

Sagamore Hills Township

COMMERCIAL DISTRICT

Sec. 5.0 Commercial District

Sec. 5.1 Purpose

Whereas, The Board of Township Trustees of Sagamore Hills, Ohio have adopted a Comprehensive Plan of the Zoning for the Township. Whereas, the Board of Township Trustees find it necessary to complete a comprehensive plan and to promote the public health, safety, morals and welfare of Sagamore Hills Township Therefore, The Board of Township Trustees of Sagamore Hills enact the following provisions on commercial uses within the Township.

Sec. 5.2 Uses

Within a "C" Commercial District, all buildings, structures, or premises shall be used only for one or more of the following uses:

A. Permitted Uses

1. Administrative, business and finance office or organizations.
2. Art, photo stationery, notions, toy, book, music and gift sales. Souvenirs or souvenir orientated material shall not exceed five percent (5%) of total display area.
3. Banks or financial institutions where drive-in facilities are incidental to the operation of the facilities.
4. Barber or beauty shops.
5. Clothing, apparel, shoe and variety store. Souvenirs or souvenir orientated material shall not exceed five percent (5%) of total display area.
6. Dry cleaning and laundry, in which non-explosive and non-flammable solvents are extensively used, and in which not more than five (5) persons are engaged, and in which no work shall be done on the premises for retail outlets elsewhere.

7. Florist and gift shop. Souvenirs or souvenir orientated material shall not exceed five percent (5%) of total display areas.
8. Grocery store.
9. Hardware, paint, floor coverings, wall paper, materials and objects for interior decorating, outdoor accessories and repair of household items and bicycles.
10. Jewelry store.
11. Professional offices such as medical, dental, legal engineering, realtor, accounting and such.
12. Retail sales of furniture, appliances and other major household articles.
13. Shoe repair store.
14. Tailor and dressmaker shops.
15. Amusement and recreational uses such a bowling alley, theater, but excluding drive-in theaters and other drive-in uses such as miniature golf and driving ranges.
16. Non-paid off street parking lot.

B. Conditionally Permitted Uses

The Board of Zoning Appeals may issue conditional zoning certificates for uses listed herein subject to the general requirements of Section 12.5 and to the specific requirements of the regulations of Section 5.99 referred to below.

1. Drive-in banking facilities subject to regulations of Section 5.99
2. Churches and other buildings for the purpose of religious worship and training, subject to approval of site plan as follows:
 - a. **Structures and activity area** including loading and facilities (other than off-street parking) shall be located at least seventy-five (75) feet from the street right-of way.

- b. **All points of ingress and egress** shall be located at least two hundred (200) feet from all major road intersections and at least one hundred (100) feet from all local or minor street intersections. All state and county highways shall be considered major streets.
 - c. **Lighting** shall not create a nuisance and shall in no way impair safe movement of traffic on any street or highway. No light shall shine directly on adjacent property. No strings of open light bulbs shall be permitted. Exposed light bulbs except for those used in holiday decoration shall be prohibited. (Effective 9/20/79)
 - d. **All structures** shall be located so as to have access to a dedicated street,
 - e. **Locations** should be adjacent to parks or other commercial uses such as school or shopping centers where use can be made of joint parking facilities.
 - f. **Minimum lot size** shall be ten (10) contiguous areas.
- 3. Public utility rights of way and pertinent structures subject to regulations of Section 5.99, except wireless telecommunication facilities.
 - 4. Government owned and/or operated building or facility subject to regulations of Section 5.99.
 - 5. **Vehicle service stations** subject to the following:
 - a. No vehicle service station shall be located closer than five thousand (5000) feet from any other service station.
 - b. **Lighting** shall in no way impair safe movement of traffic on any street or highway. No light shall shine directly on adjacent property. No strings of open light bulbs shall be permitted. Exposed light bulbs except for those used in holiday decoration shall be prohibited. (Effective 9/20/79)

