

EZreport

FINAL REPORT

PROJECT NUMBER:

24-0000-001

REPORT DATE:

01/01/2024



Office Building
2717 S Arlington Rd
Akron, OH 44319

This report was prepared for:

WE Charters, LTD

Zoning Summary

Jurisdiction:	Township of Springfield, OH
Zoning District(s):	C-1 Commercial Business District
Existing Land Use:	Office Building

Submitted by: *Jack Stanton, Zoning Manager*

ITEM**REQUIRED**

ITEM	REQUIRED
PERMITTED USE	Office Building
FRONT SETBACK	25 Feet
SIDE SETBACK	10 Feet
SIDE STREET SETBACK	25 Feet
REAR SETBACK	10 Feet
MAX BUILDING HEIGHT	35 Feet
MIN LOT AREA	21,780 SF
MIN LOT DEPTH	75 Feet
MIN LOT WIDTH	75 Feet
MIN LOT FRONTAGE	75 Feet
MAX LOT COVERAGE	80% (Impervious)
PARKING	1 space per 250 SF for medical and dental 1 space per 300 SF for general offices

(D) SITE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL ZONING DISTRICT

- (1) Table 5.05-B establishes the minimum site development standards for nonresidential zoning districts.
- (2) There can be more than one principal building on an individual lot. When multiple principal buildings are located on an individual lot, the spacing between the buildings shall be reviewed and approved by the Springfield Township Fire Chief or their designee.
- (3) The maximum impervious surface coverage shall be calculated by dividing the amount of the site that is covered by any material that substantially reduces or prevents the infiltration of stormwater by the total horizontal area of the lot. Impervious surfaces include, but are not limited to, roofs, streets, sidewalks, and parking lots paved with asphalt, concrete, compacted sand, compacted gravel or clay.

TABLE 5.05-B: SITE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL ZONING DISTRICTS

DISTRICT	MINIMUM LOT AREA [1]	MINIMUM LOT WIDTH (FEET)	MAXIMUM IMPERVIOUS SURFACE COVERAGE	SETBACKS			MAX. BUILDING HEIGHT (FEET) [3]
				FRONT YARD (FEET)	SIDE AND REAR YARD [2] ADJACENT TO A RESIDENTIAL DISTRICT (FEET)	SIDE AND REAR YARD [2] ADJACENT TO A NONRESIDENTIAL DISTRICT (FEET)	
All Principal Uses in the Limited Business District (C-1)	21,780 sq. ft.	75 ²	80%	25	35	10	35
All Principal Uses in the Community Commercial District (C-2)	43,560 sq. ft.	150	75%	40	50	20	45
All Principal Uses in the Highway Commercial District (C-3)	43,560 sq. ft.	150	75%	60	50	20	45
All Principal Uses in the Office and Research Park District (O-R)	43,560 sq. ft.	120	60%	30	75	25	60
All Principal Uses in the Light Industrial District (I-1)	21,780 sq. ft.	100	70%	50	100	10	60
All Principal Uses in the Manufacturing and Storage District (I-2)	43,560 sq. ft.	150	70%	50	150	25[4]	60

NOTES: [1] sq. ft. = square feet
[2] The applicable standard shall apply to each side and rear lot line.
[3] Building heights are maximum heights except as provided in Section 5.05(A)(4): Height Measurement and Exceptions.
[4] This setback shall be increased by one additional foot for every two feet in height of building or structure over 30 feet.

² Effective 10/13/13

(6) Unlisted Uses

If an application is submitted for a use that the Zoning Administrator determines is not defined or established in [Table 5.03-A](#), below, the applicant may choose to take one of the following actions:

- a) The applicant may appeal the determination of the Zoning Administrator to the BZA pursuant to [Section 3.08: Appeals](#);
- b) The applicant may submit an application for a zoning text amendment to include the proposed use and applicable standards pursuant to [Section 3.06: Zoning Text or Map Amendment](#); or
- c) The applicant may present their case to the Zoning Commission and/or Board of Trustees to request that the township initiate a text amendment to address the proposed use and applicable standards.

