereof; unless, as part of a coordinated sign program approved by the ARB. One permanent planter identification sign may, however, be permitted indicating the name of the shopping location or business building. Individual store signage shall not be permitted on said identification *sign* unless as part of a coordinated sign package approved by the ARB.
 - I. Canopy Signs (Theater). The Architectural Review Board shall determine the size and design characteristics of theater canopy signage.
 - J. Service Station Island Signs. Automobile service stations shall be permitted information signs at fuel pumps and other service islands. Such signs shall be limited to the display of information regarding the type of service provided and other information essential in directing and instructing the motoring public. The number, area, height and design of such signs shall be as determined by the ARB.
 - K. Office Park Identification Signs. In addition to the signs permitted in this section, one office park identification planter sign may be permitted for a unified development of three (3) or more office buildings serviced by a common access drive. Said sign shall identify the name and address ranges of businesses in the office park. Such sign may also include tenant listings. The maximum single face sign area shall not exceed forty (40) square feet. The Architectural Review Board may grant a sign area bonus to allow up to one-hundred fifty (150) square feet of office park identification sign area for outstanding sign design. A planter sign shall not exceed eight feet (8') in height. Such sign shall be located at the vehicular entrance to the office park and shall be set back a minimum of thirty-five feet (35') from the nearest street right-of-way line and nearest edge of pavement of a private drive. (Ord. 100-2004. Passed 7-13-04)

1173.25 INDUSTRIAL DISTRICT SIGNS.

Accessory signs to industrial uses shall be designed, erected, altered, moved and maintained, in whole or in part in accordance with the following regulations:

- A. Use Types Permitted.
 1. Directional.
 2. Identification.
 3. Nameplate.
 4. Project (temporary).
 5. Real Estate (temporary).
 6. Banner (temporary).
- B. Structural Types Permitted.
 1. Planter.
 2. Wall.

(Ord. 100-2004. Passed 7-13-04)

1173.27 INDUSTRIAL SIGNS; MAXIMUM AREA AND NUMBER PERMITTED.

- A. Planter Signs. One permanent identification planter sign indicating the building or occupant name only shall be permitted on the lot of each industrial use. A permanent identification planter sign shall not exceed forty (40) square feet in single face sign area. A planter sign shall not exceed eight feet (8') in height and shall be located not less than twenty-five feet (25') from a side property line and not less than one hundred (100) feet from any Residential District line. A planter sign shall be set back a minimum of ten feet (10') from a street right-of-way line. No planter sign shall be allowed within a triangle formed between points on the street right-of-way line and nearest edge of an intersecting drive within thirty-five feet (35') from their intersection.
- B. Wall Signs. Wall signs shall be permitted for each separate use occupying a building. The maximum sign face area of all permanent wall signs permitted for an industrial building shall be in accordance with the provisions of Section 1173.21. The maximum sign face area of a wall sign shall not exceed forty (40) square feet.
- C. Directional Signs. Directional signs indicating traffic routes may be permitted in addition to the other limitations of this section provided that no such sign exceeds three (3') square feet in sign face sign area or is closer than fifteen feet (15') to any side lot line. Except for bollard signs, no sign shall be placed closer than ten feet (10') to any street right-of-way line. No directional sign shall exceed three feet (3') in height.
- D. Temporary Project Sign. One temporary project sign not exceeding thirty-two (32) square feet in single face sign area and eight feet (8') in height shall be permitted if it is located on the lot of a proposed building or a building under construction. Such project sign shall be located not less than one hundred (100) feet from the nearest residential lot line and not less than twenty-five feet (25') from the nearest nonresidential lot and street right-of-way line. Permits for such signs shall be for a period not exceeding one year. However, such permits may be renewed while construction is pursued diligently. Project signs shall be removed within fourteen (14) days following the issuance of the first occupancy permit.
- E. Other Temporary Signs.
 - 1. One temporary real estate sign may be permitted advertising the sale, rental or lease of the premises or part of the premises on which the sign is displayed, provided such sign does not exceed sixteen (16) square feet in single face sign area or eight feet (8') in height. Temporary real estate signs may be permitted for a ninety (90) period. Submitting a written request to the Building Commissioner may extend the permit period. Such sign shall be located not less than twenty-five feet (25') from any side lot line or fifteen feet (15') from any street right-of-way line. Illumination shall not be permitted.
 - 2. Temporary banner signs may be placed on light fixtures in the public right-of-way, but only after granting of a license for this purpose by the City of Twinsburg.
- F. Industrial Park Identification Signs. In addition to the signs permitted in this section, one industrial park identification planter sign may be permitted for a unified development of two (2) or more industrial buildings serviced by a common access drive. Said sign shall only identify the name of the industrial park and the address ranges of businesses located in the industrial park. The maximum single face sign area shall not exceed forty (40) square feet. A planter sign shall not exceed eight feet (8') in height. Such sign shall be located at the vehicular entrance to the industrial park and shall be set back a minimum of thirty-five feet (35') from the nearest street right-of-way line and nearest edge of

pavement of a private drive. For industrial parks on corner sites one industrial park identification sign meeting the requirements of this section may be provided on each frontage street.

- G. The Architectural Review Board may grant a sign area bonus to allow up to one-hundred fifty (150) square feet of industrial park identification sign area for outstanding sign design. Criteria for determining outstanding sign design shall include but not be limited to the following:
1. Relative proportions of site elements and signage.
 2. Coordination of all signage elements in a development area including letter styles, color, placement, shape, etc.
 3. The incorporation of architecture or sculpture in the overall sign design.
 4. Use of natural materials and/or extraordinary landscaping.
 5. Distance of sign from the frontage street. (Ord. 100-2004. Passed 7-13-04)

1173.29 SIGN APPLICATION AND PERMIT.

- A. A sign permit shall be required for all permanent and temporary signs over six (6) square feet in sign face area in any zoning district, unless otherwise specified in this Chapter. Temporary real estate signs and temporary Public Facility signs do not require Architectural Review Board review. Temporary banner signs located within the public right-of-way, shall require a license agreement between the City of Twinsburg and the applicant.
- B. Application for permits to erect, place, illuminate or alter a sign shall be made by the installer of the sign to the Building Commissioner. The application shall be submitted on forms furnished by the City and shall be made either separately or with the application for a building permit. The fee for a sign permit shall be established by separate ordinance.
- C. Each application for a sign permit shall be accompanied by drawings to scale, showing:
1. The width of the building face or faces which abut the frontage street; and, for a building located on a corner lot, the building depth facing the secondary street;
 2. The sign design and layout proposed, including the total area of the sign and the size, height, character, materials and color of letters, lines and symbols;
 3. For illuminated signs, the number and types of lamps and lens material along with a statement in writing, or calculations verified by a professional engineer, that the illumination of each sign will comply with the provisions of Section 1173.09;
 4. The exact location of the sign in relation to the building and property lines;
 5. Colored photographs of existing buildings or colored rendering of proposed buildings; and
 6. Details and specifications for construction, erection and attachment as may be required by the Building Code and the name of the sign contractor or company.
- D. The Building Commissioner shall forward the application and drawings to the Architectural Review Board.
- E. The Building Commissioner and ARB shall review the application and drawings to determine whether the proposed sign meets the standards, criteria and furthers the purpose and intent of this chapter. In addition to other facts and circumstances related to the foregoing standards, criteria, purpose, and intent, the Building Commissioner and ARB shall consider:
1. The design, size, scale, shape, color, illumination, location and orientation of the sign

