



Certificate Of Zoning Amendment

Application Number **ZCA16-0004**

Dispensation **APPROVED**

PAINESVILLE TOWNSHIP

LAKE, OHIO

PAINESVILLE TOWNSHIP ZONING

55 NYE ROAD, PAINESVILLE TOWNSHIP, OHIO 44077

440 352-1443

ADDRESS: **61 NYE RD**

PARCEL NO.: **11-A-015-L-00-006-0**

CATEGORY **TEXT**

APPLICANT: **PAINESVILLE TWP BOARD OF TRUST**

55 NYE RD

PAINESVILLE TWP., OH 44077

FBO

PAINESVILLE TWP BOARD OF TRUSTEES

FORMER ZONING
DISTRICT

NA

NEW ZONING
DISTRICT

NA

ZONING COMMISSION
CASE NO.

16-ZC-04

TRUSTEE
RESOLUTION

2016 - 29

The proposed amendment is to strike the words "attached single family," and "multi-family" from 32.02(B).

NOTATION BY:

Richard L. Constantine, Zoning Inspector

RESOLUTION DATE:

03/15/2016

EFFECTIVE DATE:

04/14/2016

HISTORY OF CHANGE REQUEST

16-ZC-04

Painesville Township Zoning Commission Proposed Text Amendment Modifications to 32.02(B)

January 14, 2016	Application dated
January 27, 2016	Lake County Planning Commission Hearing Recommendation - <i>Rejection</i>
February 8, 2016	Painesville Township Zoning Commission Public Hearing
February 8, 2016	Painesville Township Zoning Commission Regular Meeting Recommendation - <i>Approval</i>
<u>02-16-2016</u> ^{<u>2016-20</u>} TR RES <u>2016-24</u>	Meeting Date Received By Trustees
<u>03-04-2016</u>	Legal ad published for Trustees
<u>03-15-2016</u> TR RES <u>2016-29</u>	Painesville Township Trustees' Public Hearing- <i>Final Decision</i> APPROVED 14 EFF 4-13-16
_____	Send results to Lake County Planning Commission
_____	File Amendment with Lake County Recorder

**CERTIFICATE OF MOTION
TO PAINESVILLE TOWNSHIP TRUSTEES
FEBRUARY 11, 2016**

This certifies that the following action was taken by the Painesville Township Zoning Commission at a meeting held February 8, 2016:

Zoning members present:

Chairman, Darrell Webster
Vice-Chairman, Lee Bodnar
John Haught
Beth Knezevich
Ted Galuschik

Item 16-ZC-04

Beth Knezevich moved TO recommend approval of proposed amendments to the Painesville Township Resolution by striking the words "attached single family" and "multi-family" from subsection 32.02(B) AND TO forward such recommendation to the Painesville Township Board of Trustees.

The motion was seconded by Ted Galuschik.

Vote: Galuschik, Aye; Haught, Aye; Bodnar, Aye; Knezevich, Aye; Webster, Aye.
Motion approved.

Richelle Jones, Secretary
Painesville Township
Zoning Commission

Enclos: Revised copy of affected sections/subsections appearing in red text. See page 32.1.



Application For Zoning Amendment

Application Number **ZCA16-0004**

PAINESVILLE TOWNSHIP

LAKE, OHIO

PAINESVILLE TOWNSHIP ZONING

55 NYE ROAD, PAINESVILLE TOWNSHIP, OHIO 44077

440 352-1443

ZONING COMMISSION

CASE NO.

16-ZC-04

Hearing Date

02/08/2016

ADDRESS: **61 NYE RD**

PARCEL NO.: **11-A-015-L-00-006-0**

APPLICANT: **PAINESVILLE TWP BOARD OF TRUST**

55 NYE RD

PAINESVILLE TWP., OH 44077

FBO PAINESVILLE TWP BOARD OF TRUSTEES

EXISTING ZONING
DISTRICT

REQUESTED ZONING
DISTRICT

TYPE OF REQUEST

R-1

TEXT CHANGE

The proposed amendment is to strike the words "attached single family," and "multi-family" from 32.02(B).

HEARING CLOSED 2/8/16 7:05 PM

NOTATION BY:

Richard L. Constantine, Zoning Inspector

DATE:

01/14/2016

FEE:

\$0.00

SECTION XXXII. FLEXIBLE PLANNED UNIT DEVELOPMENT DISTRICT
(Adopted July 11, 2006 by Resolution 2006-58, effective August 10, 2006)

32.01 Purpose

The Township, recognizing that with increased urbanization and population growth comes increased demands for well organized residential areas which take into account unique natural features, contemporary land use concepts, and a balanced residential development, hereby provides for the Flexible Planned Unit Development District to promote the variety and flexibility of land development for residential purposes necessary to meet these demands while preserving and enhancing the health, safety and general welfare of the citizens of the Township.

32.02 Permitted Uses

The following uses of building and land and no others shall be classified as Flexible Planned Unit Development:

- A. Single family fee-simple lots.
- B. Detached single family, ~~attached single family, multi family~~ in condominium ownership pursuant to O.R.C. Chapter 5311.
- C. Other specific uses as approved by the Board of Trustees.

32.03 Definitions (applicable to this section only)

- A. ATTACHED SINGLE FAMILY DWELLING UNITS: Single family dwelling units not exceeding four dwelling units per building, which are physically attached one to another by common or adjoining vertical walls, which have individual electrical and plumbing systems, and which are individually owned.
- B. BUILDABLE TOPOGRAPHY: That portion of the building site which either naturally or through approved grading is physically suited for building construction. Specifically, the buildable topography is that portion of the building site which is accessible, lies outside of floodplains and consists of stable soil structure.
- C. BUILDING: A roofed and walled structure of a substantial nature constructed with a variety of exterior and interior materials, the interior space of which is generally heated and/or air conditioned with certain plumbing and electrical facilities and intended for residential, recreational or other similar uses.
- D. BUILDING SITE: The portion(s) of privately owned land that may be occupied by one or more structures that meet required area and use parameters within a Flexible Planned Unit Development District.
- E. CLUSTER DESIGN: A development design technique that concentrates buildings in specific areas of a Building Site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.
- F. COMMON OPEN SPACE: Deed restricted land or water areas within a Flexible Planned Unit Development District devoid of residential or commercial buildings required to be conveyed to one or more non-profit homeowners association(s) or other non-profit organization(s) for the recreational and aesthetic use of members of the association or organization. This area is exclusive of the required rear, side and front yard setbacks.
- G. CONDOMINIUM DEVELOPMENT: This term shall be defined as specified in O.R.C. Section 5311.01 or any amendments thereto.
- H. DENSITY: The maximum number of dwelling units permitted per net acre of land, after deduction of the required - Common Open Space and right of ways.
- I. DETACHED SINGLE FAMILY DWELLING UNITS: A building consisting of a single dwelling unit only with no common building elements attached to any other dwelling unit.
- J. DEVELOPABLE LAND: A Building Site minus the Common Open Space and dedicated roads.