(B) PERMITTED USE TABLE

TABLE 5.03-A: PERMITTED USE TABLE												
PERMITTED USES P = Permitted Use PS = Permitted with Additional Use-Specific Standards C = Conditional Use Blank Cell = Prohibited	RESIDENTIAL ZONING DISTRICTS				NONRESIDENTIAL ZONING DISTRICTS						USE-SPECIFIC STANDARDS SEE SECTION:	
	O-C	R-1	R-2	R-3	C-1	C-2	C-3	O-R	I-1	I-2		
AGRICULTURAL USES												
Agricultural uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Section 5.04(A)
Nurseries or greenhouses	PS	PS	PS	PS		P	P		P	P		Section 5.04(B)
RESIDENTIAL USES												
Adult family homes or small residential facilities	P	P	P	P								
Bed and breakfast establishments	C	C	C	C								Section 5.04(C)
Conservation subdivision	PS	PS	PS	PS								Section 5.04(D)
Conservation subdivision with attached dwellings	PS	PS	PS	PS								Section 5.04(D)
Dwellings, single-family	P	P	P	P								
Dwellings, two-family			P	P								
Institutional housing		C	C	C	PS							Section 5.04(E)
Permanently sited manufactured housing	PS	PS	PS	PS								Section 5.04(F)
PUBLIC AND INSTITUTIONAL USES												
Active parks and recreation	C	C	C	C	C	P	P	P	P	P		Section 5.04(G)
Campgrounds	C											Section 5.04(I)
Cemeteries		PS	PS	PS								Section 5.04(J)
Churches and places of worship	C	C	C	C	P	P	P	P	P	P		Section 5.04(K)
Cultural institutions	C	C	C	C								Section 5.04(K)
Educational facilities (primary and secondary)		C	C	C								Section 5.04(K)
Educational facilities, higher							P	P	P			
Hospitals						P	P	C				Section 5.04(L)
Passive parks, recreation, and open space	P	P	P	P	P	P	P	P	P	P		
Public safety and service facilities	C	C	C	C	PS	PS	PS	PS	PS	PS		Section 5.04(M)
COMMERCIAL AND OFFICE USES												
Adult entertainment establishments									C	C		Section 5.04(H)
Banks and financial institutions					P	P	P	P				

TABLE 5.03-A: PERMITTED USE TABLE

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	O-C	R-1	R-2	R-3	C-1	C-2	C-3	O-R	I-1	I-2	
Bars, taverns, or restaurants					P	P	P	P			
Club					P	P	P				
Commercial entertainment or recreation (indoors)						P	P		C		
Commercial entertainment or recreation (outdoors)						C					
Building supply or farm sales establishments							P		P	P	
Day care centers (adult or child)	PS	PS	PS	PS	P	P	P	P			Section 5.04(N)
Entertainment Device Arcades											Section 5.04(O)
Funeral homes						P					
General offices (administrative, professional, business)					P	P	P	P	P	P	
Hotels and motels						P	P				
Instructional studios					P	P	P				
Kennels, commercial and animal day cares	C	C	C	C			C		PS	PS	Section 5.04(P)
Medical and dental offices or clinics					P	P	P	P	P		
Outdoor dining areas					PS	PS	PS				Section 5.04(Q)
Outdoor display and sales					PS	PS	PS	PS			Section 5.04(R)
Outdoor storage						C	C		PS	PS	Section 5.04(S)
Personal service establishments					P	P	P				
Retail commercial uses					P	P	P				
Sales offices and showrooms						P	P	C			
Service commercial uses						P	P	C			
Veterinarian offices and animal hospitals						PS	PS	PS	PS	PS	Section 5.04(T)
VEHICLE AND TRANSPORTATION RELATED USES											
Gasoline stations						C	PS				Section 5.04(U)
Motor vehicle sales ²						C	C				Section 5.04(V)
Farm implement sales and rental ²						C	C				Section 5.04(V)
Parking lot or structure					C	C	C	C	C	C	Section 5.04(W)
Passenger transportation terminal						P	P				
Truck services/truck stop facilities							C				Section 5.04(X)
Truck/transfer facilities									C	C	Section 5.04(X)
Vehicle repair garages (major repair)						C	PS		PS	PS	Section 5.04(Y)
Vehicle service uses (minor repair)						PS	PS		PS	PS	Section 5.04(U)
Vehicle washing establishments						C	C				Section 5.04(Z)
INDUSTRIAL USES											
Distribution facilities									P	P	
Foundry									C	P	