- in relation to the site and topography, other structures on the site, adjacent and neighboring land uses, sites, and buildings;
2. The visual impact and influence of the proposed sign in relation to and in conjunction with signs currently existing or those reasonably expected to be erected in the vicinity of the proposed sign location; and
 3. The maximum requirements and other regulations of this Code governing the use, location, size and character of signs.
- F. The Architectural Review Board shall approve or disapprove the proposed sign based upon the findings of its review. Following approval, a sign permit may be issued by the Building Commissioner upon his determination that the proposed sign is designed to meet all other applicable laws and regulations. (Ord. 100-2004. Passed 7-13-04)

1173.31 MAINTENANCE OF SIGNS.

All signs and sign structures shall be maintained in a safe and attractive condition. Signs which no longer serve the purpose for which they were intended, or which have been abandoned shall be removed by the latest permit holder, property owner or by the City at the expense of the permit holder or property owner. (Ord. 100-2004. Passed 7-13-04)

1173.33 NONCONFORMING SIGNS.

- A. A sign conforming to the regulations prevailing on the effective date of this regulation but which does not conform with the regulations of this or a subsequent amendment shall be construed as a legal nonconforming sign.

Legal nonconforming signs may be maintained and structural parts repaired and restored to a safe condition if required and if a permit is issued subject to the following limitations:

1. No legal nonconforming sign or part thereof shall be altered, modified, changed in use in any manner whatsoever in any process of reconstruction, repair, maintenance or restoration of all or a part thereof unless the entire sign shall be brought into compliance with all of the provisions of this Code;
2. Any sign which has been destroyed to the extent of fifty percent (50%) or more of its cost of restoration to the condition it was before the occurrence shall not be rebuilt, re-erected or relocated unless it shall be made to comply with the provisions of this Zoning Code.

A legal non-conforming sign shall immediately lose its legal non-conforming status, and therefore must be brought into conformance with these regulations or be removed, if the sign is altered in copy (except for changeable copy signs) or structure; or if it is enlarged, relocated, or replaced; or if it is part of an establishment which discontinues operation for ninety (90) consecutive days. (Ord. 100-2004. Passed 7-13-04)

1173.35 ABANDONED SIGNS.

- A. Any sign accessory to an abandoned use shall be removed within fifteen days of notification by certified mail for removal by the Building Commissioner. A use shall be determined abandoned if it has ceased operations for at least ninety consecutive days. Seasonal businesses are exempt from this provision.
- B. Notification shall be deemed sufficient if mailed to the last known address of the owner of the sign or to the address as shown on the records of the Summit County Recorder of the owner of the property where the sign is located. (Ord. 100-2004. Passed 7-13-04)

1173.37 SIGN SPECIFICATION PLATE.

All signs hereafter erected shall contain a two inch (2") by four inch (4") specification plate indicating the date of installation, the sign permit number, the primary voltage, and the voltage and amperage of any electrical components in connection therewith.

(Ord. 100-2004. Passed 7-13-04)

1173.39 PROHIBITED SIGNS.

The signs and/or advertising devices enumerated in this section are expressly prohibited in all zoning districts of the City of Twinsburg;

- A. Vehicle Advertising. No person shall park any vehicle or trailer on public or private property visible from a public street, or within a front yard for a period exceeding forty-eight (48) hours, which has attached thereto or located thereon any sign or advertising device for the basic purpose of advertisement of products or services and/or directing attention to a business or activity located on the same nearby property or any other premises.
 - B. Public Areas. Except as otherwise specifically authorized by this chapter, no sign shall be placed on any curb, sidewalk, post, pole, hydrant, bridge, wall, tree or other surface located on public property or over upon or across any public street or right-of-way except as expressly authorized by a license agreement with the City authorizing the use of public lands approved by the Council and after approval of the sign by the Architectural Review Board. Any unauthorized sign may be removed by the Building Commissioner or his agent and destroyed without prior notice to the sign owner.
 - C. Flags or Banners Across Rights-of-Way. No flag or banner shall be hung across any public right-of-way unless specifically approved by the Mayor, or the Mayor's authorized representative, upon a finding that such placement will not be detrimental to public safety and provided further that such placement shall not be for a period longer than thirty (30) days.
 - D. Any sign employing a lighting or control mechanism, which causes radio, radar or television interference.
 - E. Obscene signs. No sign shall contain words or images of obscene character or of a character harmful to juveniles, as defined by the Ohio Revised Code 2907.01(E) and (F).
 - F. Roof signs.
 - G. Billboards.
 - H. Projecting signs, except in the C-5 Gateway Center District.
 - I. Paper signs.
 - J. Portable changeable copy signs.
 - K. Pole signs.
 - L. Pylon signs.
 - M. Inflatable signs.
 - N. Banner signs (except as provided at 1173.39(c)).
 - O. Signs located in the public right-of-way or on utility poles except as permitted by the ordinances of the City of Twinsburg or Banner signs for which a license has been issued by the City of Twinsburg.
 - P. All signs not expressly permitted by this Chapter.
- (Ord. 100-2004. Passed 7-13-04)

1173.41 EXEMPTIONS TO REGULATIONS.

The following signage shall be exempt from these sign regulations:

- A. Signage which is an integral part of the original construction of vending or similar machine, fuel pumps, or similar devices;
- B. Cornerstones and permanent building plaques, displaying the date of construction, building name or similar information;
- C. Street name signs;
- D. Holiday decorations displayed for customary periods of time, however, such decorations shall be removed within thirty (30) days after the holiday; and
- E. Painted wall murals or other similar artwork if approved by the Architectural Review Board.

(Ord. 100-2004. Passed 7-13-04)

1173.43 NUISANCE.

Any sign or other object placed, displayed, erected, constructed, reconstructed, altered or permitted to remain on any premises in violation of this chapter or the Building Code and any "sign" heretofore erected, constructed, or displayed without legal authorization is hereby declared to constitute a nuisance, and in addition to any penalty provided in the Codified Ordinances for such violation, the nuisance may be abated in the manner provided now or in the future by the statutes of Ohio, in the manner provided in the Codified Ordinances of Twinsburg, or in the manner provided in Section 1173.47. The procedural requirements of these alternative abatement remedies shall not be cumulative, and only the procedures of the abatement remedy implemented shall be required. (Ord. 100-2004. Passed 7-13-04)

1173.45 REMOVAL OF SIGNS

- A. The Building Commissioner is authorized to order the removal or maintenance of any sign, which constitutes a nuisance. Any such order shall be served upon the owner or person in possession of the sign by personal or certified mail service, provided that, where service has been refused, no further service shall be required, and the time for compliance shall commence from the date such refusal is entered in the records of the Building Department.
- B. Whenever the removal of any permanent sign has been ordered by the Building Commissioner, the order of person in possession of such sign shall comply with such order within fourteen (14) days after notice is served upon him. Whenever the removal or maintenance of a temporary or portable sign has been ordered by the Building Commissioner, the owner or person in possession of such sign shall comply with the order within forty-eight (48) hours after notice. In the event of noncompliance, the Building Commissioner may remove or cause to be removed or maintain such sign at the expense of the owner of such sign or the owner of the property on whose premises it was erected, affixed or attached, and such person shall be individually and separately liable for the expense incurred in the removal or maintenance of such sign. Removal of a sign shall include the sign face, enclosing frame, all sign supporting members and base, unless otherwise ordered. (Ord. 100-2004. Passed 7-13-04)

1173.47 VARIANCES.

- A. Appeals for Variances: Right Designated: Any person may appeal to the BZA for a variance from the requirements of this sign code.
- B. Appeals from Order Filing Within Thirty (30) Days: Every appeal from an order of the

Mayor or his authorized representative pursuant to this sign code shall be filed within thirty (30) days from the date of such order.