- c. **Location** shall be on major thoroughfares or at intersections of major and/or collector thoroughfares.
- d. **Site locations** should be preferred that offer natural or man-made barriers that would lessen the effect of intrusion into an area. Further site election should be compatible to surrounding area and the following factors should be considered for site selection.
 - 1. Appearance of proposed station.
 - 2. Existence of nearby service stations.
 - 3. Character of surrounding land.
 - 4. Proximity to residential uses.
 - 5. Distance from places of public assembly.
- e. Such uses shall be permitted under the following conditions:
 - 1. Provided that such facilities be located at the extremity of the business districts so as not to interfere with the pedestrian interchange between stores in the complex and provided, further, that it would not limit expansion of the pedestrian-oriented facilities.
 - 2. No more than two (2) driveway approaches shall be permitted directly from any thoroughfare and shall not exceed thirty (30) feet in width at the property line.
 - 3. If the property fronts on two or more streets, the driveways shall be located as far from the street intersections as is practical.
 - 4. At least a six (6) inch high pedestrian safety curb shall be installed along all street right-of-way lines except at driveway approaches.
 - 5. The rental, leasing, storage or permitting of parking of any vehicles such as trailers or tools, except for servicing and/or emergency purpose, shall not be permitted.

6. All signs, streamers, announcements, flags and other attention and/or advertising devices not specifically permitted under Regulation 15.0 hereof, shall have the prior and temporary approval of the Board of Zoning Appeals before installation or use.
 - a. Outside storage of dismantled or wrecked, inoperative, or unlicensed motor vehicles permitted by the owner or any vehicle service station. Storage shall be defined as any period exceeding forty-five (45) days. (Effective 6/5/87)
7. Temporary buildings for the uses incidental to construction work subject to regulations of Section 5.99.
8. Auto wash subject to regulations of Section 5.99.
9. Sidewalk sales and services uses such as galleries, sales and garden shops subject to regulations of Section 5.99.
10. Restaurants, Drive-In Service, but excluding establishments which provide Drive-Thru Service, and/or Fast-Food Service defined as follows.
 - a. **Restaurant** - An establishment where the principal business is the sale of unpacked food to the public on demand in ready-to-consume individual servings, and where the food is served in and on nondisposable (reusable by the restaurant) containers by a restaurant employee to customers seated at tables or counters located (primarily) inside the restaurant building, where the customer than consumes these foods. Any provisions for takeout and delivery service of food would be incidental to the principal business. All restaurant shall have at least thirty-five percent (35%) of the gross floor area in enclosed building dining area.
 - b. **Drive-In Service** - Service to customers while seated in their vehicles upon the premises. It shall also include any establishment where the customers may serve themselves and are permitted to consume food and beverages in a vehicle parked on the premises or at other facilities which are provided for the use of the patron for the purpose of consumption and which is located outside of the building.

Establishments lacking food attendant service shall be considered “drive-in service” restaurants.

- c. **Drive-Thru Service** - Service from a building to customers in vehicles through an outdoor service window or by any other means.
 - d. **Fast-Food Service** - Any establishment whose principal business is the sale of food in ready -to-consume individual servings, for carry-out, and where such food are usually served in paper, plastic, or other disposable containers, and where the customers are not served their food by a restaurant employee at the same table or counter where the items are consumed. (Effective 3/25/92)
- 11. Stores for the preparation and processing of food and drink to be retailed on premises including bakery, delicatessen, meat market, confectionary, ice cream parlor and soda fountain.
 - 12. Quasi-public, institution, organization, and/or operation, instruction and meeting facilities for non profit use such as those developed and used by the YMCA-YWCA, Boy scouts, or various fraternal or community in general.
 - a. All activities, programs and other events shall be adequately and properly supervised so as to surrounding properties, residents, or to the community in general.
 - 13. Sporting good stores subject to:
 - a. Sale of powered recreational vehicles shall be incidental to the total sales of stores, such incidental sales not to exceed ten percent (10%) of total sales volume.
 - b. Outdoor displays of power red recreational vehicles shall be prohibited.
 - 14. Motels.
 - 15. Culture and education facilities.
 - 16. Laundromats.
 - 17. Hospitals, including training and teaching facilities.