² Effective 10/13/13

TABLE 5.03-A: PERMITTED USE TABLE

PERMITTED USES P = Permitted Use PS = Permitted with Additional Use-Specific Standards C = Conditional Use Blank Cell = Prohibited	RESIDENTIAL ZONING DISTRICTS				NONRESIDENTIAL ZONING DISTRICTS						USE-SPECIFIC STANDARDS SEE SECTION:
	O-C	R-1	R-2	R-3	C-1	C-2	C-3	O-R	I-1	I-2	
Industrial service uses									P	P	Section 5.04(AA)
Industrial uses, heavy										C	Section 5.04(BB)
Industrial uses, light								P	P	P	Section 5.04(AA)
Laboratories								PS	PS	PS	Section 5.04(CC)
Research and development facilities								PS	PS		Section 5.04(CC)
Self-storage facilities									C	C	Section 5.04(DD)
Warehouses								P	P	P	
OTHER USES											
Essential Services	P	P	P	P	P	P	P	P	P	P	
Gas and Oil Wells	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Section 5.04(EE)
Mixed Use Development						PS	PS				Section 5.04(FF)
Radio and television stations (no towers or satellites)						P	P	P	P	P	
Soil removal or mineral extraction									C	C	Section 5.04(GG)
Wireless telecommunication facilities	C	C	C	C	P	P	P	P	P	P	Section 5.04(HH)

Section 5.04 Use-Specific Standards

(A) AGRICULTURAL USES

The following standards shall apply to all agricultural uses that are not otherwise exempted from zoning pursuant to [Section 3.02\(A\): Agricultural Use Exemption](#):

- (1) The raising of livestock, as defined, is prohibited on lots less than one acre except for the raising of chickens and up to 2 small livestock animals, as defined, and permitted as an accessory use in [Section 7.01 Accessory Use Regulations](#).³
- (2) All agricultural buildings and structures, except fencing, used as a shelter for any livestock on lots less than five acres shall:
 - a) Be set back a minimum of 100 feet from all neighboring inhabited structures.³
 - b) Shall not exceed the height of the principal building.³
 - c) Shall be allowed in the rear or side yard but not closer than 30 feet to a property line.³
 - d) Shall not be closer than 100 feet from a well or other potable water source.³
- (3) Agricultural buildings on lots less than five acres shall follow allowances in [Maximum Number, Size, and Lot Coverage](#).³
- (4) Fencing utilized to corral, pen or confine livestock shall be set back a minimum of 20 feet from all property lines.³
- (5) The raising of crops and trees is permitted on any lot by-right and shall not require a zoning certificate.

³ Effective 10/28/13

- c) In the case of benches, pews and similar seating accommodations, each 24 inches thereof shall be counted as one seat for the purpose of determining the parking requirements.

(6) Stacking Spaces

Vehicle stacking spaces that are required for drive through facilities (See [Section 11.06: Stacking Space Requirements for Drive-Through Facilities.](#)) shall not count toward the off-street parking requirements of this section.

(7) Unlisted Uses

- a) Upon receiving an application for a use not specifically listed in the parking schedule below, the Zoning Administrator shall apply the parking standard specified for the listed use that is deemed most similar to the proposed use in regards to use, size and intensity of use.
- b) If the Zoning Administrator determines that there is no listed use similar to the proposed use, intensity, or size, they may refer to the estimates of parking demand based on recommendations from parking studies prepared by the Institute of Traffic Engineers (ITE), Urban Land Institute (ULI), and/or the American Planning Association (APA).

(B) REQUIRED NUMBER OF PARKING SPACES

- (1) [Table 11.04-A](#) defines the number of parking spaces required for each use within Springfield Township.
- (2) For all uses except single-family and two-family dwellings, the number of parking spaces required in [Table 11.04-A](#) below may be modified according to the following provisions without requiring a variance or other review outside of the zoning certificate:
 - a) An applicant may provide a number of spaces equal to the number of spaces required by [Table 11.04-A](#); or
 - b) Up to 10 percent fewer than the number of spaces required by [Table 11.04-A](#); or
 - c) Up to 20 percent more than the number of spaces required by [Table 11.04-A](#).
- (3) Applicants may proposed fewer parking spaces than provided in this section through the use of shared parking or off-site parking as established in [Section 11.04\(E\): Alternative Parking Options](#).
- (4) Applicants may propose more spaces than allowed in this section provided they submit a parking demand study that illustrates the need for the additional parking spaces.