- C. Conditions for Consideration of BZA: When considering variances from these sign regulations, the Board shall take into consideration the following conditions:
 - 1. There are special circumstances or conditions, such as the existence of building, topography, vegetation, sign structures or other matters on adjacent lots or within the adjacent public right-of-way, which would substantially restrict the effectiveness of the sign in question, provided however, that such special circumstances or conditions must be peculiar to the particular business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises.
 - 2. The variance would be in general harmony with the purposes of this sign code and specifically would not be injurious to the neighborhood in which the business or enterprise to which the applicant desires to draw attention is located; and,
 - 3. The variance is the minimum one necessary to permit the applicant to reasonably draw attention to his business or enterprise.
- D. Grant of Variance Subject to Conditions: The BZA may grant a variance subject to any conditions which it deems necessary or desirable to make the device which is permitted by the variance compatible with the purposes of this sign code.
- E. Appeal of Final Decision to Courts: Any person aggrieved by a final decision of the BZA may seek relief there from in a court of competent jurisdiction.
- F. Finality of Orders: Defendant Events: The order of the Mayor or the Mayor's authorized representative shall become a final order upon the happening of any of the following events:
 - 1. The failure of the applicant to appeal the order of the Mayor or the Mayor's authorized representative to the BZA within the prescribed period of time for bringing such appeals:
 - 2. The failure of the applicant to appeal the order of the BZA to a court of competent jurisdiction within the prescribed period of time for bringing such appeals:
 - 3. When the judgment of a court of competent jurisdiction becomes final as determined by the rules of such court.

(Ord. 100-2004. Passed 7-13-04)

1173.49 SIGN SUMMARY TABLE						
Use / Type of Sign Permitted	Max. # of Signs	Max. Sign Area (s.f.)	Setbacks: from R-O-W	Setbacks: from Lot Line	Maximum Height	Other Requirements
Residential						
Nameplate (wall)	1	2	N.A.	N.A.	5	Illumination not permitted
Temporary Real Estate	1	6	10	25	8	Illumination not permitted
Temporary Project	1	32	10	25	8	Min. 100' from occupied dwelling
Subdivision Ident.	1	40	10	-	8	Illumination permitted
Public Facility						
Bulleting Board or Announcement	1	40	10	50	8	Public, charity, religious or educational
Directional	as needed	3	10	10	3	
Identification	1 per frontage	40	10	not in required yard		
Temporary (event/banner)	1	16	10	10	8	
Business						
Identification (wall)	1 per use	see 1173.21	N.A.	N.A.	8	
Identification (planter)	1	40	10	not in required yard	8	
Identification (canopy)	1	-	N.A.	N.A.		Min. 100' from residential district
Temporary (window)	1	4	N.A.	N.A.	--	Not to exceed 30% of window area
Temporary (real estate)	1	16	10	10	8	
Temporary (project)	1	32	25	25	8	Illumination not permitted
Temporary (A-frame)	1	6	50	not in required yard		

1173.49 SIGN SUMMARY TABLE						
Use / Type of Sign Permitted	Max. # of Signs	Max. Sign Area (s.f.)	Setbacks: from R-O-W	Setbacks: from Lot Line	Maximum Height	Other Requirements
Business (cont'd)						
Temporary (banner)		as part of a coordinated sign package approved by ARB				
Temporary (identification) 1	1	see 1173.21	N.A.	N.A.	N.A.	
Temporary (bus. Info.)	1	24	N.A.	N.A.	N.A.	Max. 30 days no more twice yearly
Use / Type of Sign Permitted	Max. # of Signs	Max. Sign Area (s.f.)	Setbacks: from R-O-W	Setbacks: from Lot Line	Maximum Height	Other Requirements
Temporary (sale)	1	18	10	25	N.A.	Max. 14 days no more twice yearly
Identification (multi -use)	1	approved by ARB				
Identification (office park)	1	40-150	35	25	8	ARB may grant area bonus for More than 40 sf sign area
Directional	as needed	3	10	25	8	
Industrial						
Identification (planter)	1	40	10	25	8	
Identification (wall)	1	see 1173.21	N.A.	N.A.		
Directional	1	3	10	not in required yard	3	
Temporary (project)	1	32	25	25	8	
Temporary (real estate)	1	16	10	25	8	Illumination not permitted
Temporary (utility banner)	as needed	only after granting of a license from the City of Twinsburg				
Industrial Park	1	40-150	10	not in required yard	8	ARB may permit up to 150 sf for outstanding sign design.

**CHAPTER 1174
OFF-STREET PARKING AND LOADING REGULATIONS**

1174.01	Off-street parking	1174.09	Loading and unloading space requirements - minimum spaces required.
1174.03	Schedule of parking requirements.	1174.11	Landbanked parking.
1174.05	Supplementary regulations	1174.13	Parking lot lighting
1174.07	Change in use or enlargement of premises.	1174.15	Accessible parking spaces.

1174.01 OFF-STREET PARKING.

In all zoning districts, in connection with every building or part thereof hereinafter created, off-street parking facilities shall be provided as prescribed by this chapter.

(Ord. 173-2000. Passed 12-17-2000)

1174.03 SCHEDULE OF PARKING REQUIREMENTS.

Accessory off-street parking facilities shall be provided in quantities not less than set forth in the following schedule:

Use	Minimum Spaces Required
Residential.	
One-family	2 per dwelling unit (enclosed)
Two-family	2 per dwelling unit (enclosed)
One-family cluster*	2 per dwelling unit (enclosed)
Apartment*	2 1/4 per dwelling unit (1 enclosed)
Hotel, motel	1 per quest room, plus 1 for each employee
*Additional guest off-street parking as determined by the Planning Commission.	
Community Facilities.	
Governmental: Municipal, County State & Federal buildings, principally administrative functions	1 per 300 sq. ft. of floor area used by the public plus 1 for each 2 employees
Civic: Art galleries libraries, museums, churches, club and community centers.	1 per 500 sq. ft. of floor area (*)
Educational: Primary and secondary schools.	1 per 1,000 sq. ft. of floor area (*)
College / post-secondary education	1 per two employees plus 1 per three students of classroom capacity (*)
Places of assembly: Auditoriums, lodge halls gymnasiums	1 per 4 seats