18. Funeral Homes.
19. Auto agency. Truck when incidental to automobile agency.
20. Paid off-street parking lot, deck and garages.
21. Veterinary Offices or Veterinary Hospital. (Effective 10/31/90)
22. Wireless Telecommunications Facilities or Antenna subject to the Conditional Use Regulations..
23. Assisted Living

Purpose:

The purpose of this section is to allow for the development of Assisted Living within the Township of Sagamore Hills and to afford safe and functional facilities which are effectively incorporated into the areas where they are constructed.

Definition:

Assisted Living is a facility for independent, semi-independent and/or nursing care living arrangements which provides care and group housing, containing single rooms or other dwelling units which may consist of one or more bedrooms, bathing facilities, dining area, visiting and recreational facilities, or a combination thereof and which may include a health care and wellness component. Such living arrangements shall provide residents with available services ranging from housekeeping, meal preparation and service, laundry, transportation and recreation, and will include a health care and wellness component. This type of facility shall not be classed as multi-family dwellings. The terminology used in this definition is specifically for the nursing care component. It is non-applicable to any other portion of Sagamore Hills Township zoning. It is to be used only in conjunction with a nursing care component.

The specific requirements for Assisted Living will be subject to the following:

- (a) Development Area: Ten acres (10) minimum
- (b) Common Open Area: At least forty per-cent (40%) of the land within the development shall be reserved as open space on which no building, structure, roads or parking areas shall be located. Land occupied by gazebos, ponds or outdoor recreational facilities shall be considered open space.
- (c) Lot Coverage Of An Assisted Living Building: An Assisted Living Facility shall cover a maximum of sixty per-cent (60%) of the lot area (developable area).
- (d) Units Per Acre: An Assisted Living facility shall have a maximum of thirty (30) units per developable acre.
- (e) Minimum Yard And Buffer Requirements:
 - 1. Minimum Front Yard Depth: One hundred feet (100 ft.) from the centerline of the roadway.
 - 2. Minimum Rear Yard: Seventy-five foot (75 ft.) of which a minimum of ten feet (10 ft.) shall be landscaped at the lot line when the property is adjoining Residential property; in all other cases fifty feet (50 ft.) of which a minimum of ten feet (10 ft.) shall be landscaped.
 - 3. Minimum Side yard: A side yard adjoining commercial property shall be twenty-feet. (20 ft.)

A side yard adjoining Residential property shall be seventy-five feet. (75 ft.)
 - 4. Minimum Lot Width At Building Line: One-hundred feet (100 ft.)
 - 5. Minimum Lot Width At Street Line: One-hundred feet (100 ft.)
- (f) Maximum Height Requirement: Thirty-five feet (35 ft.)

(g) Minimum Parking Requirement:

1. One (1) car stall per each one (1) employee on maximum working shift. Assisted Living shall have one (1) car stall per every two (2) units.
2. No parking shall be permitted within one-hundred feet (100 ft.) of the centerline of the dedicated road.

(h) Utility Equipment:

All utility lines which service a development shall be located underground.

(I) General Restrictions:

1. The location, design and operating characteristics of the use will be compatible with and shall not adversely affect adjacent properties and the surrounding areas. The proposed development shall be harmonious with surrounding buildings with respect to scale and building materials. The surrounding street network shall be capable of accommodating the traffic generated by the proposed use.
2. A screened area must be provided for the storage of dumpsters, and commercial debris and waste. Any storage space must be screened from the parking lot and roadway.
3. All Commercial and Conditional Use zoning regulations not specifically addressed shall also apply to Assisted Living.
(Effective 8/20/98)

Sec. 5.3 **Lot Requirements**

- A. **Minimum Lot Area** - One (1) acre (43,560 sq. ft.).
- B. **Minimum Lot Width at Building and Street Right-of-Way**
One hundred (100) feet.