TABLE 11.04-A: MINIMUM OFF-STREET PARKING STANDARDS	
USE	REQUIRED NUMBER OF PARKING SPACES
AGRICULTURAL USES	
Agricultural uses	No parking spaces required
Nurseries and greenhouses	1.0 space per 500 square feet of sales area
RESIDENTIAL USES	
Adult family homes or small residential facilities	1.5 spaces per bedroom
Adult group homes or large residential facilities	1.5 spaces per bedroom
Bed and breakfast establishments	1.0 space per guest room plus requirement for dwelling unit
Conservation subdivision	2.0 spaces per dwelling unit with a minimum of two spaces enclosed
Conservation subdivision with attached dwellings	Required spaces based on the specific dwelling type to be constructed
Dwellings, attached (3-4 units)	1.5 spaces per dwelling unit plus 0.5 spaces per unit designated as visitor or guest parking
Dwellings, single-family	2.0 spaces per dwelling unit with a minimum of two spaces enclosed
Dwellings, two-family	2.0 spaces per dwelling unit with a minimum of two spaces enclosed

TABLE 11.04-A: MINIMUM OFF-STREET PARKING STANDARDS

USE	REQUIRED NUMBER OF PARKING SPACES	
Institutional housing	1.5 spaces per bedroom	
Permanently sited manufactured housing	4.0 spaces per dwelling unit with a minimum of two spaces enclosed	
PUBLIC AND INSTITUTIONAL USES		
Active parks and recreation	Ballfields	30.0 spaces per field
	Golf courses	8.0 spaces per hole
	Golf driving ranges	2.0 spaces per tee
	Miniature golf courses	2.0 spaces per hole
	Racquetball, handball and tennis courts	5.0 spaces per court
	Swimming pools (not associated with a residence)	1.0 space per 50 square feet of swimming area including water, lawn, deck, and bathhouse
	Parks or playgrounds not otherwise specified	1.0 space per 10,000 square feet of park or playground area
Campgrounds	2.0 spaces per campsite	
Cemeteries	1.0 space per four seats in a chapel or place of assembly	
Churches and places of worship	1.0 space per 3 fixed seats in the main assembly room or 1 space per 3 persons, whichever is greater	
Cultural institutions	1.0 space per 250 square feet of floor area or 1.0 space per 4 seats based upon the design capacity, whichever is greater	
Educational facilities (primary and secondary)	1.5 spaces per classroom, library, lecture hall, and cafeteria plus 1.0 space per three fixed seats of public assembly areas. High schools shall have an additional 1.0 space per five students at maximum capacity	
Educational facilities (business or trade schools)	6.0 spaces per each classroom and 1.0 space per 300 sq. ft. of administrative office space	
Hospitals	1.0 space for every 2 patient beds plus outpatient clinics, laboratories, pharmacies and other similar uses shall have 4 spaces per 1,000 square feet.	
Passive parks, recreation, and open space	Parking spaces should be provided as appropriate, but are not required for passive parks, recreation, and open space.	
Public safety and service facilities	1.0 space per 300 square feet	
Type-A day care homes (7-12 children)	2.0 spaces in addition to that required for the dwelling unit	
Type-B day care homes (1-6 children)	No additional parking spaces required	
GENERAL RETAIL AND OFFICE USES		
Banks and financial institutions	1.0 space per 250 square feet	
Bars, taverns, ore restaurants	15.0 spaces per 1,000 square feet or 1 space for each 4 seats, whichever is greater	
Club	1 space per 3 fixed seats in the main assembly room or 1 space per 3 persons, whichever is greater	
Commercial entertainment or recreation (indoors)	1.0 space per 200 square feet or 1.0 space per four persons at maximum capacity, whichever is greater	
Commercial entertainment or recreation (outdoors)	1.0 space per 5,000 square feet of land area or 1.0 space per three persons at maximum capacity, whichever is greater	
Building supply or farm sales establishments	1.0 space per 400 square feet	
Day care centers	1.0 space per three children at maximum capacity	
Drive-through facilities	No parking spaces required. See Section 11.06.	
Funeral homes	1.0 space per 50 square feet	
General offices (administrative, professional, business)	1.0 space per 300 square feet	
Hotels and motels	1.0 space per room or suite	
Instructional studios	1.0 space per 300 square feet	
Kennels, Commercial	1.0 space per 400 square feet	