Use	Minimum Spaces Required
and stadiums	
Health & Welfare:	
General and special hospitals	1 per 500 sq. ft. of floor area or 1 for two beds; whichever is greater
Institutions for children and aged, nursing homes, sanitariums	1 per 1,000 sq. ft. of floor area
Medical centers	7 per 1,000 sq. ft. of floor area devoted to the activity or 1 per 2 members, whichever is greater
*For the assembly parts of the building, one space per each four seats, or one space for each 48 square feet of assembly floor area, shall be added.	
Business.	
Retail stores and services (20,000 sq. ft. floor area and less)	4 per 1,000 sq. ft. of floor area
Community and regional shopping centers (over 20,000 sq. ft. floor area)	4 spaces per 1,000 sq. ft. of gross leasable retail area plus 1 landbanked space per 1,000 sq. ft. of gross leasable area. Landbanked parking area shall be reserved for future improvement and use if demand warrants. (GLRA - Gross leasable retail area is the total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors, if any, expressed in square feet, measured from center lines of joint partitions and the exterior of outside walls). This does not include office in which medical, dental, research and other kinds of special organizations are housed. It does include banks and other similar activities which may be part of a shopping center. Parking for office space usage at our immediately adjacent to community or regional shopping centers shall be provided at the rate of 2.5 spaces per each 1,000 sq. ft. of office floor area).
Drive-in restaurant (no inside service)	1 per motor vehicle served, plus 1 per employee on the largest shift, plus 5 stacking spaces per drive-up service window.
Carry-out restaurant	6 per 1,000 sq. ft. of gross floor area plus one per employee on the largest shift.
Sit-down restaurant/lounge	18 per 1,000 sq. ft. of gross floor area or 1 per two seats, whichever is greater
Food stores	5 per 1,000 sq. ft. of gross floor area

Use	Minimum Spaces Required
Mortuaries	1 space per 100 sq. ft. of floor area
Places of assembly, theaters, halls, arenas	1 per 4 seats
Beauty and barber shops	1.5 per chair plus 1 per employee
Child / senior daycare	1 per employee plus 1 per five students
Commercial recreation:	
Open commercial amusement	1 per 500 sq. ft. of floor area
Bowling alleys	4 per alley plus 1 space for each 2 employees
Indoor tennis facility	5 ½ spaces per court
Health Club	5 per 1,000 sq. ft. of gross floor area
Golf courses	6 for each green
Nurseries, garden supplies agricultural produce and Similar outdoor sales uses	Total parking area equal to twenty (20) percent of total lot area, plus one for each employee.
Offices.	
Medical and dental	1 per 200 sq. ft. of floor area
Professional, sales, administrative	1 per 350 sq. ft. of floor area
Banks	1 per 500 sq. ft. of floor area, plus 1 for each employee
Services and Manufacturing.	
Wholesale, distribution, laboratories, general services, services, machine shops and Similar establishments	1 per three employees on the two largest successive shifts
Manufacturing plants	1 per two employees on the two largest successive shifts
Repair and service garages	1 per 500 sq. ft. at gross floor area

For specific buildings or uses not scheduled above, the Planning Commission shall apply the unit of measurement set forth in the above schedule which is deemed to be similar to the proposed building or use. If no similar use is listed, Planning Commission may assign a standard it deems appropriate for the site and nature of the use proposed. No dwelling shall be considered a Nonconforming Use under the provisions of Chapter 1157 solely due to a failure to comply with provisions of this section.

(Ord. 173-2000. Passed 12-17-2000)

1174.05 SUPPLEMENTARY REGULATIONS.

- A. Floor Area. For the purposes of this chapter, “floor area” in offices, merchandising and service types of uses shall mean the area used for services to the public and excludes areas used principally for nonpublic purposes such as storage, incidental repair, processing, show windows, and restrooms. “Gross floor area” shall mean the total floor area of the particular use.
- B. Parking Area Design. Parking areas shall be designed in accordance with the following off-street Parking Dimensions and layout and so graded and drained as to dispose of all surface water accumulation within the parking area. Maximum grade shall not exceed five percent

(5%) in parking areas and not to exceed six percent (6%) in roadways in parking areas. Except in PF - Public Facilities Districts, paved surfaces with continuous concrete curbing shall be provided in connection with any off-street parking area of five (5) cars or more. Continuous concrete curbing may be omitted only upon recommendation of the City Engineer after a determination that an alternative to continuous concrete curbing is preferred for water quality or other reasons. In Public Facilities Districts, parking areas serving parks and natural areas may be constructed of gravel or pervious surface materials and without continuous curbing. Entry drives serving such facilities must be paved with asphalt or concrete for the first forty-five (45) feet of drive length to avoid transport of stones or loose material to the public right-of-way.

- C. Parking Stall Design. Each off-street parking space oriented at a 90 degree angle to the travel lane shall have a minimum dimension of at least nine feet (9') by eighteen feet (18'). Spaces oriented at different angles to the travel lane shall have minimum dimensions as stipulated in the table "OFF-STREET PARKING DIMENSIONS & LAYOUT." (Ord. 42-2001. Passed 4-11-01)
- D. Entrance and Exit Drives. No property located on a major arterial thoroughfare or collector street shall have more than one access way, unless the property has over 200 feet of frontage upon such a street, in which case the property may have one access way for each full 200 feet of frontage. Such access ways in residential areas shall not be less than ten (10) feet in width at the right of way line nor less than twenty (20) feet wide at the curb line of the street. Such access ways in commercial or industrial areas shall not be less than twenty four (24) feet in width at the right of way line nor less than thirty-four (34) feet wide at the curb line of the street.
- E. Yard Restrictions. Parking shall be permitted in front yards only under the following conditions:
1. In any residential district, parking may be permitted in driveways except that no vehicle over 8,000 pounds gross vehicle weight, and not more than 2 vehicles per household used for a home occupation or business purpose shall be parked in a front yard.
 2. In C-1, C-2, C-3 and I-1 Districts, Off-street parking facilities may be located in front yard providing that points of access and related landscaping are compliant with appropriate code sections.
 3. In I-2 and I-3 Districts, Off-street parking facilities shall be located primarily in the side and rear yards with limited visitor and executive parking in the front yard, and providing that points of access and related landscaping are compliant with appropriate code sections.
- F. Location. Parking spaces required for a specific use shall be located on the lot of such use or as provided in subsection (f) below.
- G. Joint Use of Facility
- (1) Churches, civic clubs, community centers, and lodge halls may, subject to approval by Planning Commission, make arrangements with business establishments which normally have different hours of operation for sharing up to, but not more than, fifty percent (50%) of their requirements in adjacent parking areas which are accessory to such business uses. Where there is a sharing of facilities by different owners or tenants, there shall be a written agreement covering a period of time as may be required by the Planning Commission, to be signed by the owner and joint user and filed in the Building Department. Should any of the uses be changed or the facilities discontinued, then the

required spaces for the use or uses remaining shall be provided elsewhere as a condition precedent to the continued use of such building or buildings.

(2) Business and industrial uses:

- (i) Planning Commission may modify the number of spaces required in these standards where free parking areas or public parking areas are readily accessible and/or where public transportation is used extensively.
- (ii) Parking facilities shall be provided on the same lot as the main use being served, except where modified by Planning Commission in recognition of binding joint use agreements. At least fifty percent (50%) of the parking spaces required by these regulations shall be provided on the lot of the use generating the demand. Where there is a sharing of facilities by different owners or tenants, an agreement specifying the number of spaces and period of time the agreement shall be binding shall be submitted, reviewed and recommended by Planning Commission. Such agreement shall be by lease or by deed restriction. (Ord. No. 17-2006; Passed-2-28-2006)

H. Continuation of Facilities.

Off-street parking and loading facilities accessory to an existing use on the effective date of this Zoning Ordinance and those required as accessory to a use created or a building constructed or altered thereafter, may be continued and maintained in operation, shall not be reduced below the requirements of this Zoning Ordinance during the period that the main use is maintained, unless an equivalent number of spaces is provided for such use in another location approved by the Planning Commission.