Sec. 5.4 **Yard Requirements**

A. **Minimum Front Yard Depth** - Seventy-five (75) feet from highway right-of-way line except as otherwise specified below:

1. **Corner Lot**

Corner lots in all districts are required to have the minimum front yard requirements, as indicated in that district, facing both streets.

2. **Front Yard**

Front yard shall be landscaped in accordance with Section 5.12 of this Resolution and no parking will be permitted. A sidewalk with a minimum width of six (6) feet shall be contiguous with those sides which contain the entrances to the building. For three (3) or more contiguous stores, a twenty (20) feet wide frontage road shall be permitted providing it is contiguous to the building sidewalk.

B. **Minimum Side Yard Width**

Minimum side yard width shall be twenty (20) feet and in which no parking will be permitted. All twenty (20) feet will be landscaped when adjacent to a side yard parking area. When the minimum side yard width is not adjacent to a parking area, ten (10) feet contiguous to the property line shall be landscaped. The remaining ten (10) feet may contain either landscaping or sidewalk. A side walk must be provided adjacent to at least one (1) side of the building. Minimum width of sidewalk shall be six (6) feet.

C. **Side and Rear Yards when Adjacent to a Residential District** shall be seventy five (75) feet, all of which shall be landscaped in accordance with Section 5.12 of Resolution.

D. **Rear Yards when Adjacent to a Commercial District** shall be fifty (50) feet, all of which shall be landscaped.

Sec. 5.5 **Maximum Building Height** - Thirty five (35) feet as measured from the natural grade at building set back line to the established main roof ridge line. (Effective 6/24/83)

Sec. 5.6 **Site Plan Review**

All business uses permitted under Section 5.2 shall be permitted only after the review of site plans by the Zoning Inspector and his designed consultants and the following general requirements are met. (Effective 6/5/87)

- A. The site plan show that a proper relationship does exist between thoroughfares, service roads, driveways, and parking areas to encourage pedestrian and vehicular traffic safety.
- B. All the development features, including the principal buildings, open spaces, service roads, driveways, and parking areas are located and related as to maintain the possibility of any adverse effects and to maintain harmony with adjacent developments.
- C. The site plan includes adequate provision for the screening of parking areas from surrounding properties by landscaping.
- D. Grading and surface drainage provisions are reviewed and approved by the Summit County Engineer and a Township representative appointed by the Trustees. All drainage calculations and a drainage areas map shall be provided for all developments.
- E. Maximum possible privacy for surrounding residential properties shall be provided through good design and use of proper building materials and landscaping. Visual privacy shall be provided through structural screening and landscaping treatment.
- F. The architectural design of commercial buildings shall be developed with consideration given to the relationship of adjacent development in terms of building height, mass, texture materials, line and pattern and character.
- G. On-site circulation shall be designed to assure adequate fire and police protection.
- H. Building location and placement shall be developed with consideration given to minimizing removal of trees.
- I. In parking areas with front yard frontages greater than four hundred (400) feet, visual relief shall be provided through the use of trees planted and landscaped dividers, islands and walkways. Landscaping and plantings shall be a minimum of twenty percent (20%) of the side yard parking area and ten percent (10%) of the rear yard parking area.

