

AUBURN TOWNSHIP ZONING RESOLUTION

Revised - March 6, 2013
Revised – November 19, 2013
Revised – August 20, 2014
Revised – June 14, 2017
Revised – July 19, 2017
Revised – August 15, 2018
Revised – December 29, 2020
Revised—May 5, 2021
Revised—July, 2021
Revised—May, 2022
Revised—September 2022

Auburn Township
Geauga County, Ohio

AUBURN TOWNSHIP ZONING RESOLUTION

TABLE OF CONTENTS

ARTICLE 1 – TITLE AND ENACTMENT

- 1.01 TITLE
- 1.02 JURISDICTION
- 1.03 PURPOSE & SCOPE
- 1.04 INTERPRETATION
- 1.05 EXEMPTIONS
 - (a) Agriculture
 - (b) Public Utilities
 - (c) Sale of Alcoholic Beverages
 - (d) (Reserved)
 - (e) (Reserved)
 - (f) Government
- 1.06 SEPARABILITY
- 1.07 REPEALER
- 1.08 EFFECTIVE DATE

ARTICLE 2 – DEFINITIONS

- 2.01 GENERAL
 - (a) Rules of Interpretation
 - (b) Common Terms
- 2.02 DEFINITIONS

ARTICLE 3 – GENERAL PROVISIONS

- 3.01 DEVELOPMENT STANDARDS
 - (a) Construction Standards
 - (b) Drainage and Grading
 - (c) Driveways

- (d) Flood Prone Areas
- (e) Lakes and Ponds
- (f) Paving
- (g) Fences and Landscaping
- (h) (Reserved)
- (i) Public Improvements
- (j) Sewer and Water Facilities

- 3.02 MAINTENANCE STANDARDS
 - (a) General Standards
 - (b) Other Standards

- 3.03 NONCONFORMING USES
 - (a) Nonconforming Use of Buildings & Land Not Affected By Zoning
 - (b) Completion of Nonconforming Buildings or Structures
 - (c) Restoration of Nonconforming Uses
 - (d) Destruction of a Building or Structure
 - (e) Extension of Nonconforming Uses
 - (f) Substitution of Nonconforming Uses
 - (g) Nonconforming Lot of Record
 - (h) Nonconforming Subdivisions
 - (i) Nonconforming Planned Unit Developments

- 3.04 RESERVED

- 3.05 WATER MANAGEMENT AND SEDIMENT CONTROL (WMSC) (11/17/04)
 - (a) Purpose and Intent
 - (b) Words and Terms Defined
 - (c) Requirements and Application Procedures
 - (d) Compliance with State and Federal Regulations

TABLE OF CONTENTS

- 3.06 ESTABLISHMENT OF RIPARIAN SETBACK (1/5/05)
- (a) Purpose and Intent
 - (b) Applicability
 - (c) Establishment of Designated Watercourses and Riparian Setbacks
 - (d) Riparian Setback Map
 - (e) Applications and Site Plan
 - (f) Permitted Buildings, Structures and Uses within a Riparian Setback without a Zoning Certificate
 - (g) Permitted Buildings, Structures and Uses within a Riparian Setback with a Zoning Certificate
 - (h) Conditional Buildings, Structures and Uses Within a Riparian Setback with a Conditional Zoning Certificate
 - (i) Buildings, Structures and Uses Prohibited within a Riparian Setback
 - (j) Inspection of Riparian Setbacks

3.07 DRIVEWAYS (7/21/10)

ARTICLE 4 – RESIDENTIAL DISTRICT REGULATIONS

- 4.01 DISTRICTS ESTABLISHED
- (a) R-1 and R-2 Districts
- 4.02 ZONING MAP & DISTRICT BOUNDARIES
- (a) Rights-of Way
 - (b) Lot Lines
 - (c) Interpretation
- 4.03 DISTRICT SCHEDULE
- (a) Districts and Main Uses
 - (b) Accessory Uses
 - (c) Prohibited Uses
 - (d) Minimum Lot Width
 - (e) Minimum Lot Areas
 - (f) Minimum Yard Depths
 - (g) Maximum Lot Coverage
 - (h) Maximum Building Heights
 - (i) Required Parking Spaces
 - (j) Maximum Total Sign Areas