(Ord. No. 17-2006; Passed-2-28-2006)

I. Screening Requirements.

1. Parking areas in any district designed to accommodate more than ten vehicles and located adjacent to a public street shall provide a landscaped screen between the street and the parking area as required by perimeter buffer requirements of Section 1172.07(A).
2. Interior parking lot landscaping shall be provided consistent with requirements of Section 1172.07(B). For the purpose of this section, the area of a parking lot shall be the total vehicular surface area including circulation aisles. Landscaping in any part of a yard or adjacent to buildings shall not be included as interior landscaping.
3. Screening of parking areas in any non residential district abutting residential districts. Screening shall be provided consistent with fence regulations appearing at 1164.01(B) unless otherwise approved by the Architectural Review Board. In approving a modification from these requirements the Architectural Review Board may consider the impacts of existing tree and vegetation removal and may permit alternate fence locations more removed from the property line.
4. Screening of parking areas used in conjunction with automotive or equipment service establishments. Vehicles remaining on a service site for more than forty-eight hours shall be stored either in an enclosed building or within an area enclosed on all sides by a fence or wall. The fence or wall shall comply with provisions of Section 1164.01(B).

J. Parking Non-passenger Vehicles and/or Commercial Equipment in a Residential District.

The placing, storing, or parking, on a lot or on a public street, within a residential zoned district, of such commercial vehicles or equipment including, trucks, vans, panel trucks, bulldozers, back-hoes, semi-tractor/trailer; owned or used by the occupants of the premises, and not governed by the following is prohibited:

1. Licensed as a passenger vehicle, noncommercial motor vehicles; vehicles displaying license plates issued to a handicapped person and imprinted with the international wheelchair symbol; vehicles displaying a valid parking card issued by the State of Ohio to handicapped persons.
 2. That such vehicle may be so placed, parked and permitted to stand for a period during the delivery there from or the pickup of articles or materials to be used or consumed on the related premises.
 3. When such vehicles are used in connection with constructing, altering, repairing, maintaining or cleaning a building on such lot when the described work is in progress.
 4. One single-axle vehicles described as a truck, and not exceeding four tons in gross vehicle weight, may be stored or parked in a garage with the garage doors closed on a residential premises provided all the following conditions are observed:
 - (a) There are no offensive odors emitted from the truck.
 - (b) That such vehicle shall not be used as a warehouse for the storage of substantial goods, supplies, or other material, i.e. ladders, paint, etc.
 - (c) There are no animals, fish or fowl stored in the truck.
 - (d) There are no foodstuffs or other organic materials stored in the truck which would create a condition that would attract, harbor or contain vermin, insects or rodents.
 - (e) The use and garaging of a truck shall not result in a public nuisance which is offensive to neighboring property owners or residents by reason of excessive noise, late hours of truck use, intensity of activity or other such reasons.
 - (f) The vehicle has only equipment as originally purchased which may include a top on a pickup truck, but does not include ladders or other equipment or materials placed or stored on the exterior of the vehicle.
 5. Any vehicle otherwise lawfully maintained or parked upon a parcel or parcels under common ownership and not in front of the building setback line and not visible from the lot line of neighboring properties.
- K. Parking of Recreation Vehicles and/or equipment in a Residential District. The placing, parking, and/or storing of recreational vehicles and/or equipment associated with recreational uses in a residential zoned district, shall be governed by the following:
1. Not more than one open air parking space for a recreation vehicle used for recreational purposes by the occupants of the dwelling may be located in a side or rear yard area provided that:
 - (a) No vehicles shall be placed closer than three feet to any side or rear yard property line.
 - (b) No vehicle shall be placed within the front yard setback area, except for the purpose of loading or unloading, for a period not to exceed forty-eight hours.
 - (c) All such vehicles and equipment shall be maintained in good repair, operable condition and carry a current license and/or registration, if required by law.
 - (d) No such vehicles or equipment shall be connected to electricity, sewers, water or gas utilities, nor be occupied for housekeeping or living purposes for more than three days and nights.

EXCEPTION: If a determination is made by the Building Commissioner that moving such vehicles to the rear or side yard, because of lot and dwelling configuration, would be impossible, said vehicle may be parked in the front yard, on an approved surface, no closer than fifteen (15) feet to the right of way.

(Right of way measurement is indicated in the plat book and shall be measured by the center-line of the street).
 (Ord. 173-2000. Passed 12-17-2000)

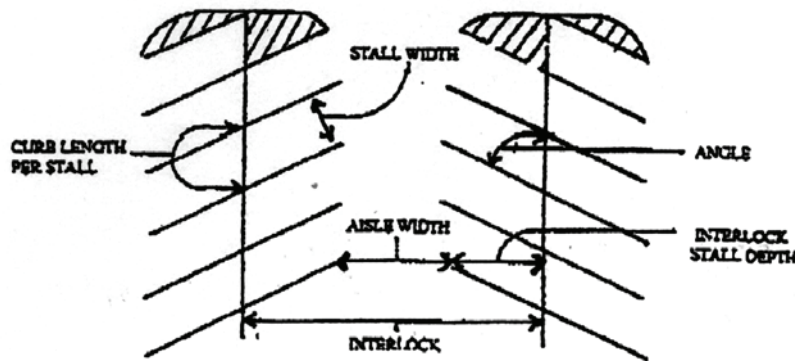
1174.07 CHANGE IN USE OR ENLARGEMENT OF PREMISES.

In all districts, when a building, structure or premises has a change of use, addition of dwelling units, gross floor area, seating capacity or other units of measure specified herein for required parking facilities which creates a need for an increase of more than fifteen percent (15 %) in off-street parking, additional facilities as required herein shall be provided only for such increase in use. However, off-street parking spaces for such additional or enlargement plus any existing off-street parking need not exceed the total amount of off-street parking spaces which would be required for the entire use if constructed new.
 (Ord. 173-2000. Passed 12-17-2000)

**OFF-STREET PARKING DIMENSIONS & LAYOUT
 (All Dimensions in Feet)**

ANGLE	45.0	60.0	75.0	90.0
INTERLOCK	40.0	50.5	54.5	59.0
AISLE WIDTH	11.0	16.3	19.1	23.0
INTERLOCK				
STALL DEPTH	14.5	17.1	17.7	18.0
CURB LENGTH	12.7	9.9	9.3	9.0

Note: Circulation aisles having a dimension of less than 23 feet shall be one-way aisles. Dimensions for parking angles other than those listed above shall be approved by the City Engineer. (Ord. 42-2001. Passed 4-11-01).