Sec. 5.7 Conformance with Site Plan

- A. The use, placement, and dimensions of all buildings, driveways, sidewalks, parking areas, curb cuts, and installation of landscaping, fences, lighting and walks shall conform to the approved site plan.
- B. Any revision in the site plan after final approval by the Zoning Inspector must be resubmitted for approval by the Zoning Inspector.
(Effective 6/5/87)
- C. Any subsequent construction, re-construction or changes in topography or the commercial usage of the property must be submitted to the Zoning Inspector and his designated consultants for his approval.
(Effective 6/5/87)
- D. A performance bond made payable to Sagamore Hills Township in the amount of ten percent (10%) of the construction cost shall be required for an issuance of a Zoning Certificate. After all conditions of the Zoning Code are met, the bond shall be returned to the owner. Said bond shall be issued by a Bonding Company acceptable to the Clerk of Sagamore Hills Township.
(Effective 6/5/87)

Sec. 5.8 **Parking and Loading Off-Street Parking**

In all districts, in connection with every building or part thereof hereafter created, sufficient parking facilities shall be provided off-street to meet all the parking needs, the nearest edge of such of the principal permitted use of the building.

Sec. 5.9 **Minimum number off-street parking spaces** required in “Commercial District”.

- A. **Auditorium, Stadium,** and similar uses
- One (1) for each three (3) seats based on maximum seating capacity.
- B. **Automobile Repair Garages**
- One (1) for each employee **plus** one (1) for each five hundred (500) square feet, or fraction thereof, of total gross floor area.
- C. **Barbershops and Beauty Parlors**
- Four (4) for each barber or beauty operator.
- D. **Business and Professional Offices, Banks and Studios**
- One (1) for each one hundred fifty (150) square feet, or fraction thereof, of total gross floor area **plus** one (1) space for each employee.

- E. **Churches and School Auditoriums**
- One (1) for each three (3) seats in principal auditorium, based on **maximum** seating capacity.
- F. **Clubs and Lodges**
- One (1) for one hundred fifty (150) square feet, or fraction thereof, of total floor area, or fraction thereof, of total floor area **or** one (1) for each two (2) seating spaces in the Assembly Room, whichever is larger.
- G. **Hospitals**
- One (1) parking space for each bed **plus** one (1) space for each employee.
- H. **Convalescent, Nursing and Health Homes**
- One (1) parking space for each two (2) beds **plus** one (1) space for each employee.
- I. **Laundromat**
- One (1) for each two (2) washing machines.
- J. **Quasi-public or Institutional Meeting Facilities**
- One (1) parking space for each three (3) seats and based on maximum seating capacity.
- K. **Medical and Dental Offices and Clinics**
- Five (5) for each physician or dentist plus one (1) for each employee.
- L. **Funeral Homes**
Minimum of one hundred (100) parking spaces.
- M. **Restaurants**
Minimum number of off street parking spaces

Restaurants (Including bars and taverns)
The number of spaces needed will be the formula requiring the greatest number of spaces.

1. One space fore each 2 occupants as calculated in accordance with Ohio Building Code (O.B.C.), Chapter 10, Section 1004 - Occupant load, and as approved by the Summit County Department of Building Standards, plus one space for each employee and one appropriate space fore each delivery vehicle, or

2. One space per 25 square feet, or fraction thereof, of gross floor area plus one space for each employee and appropriate space for delivery vehicles. (1/8/07)

N. **Small Retail Stores and Personal Service Shops**

- One (1) for each two hundred (200) square feet, or fraction thereof, of total gross floor area. (Effective 7/18/91)

O. **Supermarkets, department stores and similar large retail stores**

- One (1) for each two hundred (200) square feet, or fraction thereof, of total gross floor area. (Effective 7/18/91)

P. **Furniture, appliance, hardware and building supply** (including heating and cooling, floor coverings, interior decoration supplies, out-door accessories) - One (1) for each four hundred (400) square feet, or fraction thereof, of total gross floor area. (Effective 7/18/91)

Q. **Minimum** of five (5) car stalls per each one thousand (1,000) square feet of total **gross floor area** (or one (1) per two hundred square feet) shall be provided **whenever building usage is not specified**. (Effective 7/18/91)

R. **Veterinary Offices or Veterinary Hospitals** shall have five (5) parking spaces for each doctor (D.V.M.) and one (1) space for each employee. (Effective 10/31/90)

Sec. 5.10 **Parking Requirement**

A. **Parking** shall be provided with buildings of undesignated uses. The builder or developer must comply with the requirements of Sec. 5.9.