- (k) Residential District Schedule
- (l) Parking and Signs

ARTICLE 4A – BUSINESS AND INDUSTRIAL DISTRICT REGULATIONS

- 4A.01 INTENT
- 4A.02 DISTRICTS ESTABLISHED
- (a) B-1 Districts
 - (b) B-1A Districts
 - (c) B-2 Districts
 - (d) B-3 Districts
 - (e) B-4 Districts
 - (f) I-1 Districts
- 4A.03 ZONING MAP & DISTRICT BOUNDARIES
- (a) Rights-of-Way
 - (b) Lot Lines
 - (c) Interpretation
- 4A.04 USE REGULATIONS
- (a) Uses Permitted by Right
 - (b) Conditional Uses
 - (c) Accessory Uses
 - (d) Prohibited Uses
 - (e) Minimum Lot Requirements
 - (f) Required Parking Spaces
 - (g) Maximum Total Sign Area
 - (h) Height Regulations
- 4A.05 SCHEDULE OF USES
- 4A.06 LOT REQUIREMENTS
- 4A.07 BUILDING SETBACKS
- 4A.08 HEIGHT REGULATIONS
- 4A.09 OFF STREET PARKING
- (a) B-1A, B-2, B-3 and B-4 Districts
 - (b) B-1 and I-1 Districts
 - (c) Parking Requirements
 - (d) Parking Setbacks

TABLE OF CONTENTS

4A.10 LANDSCAPING AND SCREENING REQUIREMENTS

- (a) Along the Road Frontage 11/19/13
- (b) Parking Lots
- (c) Adjacent to Residential Districts
- (d) Accessory Uses
- (e) Yards

4A.11 OUTDOOR LIGHTING

- (a) Purpose
- (b) General Requirements
- (c) Exemptions

4A.12 NOISE REGULATIONS

- (a) Maximum Decibel Limits
- (b) Measurement

4A.13 SUPPLEMENTAL REGULATIONS

- (a) Planned Business Development
- (b) Outdoor Display & Storage
- (c) Development Guidelines

4A.14 APPLICATION OF DISTRICT REGULATIONS

ARTICLE 5 – SUPPLEMENTARY REGULATIONS

5.01 DWELLINGS

- (a) Maximum Densities
- (b) Minimum Dwelling Unit Areas

5.02 ACCESSORY USES

- (a) Accessory Buildings and Structures
- (b) Home Occupations
- (c) Outdoor Display
- (d) Outdoor Storage
- (e) Parking and Loading Facilities in the B-1A, B-2, B-3 and B-4 Districts
- (f) Parking and Loading Facilities in the R-1, R-2, B-1 and I-1 Districts
- (g) Swimming Pools
- (h) Farm Markets
- (i) Signs
- (j) Accessory Dwelling Units
- (k) Electric Vehicle Supply Equipment (EVSE) Space
- (l) Roof Mounted Solar Panels and Freestanding Solar Panel Arrays

- (m) Wind Turbines (Under 5 megawatts)

5.03 CONDITIONAL USES

- (a) Cemeteries (7/21/10)
- (b) Golf Courses (7/21/10)
- (c) Quarries
- (d) Private Recreation Facilities (7/21/10)
- (e) Hospitals
- (f) Billboards (7/21/10)
- (g) Self-Storage Facilities
- (h) Child Day Care Facilities
- (i) Auto Service Station (3/11/08)
- (j) Auto Repair Garage (3/11/08)
- (k) Car Wash Facility (3/11/08)
- (l) Automobile Sales (7/21/10)
- (m) Churches (7/21/10)
- (n) Landscaping & Tree Service Business (5/5/2022)
- (o) Dwelling Unit (as part of a business)
- (p) Nursing Homes and Residential Care Facilities
- (q) Bed and Breakfast
- (r) Party Center
- (s) Private Schools
- (t) Retail Sales of Products in Completely Enclosed Buildings

5.04 FIRE PROTECTION POND

5.05 PROHIBITED USES IN ALL ZONING DISTRICTS

- (a) Not listed not permitted...
- (b) Short Term Rentals
- (c) Manufactured Home Park (5/5/2022)
- (d) Junk Yards
- (e) Infectious Waste
- (f) Landfills
- (g) Junk Vehicles
- (h) Hazardous Waste
- (i) Medical Marijuana
- (j) Street Vending
- (k) Mobile Homes

TABLE OF CONTENTS

ARTICLE 6 – ADMINISTRATIVE PROVISIONS

- 6.01 PROCESS
 - (a) Applicability
 - (b) Applications
 - (c) Required Data
 - (d) Development Plan Review Required
 - (e) Fees
 - (f) Action Dates
- 6.02 ZONING INSPECTOR
 - (a) Application Referrals
 - (b) Zoning Certificate Applications
 - (c) Conditional Use Applications
 - (d) Appeal Applications
 - (e) Notices and Orders
 - (f) Inspections
 - (g) Violations
 - (h) Complaints
 - (i) thru (j) Duties
- 6.03 COMMISSION
 - (a) Duties
 - (b) Amendments
- 6.04 TRUSTEES
 - (a) Amendments
- 6.05 BOARD OF ZONING APPEALS CREATED
 - (a) Powers
 - (b) Rules, Organization & Meetings
 - (c) Procedures
 - (d) Appeal Applications
 - (e) Conditional Use Applications
- 6.06 AMENDMENTS
 - (a) Initiation
 - (b) Commission Hearing
 - (c) Commission Action
 - (d) Trustees Hearing
 - (e) Trustees Action
 - (f) Effective Date and Referendum
 - (g) Filing
- 6.07 VIOLATIONS & PENALTIES
 - (a) Zoning Certificates
 - (b) Prevention of Violations