TYPICAL PARKING DETAIL

1174.09 LOADING AND UNLOADING SPACE REQUIREMENTS: MINIMUM SPACES REQUIRED.

- A. Every building used for any of the following purposes:
 manufacturing, storage, warehousing, department store, wholesale store, retail store, market, hotel, hospital, laundry, dry cleaner, dairy, mortuary and other uses similarly and customarily

receiving or distributing goods by motor vehicle;
shall provide space on the premises for loading purposes on the basis of the following regulations:

1. At the discretion of Planning Commission every use referred to above and having over 5,000 square feet of gross floor area shall be provided with at least one truck loading and unloading space not less than twelve (12) feet in width, forty (40) feet in length, and fourteen (14) foot height clearance. One additional 20,000 square feet of gross floor area in the building.
2. Access to truck loading and unloading space shall be provided directly from a public street or alley that will not interfere with public convenience and that will permit the orderly and safe movement of such trucks.
3. Loading space as required under this section shall be provided as additional to the off-street parking spaces required and shall not be considered as supplying off-street parking space.
4. Loading spaces shall not be oriented so as to be directly visible from the public street. In those instances where, due to unavoidable site conditions, the loading area is placed on the building front, a landscape screen approved by Planning Commission shall be provided. (Ord. 173-2000. Passed 12-17-2000)

1174.11 LANDBANKED PARKING.

If the Planning Commission determines that the total number of off-street parking spaces required by this chapter is not reasonably necessary to meet the actual parking demand for a specific facility, it may allow the developer to construct a lesser number of actual parking spaces in accordance with the following provisions:

- A. A site plan be presented to the Commission indicating the accommodation of the total number of spaces required indicating those required spaces to be landbanked and not constructed;
- B. The entire landbanked parking area(s) shall be improved with appropriate landscape treatment acceptable to the Commission; and
- C. If the Commission determines that the actual parking demand; a future change of use or tenancy; and/or expansion of the use requires additional off-street parking spaces, such additional parking shall be provided in the previously landbanked area(s) on the site. (Ord. 173-2000. Passed 12-17-2000)

1174.13 PARKING LOT AREA LIGHTING

Parking and circulation areas, pedestrian areas and related outdoor use areas in non-residential and mixed-use districts shall be illuminated to provide safety and security for the users of these areas, to provide security for property, and to maintain privacy for adjacent residential properties. Exterior lighting shall be designed, installed and maintained according to the following standards:

- A. Illumination levels. Except as provided in (B), exterior lighting shall provide minimum maintained horizontal foot-candle (fc) illumination as follows:

<u>Activity type</u>	<u>Maintained footcandles</u>
Parking and pedestrian areas	0.6 fc minimum
Property security only	0.2 fc minimum
Vehicle use area only	1.0 fc minimum

Note: Exterior lighting in parking areas may be extinguished when not in use. Exterior lighting in pedestrian areas may be reduced to the property security level during hours when these areas are not in use.

- B. Light trespass. In order to maintain privacy and avoid nuisance, exterior lighting shall be designed and maintained to provide a maximum of one-tenth foot-candle (0.1 fc) illumination at side or rear property lines which are adjacent to a residential use or zoning district.
- C. Shields and cutoff fixtures required. Exterior lighting shall be designed and maintained so that glare is not cast on adjacent properties, regardless of use, or on adjacent streets. Luminaires over ten feet in height shall be designed with cut-off shields or other devices which eliminate light above an angle of 85 degrees of the vertical axis of the light source.
- D. Exclusions. Standards in this section shall not apply to street lighting or to lighting of public outdoor recreation activities.

1174.15 ACCESSIBLE PARKING SPACES

If parking spaces are provided for employees or visitors, or both, then accessible spaces shall be provided in each such parking area in conformance with current ADA published requirements and must include at least one van-accessible space at every parking lot. The following provides a guide that may be updated as changes in the ADA requirements are made:

Total spaces in lot	Required Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	*
1000 and over	**

- * 2 percent of total
- ** 20 plus 1 for each 100 over 1000

The total number of accessible parking spaces may be distributed among parking lots, if greater accessibility is achieved. (Ord. 102-2010. Passed 09-14-2010)

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**CHAPTER 1175
ENVIRONMENTAL PERFORMANCE STANDARDS**

- 1175.01 PURPOSE**
- 1175.03 REVIEW GUIDELINES.**
- 1175.05 ENVIRONMENTAL IMPACT ASSESSMENT**

1175.01 PURPOSE

The Environmental Performance Standards of these development regulations are provided to identify the anticipated impacts of development activity so as to protect the public health, safety and welfare from the adverse affects of environmental degradation. It is further the purpose of this section to set forth general standards necessary to ensure that development and redevelopment limits and mitigates its impacts to lands containing, or adjacent to, sensitive environmental resources. The standards described in this section apply to such areas and are supplemental to the standards found elsewhere in these development regulations with intent to:

- A. Maintaining natural hydrological and ecological functions of wetlands, riparian areas, and water bodies;
- B. Maintaining desirable ground and surface water levels;
- C. Preventing increased erosion and sedimentation;
- D. Maintaining ground and surface water quality; and,
- E. Restricting adverse interference with the normal movement of surface waters and minimize the potential for property damage and personal injury from flooding.
- F. Preserve and protect locally significant cultural and historic resources.
- G. Identify and mitigate potential adverse impacts on habitat and habitat diversity so as to preserve natural biological resources of the community.
- H. Recognize and quantify fiscal impacts of proposed developments prior to approval so as to eliminate projects resulting net revenue losses to the community where no redeeming public benefits are provided. (Ord. 173-2000. Passed 12-17-2000)

1175.03 REVIEW GUIDELINES

- A. Proposed development shall comply, as much as is practical, to the following design guidelines:
 - 1. Upland sites shall be chosen for building locations. The presence of upland soils shall be verified by reference to the Summit County Soil Survey by the U.S. Soil Conservation Service.
 - 2. Normally isolated wetlands, which tend to fill, then overflow during floods. Flowage areas should be protected from incompatible development. Road construction across such areas shall be limited. Where construction does occur, roads should be constructed on pilings or with adequate culverts so as not to obstruct the flowage area.
 - 3. Runoff should not be discharges directly into open waters. Vegetated buffers, swales, vegetated watercourses, wetlands, catch basins and similar systems for detention, retention, treatment and percolation of runoff should be used as appropriate to decrease velocities, increase infiltration, and remove pollutants.
 - 4. Natural watercourses shall not be filled, dredged, cleared, deepened, straightened, stabilized or otherwise altered, except in cases of over-riding public interest.
 - 5. Intermittent watercourses, such as swales, shall be vegetated.