B. **Stalls** shall be at least ten (10) feet wide and twenty (20) feet in length and shall be striped.

C. **The width of the parking unit consisting of one lane** and the opposite two 45-deg. angle parking stalls shall be at least fifty-three (53) feet. The width of the parking unit consisting of one lane and adjoining one 90-deg. parking stall be forty-five (45) feet. The width of the parking unit consisting of one lane and the adjacent two 90-deg. angle parking stalls shall be at least sixty-five (65) feet. Each lane shall conduct traffic in one direction only. (See next page for illustration.)

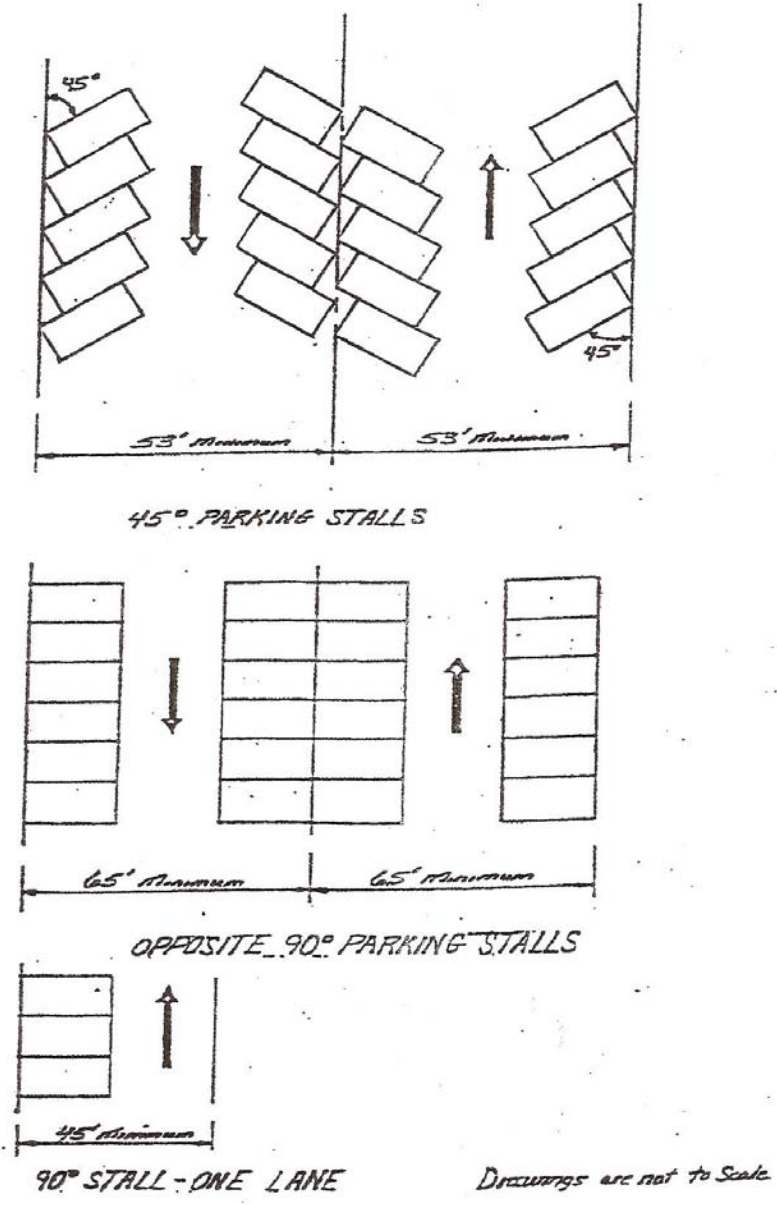
D. **The parking area** shall be paved with asphalt or concrete and contain adequate base material. Concrete parking area shall consist of either a six (6)

inch minimum depth of Item 452 plain Portland cement concrete pavement or six (6) inch minimum depth of Item 451 reinforced Portland cement concrete pavement sub-base to be a minimum thickness of three (3) inches of Item 310 as designed by the Ohio Dept. of Transportation currently dated Construction & Material Specifications. Asphalt parking areas shall consist of a minimum of two (2) inches of Item 304 aggregate base as designated by the Ohio Dept. of Transportation currently dated Construction & Material Specifications.