- (c) Stay of Proceedings
- (d) Penalties

- 6.08 Complaints Regarding Violations

ARTICLE 7 – WIRELESS TELECOMMUNICATIONS TOWERS & FACILITIES

- 7.00 PURPOSE
- 7.01 PERMITTED USES
- 7.02 CONDITIONAL USES
- 7.03 PROHIBITED AREAS
- 7.04 FEES
- 7.05 PUBLIC UTILITY EXEMPTION
- 7.06 SITE PLAN

ARTICLE 8 – DEVELOPMENT PLAN REVIEW REGULATIONS

- 8.01 PURPOSE
- 8.02 DEVELOPMENT PLAN REVIEW REQUIRED
 - (a) General Development Plan
 - (b) Final Development Plan
- 8.03 PREAPPLICATION MEETING ENCOURAGED
- 8.04 GENERAL DEVELOPMENT PLAN SUBMISSION REQUIREMENTS
- 8.05 FINAL DEVELOPMENT PLAN SUBMISSION REQUIREMENTS
- 8.06 REVIEW FOR COMPLETENESS
- 8.07 DEVELOPMENT PLAN REVIEW PROCEDURES
 - (a) Review of Development Plans
 - (b) Action by Zoning Commission
 - (c) Action by Zoning Inspector

TABLE OF CONTENTS

- 8.08 REVIEW CRITERIA BUSINESS DEVELOPMENT
 - (a) General Development Plan
- 8.09 REVIEW CRITERIA FOR B-2 DISTRICT
 - (a) General Development Plan
 - (b) Final Development Plan
- 8.10 EXPIRATION OF DEVELOPMENT PLAN APPROVAL
 - (a) General Development Plan
 - (b) Final Development Plan
- 8.11 FEES
- 8.12 SIGNIFICANCE OF APPROVED FINAL DEVELOPMENT PLAN

ARTICLE 9 – SEXUALLY ORIENTED BUSINESSES

- 9.01 INTENT
- 9.02 PURPOSE AND FINDINGS
- 9.03 DEFINITIONS
- 9.04 CLASSIFICATIONS
- 9.05 LOCATION
- 9.06 REGULATIONS
- 9.07 SIGN REGULATIONS
- 9.08 SEVERABILITY

ARTICLE 10 – OPEN SPACE DISTRICTS

- 10.01 DISTRICTS ESTABLISHED
- 10.02 OS-1 PASSIVE OPEN SPACE DISTRICT (Effective 3/7/07)
- 10.03 AP-1 ACTIVE PARK DISTRICT (Effective 1/2/08)

APPENDIX

- A LOT AND YARD ARRANGEMENTS
- B TOWNSHIP ZONING MAP
- C PARKING ARRANGEMENTS
- D PROCESS
- E RIPARIAN MAP
- F MINIMUM LOT WIDTH
- G DRIVEWAY SETBACKS

EXHIBITS

- 1 B-1 to B-3 NE Corner, S.R. 44 and U.S. Route 422
- 2 B-1 and R-1 to B-3 SE Corner, S.R. 44 and U.S. Route 422
- 3 B-2 Intersection of S.R. 44 & Washington Street
- 4 B-4 SE Corner S.R.44 & S.R.422
- 5 R-1 to B-3 SW Corner, S.R. 44 and U.S. Route 422
- 6 R-1 to B-4 SW Corner, S.R. 44 and U.S. Route 422
- 7 B-3 Area NW Corner, S.R. 44 and New U.S. Route 422
- 8 Auburn Corners Retail Business District B-1A Area
- 9 General Business B-1 Area West of Munn Road
- 10 General Industrial Zoned Land, Munn Road
- 11 PUD to R-1
- 12 I-1; I-1 to R-1

3.07 DRIVEWAYS (7/21/10): Driveways shall be located a minimum of 200 feet from any road intersection, except in R-1 and R-2 Districts. In cases where the lot frontage is prohibitive of compliance, then the driveway shall be located the maximum distance possible from any road intersection.