6. Vegetated areas shall be retained in their natural state, along the banks of all natural watercourses, water-bodies, and wetlands. The width of the vegetated area shall be sufficient to prevent erosion, trap sediment and pollutants in overland runoff, and allow for periodic flooding without damage to buildings, roads, or other structures.
7. Runoff from newly developed or redeveloped parking lots shall be treated or run through a filtering basin to remove oil and sediment before it enters receiving waters.
8. Detention and retention areas shall be designed so shorelines are sinuous rather than straight to maximize shoreline length so as to increase growth of littoral vegetation. Care should be taken to avoid creating stagnant water areas.
9. Detention and retention areas shall have maximum bank slopes of 4:1 so as to safeguard against personal injury, and to encourage growth of littoral vegetation.
10. Although the use of wetlands for storing and purifying water is encouraged, wetlands should not be damaged by overloading beyond their limited capacity to serve these functions.
11. Erosion should be minimized and sediment retained on the development site through the use of Best Management Practices as outlined in the publication "Rainwater and Land Development".
12. The total or partial filling of any lake, pond, or other water body in existence at the time of enactment of this Code, shall be subject to permitting procedures of the U.S. Army Corps of Engineers, Ohio Department of Natural Resources, the Ohio Environmental Protection Agency and other appropriate regulatory agencies as well as the provisions for Environmental Impact Assessment in Section 1175.05 of this These development regulations. (Ord. 173-2000. Passed 12-17-2000)

1175.05 ENVIRONMENTAL IMPACT ASSESSMENT

- A. Application. Any land development activity on previously undeveloped land, and redevelopment or modification of developed land where the following conditions apply shall be required to comply with the provisions of this Chapter.
 1. Development which includes disturbance of ten (10) or more contiguous or discontinuous acres of ground surface associated with any land development project. Disturbance includes, but is not limited to, grading, clearing, or excavating the surface of the earth. All phases of a development, even though they occur at different time periods, shall be included in determining the application of these regulations.
 2. Development which includes disturbance (as defined above) of five (5) acres or more of ground surface which has been determined to be within the flood plain of Tinker's Creek.
 3. Development which includes disturbance (as defined above) of one (1) acre or more of land determined to be severely sloping as identified on the City's map of Steep Slope Topography.
 4. Development which includes disturbance (as defined above) of two (2) acres or more of land determined to be jurisdictional wetlands; or where disturbance of one-third (1/3) acre or more of wetlands is proposed with mitigation outside the corporate limits of the City of Twinsburg.
 5. Development which includes the filling, piping, relocating, or re-contouring of more than 500 linear feet of any perennial or intermittent stream located in or adjacent to previously undeveloped land.
- B. Environmental assessment required. An environmental impact assessment conforming with

the minimum requirements of this Chapter shall be required and shall be provided as part of the Site Plan submittal for any land development proposals meeting the above standards for application of these regulations.

- C. Required Contents of Environmental Impact Assessments. Environmental Impact Assessments required under these regulations shall be prepared by qualified professional environmental scientists, or firms with qualified personnel with experience in preparing environmental impact studies. Impact assessments shall include the identification of existing physiographic, cultural and ecological conditions; shall identify proposed construction and development activity locations; and shall provide an assessment of the impacts of construction and development activity on the identified existing conditions. The following minimum existing conditions shall be considered. Impacts to these existing conditions shall be narratively and graphically described. If no impact is anticipated or if the applicant has determined that the condition or resource is not present at the project site the applicant shall so indicate, along with the basis for that determination:
1. Cultural Resources
 - (a) Prehistoric archaeology
 - (b) Historic archaeology
 - (c) Historic architecture
 2. Ecological Resources
 - (a) Aquatic
 - (b) Perennial and intermittent streams
 - (c) Aquatic vertebrates and invertebrates.
 - (d) Vegetation
 - (e) Amphibians
 - (f) Potential endangered / threatened species
 - (g) Terrestrial
 - (h) Flora
 - (i) Fauna
 - (j) Wetlands (by type)
 3. Physiography
 - (a) Slope
 - (b) Drainage patterns
 - (c) Groundcover
 - (d) Soils characteristics
 - (1) Depth
 - (2) Permeability
 - (3) Erosion prone
 - (4) Engineering properties
 4. Flood hazard
 5. Land use (including adjacent sites)
 6. Zoning (including adjacent parcels)
 7. Visual character
 8. Summary of proposed development activity and end use.
 9. Assessment of development activity and end use impacts on the above existing conditions.
 10. Mitigation measures proposed to reduce or eliminate detrimental impacts.

- 11. Social Resource Impacts
 - (a) Residential units
 - (b) Population / employment generated
 - (c) Forecasted number of school age children
 - (d) Forecasted average and peak hour traffic volumes generated
- 12. Quantified revenue impacts.
 - (a) Property tax revenues
 - (b) Personal property tax revenues
 - (c) Corporate and franchise tax revenues
 - (d) Income tax revenues
- D. Review Process. Environmental assessments will be subject to staff review for completeness and thoroughness and will be forwarded to appropriate staff, boards and commissions at the discretion of the Planning Commission Chairman for review and comment. Staff reviews and comments will be forwarded to Planning Commission for consideration and evaluation. Recommendations for mitigation of impacts will be reviewed with the applicant.
- E. Relationship to Open Space Requirements. Where significant features have been identified in the environmental assessment process, or where mitigation measures have been recommended, efforts should be made to preserve features and comply with mitigation measures by incorporating them into required open space portions of the development.
- F. Variance from Required Standards. Planning Commission may grant variances of up to fifty percent (50%) related to setback requirements in any district for the purposes of accommodating preservation or mitigation efforts. (Ord. 173-2000. Passed 12-17-2000)

**CHAPTER 1176
RESIDENTIAL IN-FILL DEVELOPMENT STANDARDS**

- 1176.01 APPLICABILITY**
1176.03 DWELLING TYPE PERMITTED.
1176.05 ZONING STANDARDS IN EFFECT.

1176.01 APPLICABILITY

This section applies to residential developments platted prior to enactment of this Code which may have vacant platted lots. The intent is to provide for compatible construction of in-fill development therein. The City reserves the right to impose more stringent standards, if needed, to ensure compatibility with existing surrounding development.
(Ord. 173-2000. Passed 12-17-2000)

1176.03 DWELLING TYPE PERMITTED

If an existing residential lot was platted, with an approved site plan for a specific dwelling type other than single family, then the specific dwelling type shall be allowed on that lot.
(Ord. 173-2000. Passed 12-17-2000)

1176.05 ZONING STANDARDS IN EFFECT

In-fill development on previously platted lots shall conform to the applicable zoning standards in effect at the time of final plat approval. If zoning regulations, recorded plats, approved final site plans, or other documentation are available to provide information on previous standards, then such documentation shall be used to determine applicable standards for the proposed in-fill development. These standards may include, but shall not be limited to:

- Minimum lot dimension and area;
 - Minimum building size (gross floor area and building height);
 - Minimum yard setbacks on front, side and rear yards;
 - Restrictions on accessory uses, such as storage sheds, pools, etc.;
 - Off-street parking;
 - Restrictions on dwelling unit type;
 - Minimum ground floor area;
 - Dedication or reservation of easements, rights-of-way, or parkland.
- (Ord. 173-2000. Passed 12-17-2000)

CHAPTER 1177
PERFORMANCE STANDARDS FOR INDUSTRIAL DISTRICTS

1177.01 Compliance with Performance Standards Required
1177.03 Performance Standards

1177.01 COMPLIANCE WITH PERFORMANCE STANDARDS REQUIRED

All industrial uses shall comply with the performance standards set forth hereinafter as a condition precedent to occupancy and use. Any use already established in such district shall not be altered, added to or otherwise modified so as to conflict with, or to further conflict with, the performance standards set forth herein for all industrial districts as a condition precedent to further use. Statements that such uses comply or will comply may be required, in writing, by the Planning Commission from the owner. In cases of doubt, the City shall select and arrange for an independent survey by a professional engineer qualified in the particular field and the costs for the service shall be paid by the owner/applicant.