- E. **All parking, loading areas and drives** shall have adequate drainage so that all water is drained within the lot on which the parking area or drive is located in such a manner that water shall not drain off the parking facility pavement except through the proper sewers.
- F. **Adequately anchored bumper stops, curbing or wheel chocks** shall be provided to prevent any vehicle from damaging or encroaching upon any wall, fence, buffer strip or upon any building adjacent to the parking lot.
- G. **Entrances and exits** shall be located to minimize traffic congestion and avoid undue interference with pedestrian access at street intersection corners. There shall be not more than two (2) access ways abutting on any one street. Such access ways shall have a throat width of not less than twenty-five (25) feet in width using a minimum of twenty (20) feet radius curve from the street curb line. All points of ingress and egress shall be located at least one hundred (100) feet from all local or minor street intersections. All state and county highways shall be considered major streets.
- H. **Provide ramps** for handicapped persons.

d. Sec. 5.10 ©.)

Illustration - Parking Requirements



Sec. 5.11 **Loading and Unloading Space requirements:**

A. **Minimum Spaces Required**

1. Every building used for non-residential purposes which customarily receives or distributes goods by motor vehicle shall provide sufficient spaces on the premises for all loading and service purpose on the basis of the following minimum requirements:
 - a. Every building having over five thousand (5,000) square feet of gross floor area shall be provided with at least one (1) adequate loading and unloading space which shall be not less than twelve (12) feet in width and fifty-five (55) feet in length. An additional twenty thousand (20,000) square feet, or fraction thereof, of gross floor area in the building.
 - b. Loading spaces as required under this section shall be provided as area additional to off-street parking spaces required under Section 5.9 and shall not be considered as satisfying off-street parking space. No loading, unloading or servicing shall be done on the right-of-way of any publicly dedicated thoroughfare or fire lane. All loading docks must be at the rear of the building.

B. **Loading and Unloading Requirements for Uses Not Specified**

1. Where the requirements for a use are not specifically defined herein, the loading and unloading facilities for such use shall be developed so as to be sufficient to meet all loading needs of the proposed use. No loading, unloading or servicing shall be done in the right-of-way of any publicly dedicated thoroughfare or fire lane.

Sec. 5.12 **Landscaping Requirements:**

A. **Prior to approval of the Site Plan, the Zoning Inspector will require:**
(Effective 6/5/87)

1. A Landscaping Plan which shall show location and size of property, existing and proposed buildings, drives, sidewalks and parking area, existing proposed landscaping.

2. An estimate from a recognized landscape firm of the cost of the proposed landscaping.
 3. A performance bond in the amount of the estimate calculated in A-2 above shall be deposited with the Township to assure faithful performance of all landscaping provided in said construction. Further, the bond must be issued by a recognized and approved bonding company and shall be for a period commensurate with the completion of the landscaping plan. Should an occupancy permit be issued prior to the completion of the landscaping plan, than said performance bond shall be renewed for that period of time which shall assure faithful compliance of the landscaping plan.
- B. All landscaping shall be complete or provided for completion as approved by the Zoning Inspector before an occupancy permit shall be issued. However, in the case of winter occupancy (after the 1st of November), all planting is to be completed by the following May 1st. (Effective 6/5/87)
- C. Artificial landscaping and planting are specifically prohibited.