(Ord. 173-2000. Passed 12-17-2000)

1177.03 ENVIRONMENTAL PERFORMANCE STANDARDS

- A. Enclosure. All permitted main and accessory uses and operations, except off-street parking, shall be performed wholly within an enclosed building or buildings. All raw materials, finished products and mobile and other equipment shall be stored within enclosed buildings.
- B. Fire and Explosive Hazards. The storage, handling and use of flammable or explosive materials shall be permitted only in structures having incombustible exterior walls, and all operations in connection therewith shall be provided with adequate safety and protective devices against hazards of fire and explosion as well as with adequate firefighting and suppression equipment and devices standard to the operation involved.
- C. Dust: Smoke. The emission of smoke, soot, fly ash, fumes, dust and other types of air pollution borne by the wind shall be controlled so that the rate of emission and the quantity deposited at any adjacent lot shall not be detrimental to or endanger the public health, safety, comfort or welfare or adversely affect property values.
- D. Odorous Matter. The emission of odorous matter in such quantities as to produce a public nuisance or hazard beyond the lot occupied by the use shall not be permitted.
- E. Toxic or Noxious Matter. The emission of toxic, noxious or corrosive fumes or gases which would be demonstrably injurious to property, vegetation, animals or human health at or beyond the boundaries of the lot occupied by the use shall not be permitted.
- F. Noise. The sound pressure level of any operation on a lot, other than the operation of speakers, bells and motor vehicles, shall not exceed the average intensity of the street traffic noise of the district, and no sound shall be objectionable due to intermittence, beat frequency or shrillness.
- G. Vibration. Vibrations shall not be permitted beyond the lot line occupied by the use which would be perceptible without the aid of instruments.
- H. Radioactive or Electrical Disturbances. Radioactive adversely affect any form of life or equipment at or beyond the boundaries of the lot occupied by the use.
- I. Incineration Facilities. Incineration facilities emitting neither smoke nor order shall be provided, located within the main building. No garbage, rubbish, waste matter or empty containers shall be permitted outside of buildings.

- J. Waste Materials. Liquid wastes shall not be discharged into an open reservoir, stream or other open body of water, or into a sewer, unless treated or controlled so that the amount of solid substances, oils, grease, acids, alkaline and other chemicals shall not exceed the amount permitted by other codes of the State, County or City. Solid wastes shall not be buried unless such method is approved by the Ohio EPA and a Permit to Install (PTI) has been issued. An audit may be required by Planning Commission if the proposed improvements disturb land areas which may have been previously contaminated by on-site or liquid wastes.
- K. Compliance with Federal and State Environmental Regulations. For any addition, alteration, or new construction where a zoning or building permit is required, the applicant may be asked to provide documentation that the existing facility is in compliance with appropriate Federal and State Environmental Regulations prior to permit approval. Among those regulations for which documentation of compliance may be required include the following:
1. Resource Conservation and Recovery Act (RCRA)
 2. Clean Water Act
 3. Clean Air Act
 4. Underground Storage Tanks (UST's)
 5. Toxic Substance Control Act (TOSCA)
 6. Community Right to Know Act
(Ord. 173-2000. Passed 12-17-2000)

**CHAPTER 1178
RECREATION AND OPEN SPACE LAND**

1178.01	Purpose
1178.03	Applicability
1178.05	Character of Land
1178.07	Amount of Park Land Dedication
1178.09	Payment of Funds in Lieu of Dedication
1178.11	Parkland Acquisition Fund
1178.13	General Design Criteria
1178.15	Trails and Linear Parks
1178.17	Ownership
1178.19	Maintenance

1178.01 PURPOSE

These standards are established for the purposes providing adequate parks, open spaces and recreational opportunities for the residents of the City of Twinsburg, and to enhance the quality of life in the City by preserving open space and natural areas.
(Ord. 173-2000. Passed 12-17-2000)

1178.03 APPLICABILITY

- A. All residential subdivisions of land shall provide for open space and recreational areas for the benefit of existing and future residents of the subdivision.
- B. Residential subdivisions of less than five lots shall be considered de minis as shall individual in-fill development, and therefore not subject to the requirements of this Chapter. (Ord. 173-2000. Passed 12-17-2000)

1178.05 CHARACTER OF LAND

- A. Dedications of land for open space and recreation shall be consistent with land use plan contained within the most recent adopted Comprehensive Plan.
- B. Every effort should be made to incorporate land within the community that possesses significant natural or scenic resources.
- C. Specific locations proposed for dedication of park and open space land shall be at locations deemed appropriate by the Planning Commission. If a specific location has been recommended as a park or open space site in the Comprehensive Plan or any park and open space plan adopted by the City, the subdivision shall show the dedication of land in a location corresponding to that recommended in the applicable plan.
- D. Detention and retention ponds shall not be used towards the computation of required park and open space area unless such areas provide accessible facilities and useable open space area for the enjoyment of the public or residents of the subdivision.
(Ord. 173-2000. Passed 12-17-2000)

1178.07 AMOUNT OF PARK LAND DEDICATION

For final subdivisions, dedication of parkland shall be made in an amount equivalent to the community-wide level of service in the community. That need shall be determined by computing

the anticipated need generated by the proposed development based on the standards appearing at section 1179.07 D. (Ord. 173-2000. Passed 12-17-2000)

1178.09 PAYMENT OF FEES IN LIEU OF DEDICATION

- A. If the amount of land required to be dedicated for public park purposes is less than three (3) acres and the Parks Board does not recommend park development, then the Planning Commission, at its sole discretion, may allow the subdivider to contribute funds in lieu of dedication.
- B. Determination of the value land for fees contributed in-lieu of dedication shall be based on fair market value per acre of the entire land being subdivided. Such value shall be determined as of the date of the filing of the subdivision application with the Planning Commission. (Ord. 173-2000. Passed 12-17-2000)

1178.11 PARKLAND ACQUISITION FUND

All fees paid by a developer in lieu of dedication of park and open space land shall be paid to the City of Twinsburg and upon receipt shall be deposited in a separate interest bearing account kept specifically for public park and open space funding purposes. (Ord. 173-2000. Passed 12-17-2000)

1178.13 GENERAL DESIGN CRITERIA

Land set aside for park uses shall meet the following minimum standards:

- A. Land shall be contiguous and efforts should be made to join open spaces with previously dedicated open space areas.
- B. If the developer is constructing recreation facilities on the dedicated or set-aside land, such facilities shall be constructed in accordance to the current standards established by the National Recreation and Park Association. (Ord. 173-2000. Passed 12-17-2000)

1178.15 TRAILS AND LINEAR PARKS

Planning Commission may require as a condition of final plat approval the dedication and improvement of linear parks (trails, habitat corridors, or bikeways) which shall be credited toward all applicable park and open space land dedication requirements provided such linear parks involve the dedication of land at least 25 feet in width and the linear park shall conform to any park and open space plan adopted by the City. (Ord. 173-2000. Passed 12-17-2000)

1178.17 OWNERSHIP

Planning Commission will review and approve the form of ownership for any land utilized to meet the requirement of this Chapter. Planning Commission shall consider the recommendations of the Parks Board in its review of ownership arrangements. (Ord. 173-2000. Passed 12-17-2000)

1178.19 MAINTENANCE

The owner of development property will be responsible for the maintenance of all open space and parks unless dedicated to the City of Twinsburg. (Ord. 173-2000. Passed 12-17-2000)