Sec. 5.13 **Certificate of Occupancy**

- A. No vacant land and no building erected, added to, or altered shall be occupied or used in whole or in part nor shall any owner or tenant or any land or building hereafter change the use classification or enlarge the use classification in any building or on any premises without a Certificate of Occupancy from the Zoning Inspector issued in accordance with the authority hereinafter provided; provided that nothing in this section shall prevent the continuance of the present occupancy or use of any premises or of any existing building. (Effective 6/5/87)
1. The Zoning Inspector is authorized to issue a Certificate of Occupancy upon completion of the following conditions:
 - a. That all the provisions of the Sagamore Hills Township Zoning Resolutions have been satisfied and;
 - b. That he has received a certificate from Building Inspector showing that the building, alterations and additions thereof and premises have been completed in accordance with the Building Code of Summit County and;

- c. A certificate from the Summit County Engineer showing that all street improvements have been installed and all other provisions have been completed in accordance with the Building Code of Summit County and;
 - d. That he has received a certificate from the Summit County Health Dept. Showing that all the requirements of said Department have been complied with.
2. All Certificates of Occupancy shall be applied for coincidentally with the application for a Zoning Permit. Such certificate shall be issued within ten (10) days after the provisions of A-1 have been complied with. In the instances wherein zoning permits have been issued prior to the effective date of this amending Resolution, applications for a Certificate of occupancy shall be made with the zoning inspector prior to occupancy and shall be issued as herein before provided.
 3. The Zoning Inspector shall maintain record of all Certificates of Occupancy and a copy shall be furnished upon request to any person having a proprietary or tenancy interest in the building or premises affected.
 4. That the Zoning Inspector shall cause a notice of compliance to be posted on all premises requiring the issuance of a Certificate of Occupancy. (See Exhibits.)
 5. That whoever violates this section is guilty of a minor misdemeanor each and everyday during which such illegal location, erection, construction, enlargement, change, maintenance or use continues may be deemed a separate offense.

Sec. 5.14 Utilities shall be provided as specified in Chapter 16. (Effective 10/31/90)

Sec. 5.99 **General Restrictions:**

- A. Outdoor speakers can only be used as a conditionally permitted use. All conditionally permitted uses shall be issued by the Board of Zoning Appeals.
- B. There shall be no more than one (1) free-standing advertisement sign. (See Sec. 15-Signs)

of

- C. No lighting shall constitute a nuisance and shall in no way impair safe movement to traffic on any street or highway. No lighting shall shine directly on adjacent residential properties. Maximum height of light poles and fixtures shall not exceed twenty-five (25) feet measured from top of the luminaire to the finished ground level.
 - 1. Every parking area shall be lighted to a minimum of one (1) foot-candle power as measured at ground level. Maximum rating at mid-point between poles shall be no greater than one and one-half (1.5) foot candles. There shall be no more than four (4) foot-candle power at ground level directly under the light luminaire.
 - 2. Exposed light bulbs except for those used in holiday decoration shall be prohibited.
- D. All permitted installations shall be maintained in a neat and orderly condition.
- E. Temporary building for use incidental to construction work shall conform to the following:
 - 1. Any temporary structures must be indicated on the site plan, and their use shall be discontinued and removed at a time to be determined by Zoning Inspector. Under no circumstances shall such structures continue to be used as permanent structures.
- F. No earthen structure or mounds of dirt or fill material shall encroach upon the seventy-five (75) foot buffer strip between residential and commercial properties. Any change in surface drainage due to regrading of the property must be approved by the Summit County Engineer.
- G. No toxic material of any kind whatsoever shall be used for any landfill or regrading operations within the Township.
- H. No tractor trailer trucks or cabs shall be parked in commercial areas overnight. (Effective 6/5/87)
- I. Only tenant owned trucks with the exception of tractor trailers or cabs may be parked overnight. (Effective 6/5/87)
- J. Repealer Clause - All provisions of the Resolutions of the Township of Sagamore Hills, Ohio inconsistent herewith are hereby repealed.