Subsection (C): Off-Street Parking Standards for Selected Service and Industrial Uses

TABLE 11.04-A: MINIMUM OFF-STREET PARKING STANDARDS	
USE	REQUIRED NUMBER OF PARKING SPACES
Medical and dental offices or clinics	1.0 space per 250 square feet
Outdoor dining areas	15.0 spaces per 1,000 square feet or 1 space for each 4 seats, whichever is greater
Outdoor display and sales	1.0 space per 400 square feet
Outdoor storage	1.0 space per 1,000 square feet
Personal service establishments	6.0 spaces per 1,000 square feet, or 2.0 spaces per station/chair, whichever is greater
Retail commercial uses	1.0 space per 300 square feet
Sales offices and showrooms	1.0 space per 500 square feet
Service commercial uses	1.0 space per 250 square feet
Veterinarian offices and animal hospitals	1.0 space per 250 square feet
VEHICLE AND TRANSPORTATION RELATED USES	
Gasoline stations	1.0 space per 200 square feet
Motor vehicle/farm implement sales and rental	1.0 space per 400 square feet of indoor display area and 1.0 space per 1,000 square feet of outdoor display area
Parking lot or structure	No additional parking spaces required
Passenger transportation terminal	See Table 11.04-B .
Truck services/truck stop facilities	See Table 11.04-B .
Truck/transfer facilities	See Table 11.04-B .
Vehicle repair garages (major repair)	1.0 space per 300 feet for facilities under 5,000 square feet or 1.0 space per 500 square feet for facilities of 5,000 square feet or larger.
Vehicle service uses (minor repair)	
Vehicle washing establishments	1.0 space per 200 square feet of building area (excluding car wash area)
INDUSTRIAL USES	
All industrial uses	See Table 11.04-B .
OTHER USES	
Essential Services	No parking spaces required
Gas and Oil Wells	1.0 space required
Mixed Use Development	Parking shall be provided as required for the individual uses in the development
Radio and television stations (no towers or satellites)	1.0 space required
Soil removal or mineral extraction	As determined by the Zoning Administrator
Wireless telecommunication facilities	1.0 space per provider

(C) OFF-STREET PARKING STANDARDS FOR SELECTED SERVICE AND INDUSTRIAL USES

Uses that reference this subsection in [Table 11.04-A: Minimum Off-Street Parking Standards](#) shall provide the minimum number of spaces identified in [Table 11.04-B: Off-Street Parking Standards for Selected Industrial Uses](#).

TABLE 11.04-B: OFF-STREET PARKING STANDARDS FOR SELECTED INDUSTRIAL USES		
USE OR ACTIVITY		REQUIRED NUMBER OF SPACES
Office or administrative area		1.0 space per 300 square feet
Indoor sales area		1.0 space per 200 square feet
Indoor storage, warehousing, assembly, vehicular service, or manufacturing area:	1-3,000 square feet of floor area	1.0 space per 250 square feet
	3,001-5,000 square feet of floor area	1.0 space per 500 square feet
	5,001-10,000 square feet of floor area	1.0 space per 750 square feet
	10,001 or more square feet of floor area	1.0 space per 1,250 square feet
Outdoor sales, display, or storage area (3,000 square feet or less)		1.0 space per 750 square feet
Outdoor sales, display, or storage area (more than 3,000 square feet)		1.0 space per 1,000 square feet
NOTE: The total number of required spaces is cumulative based on the variety of different functions present in a single use.		

(D) PARKING REQUIREMENTS FOR PHYSICALLY DISABLED

Applicants shall provide parking spaces for the physically disabled as required by the Ohio Basic Building Code and shall include all necessary markings, striping, and signage.

(E) ALTERNATIVE PARKING OPTIONS

The following are three methods of accommodating parking as an alternative to constructing the required number of parking spaces on an individual lot.

(1) Deferred Parking

A portion of the required parking spaces may remain landscaped and unpaved or paved with porous pavement provided that the parking and unpaved areas complies with the following standards. See [Figure 11.04-1](#).

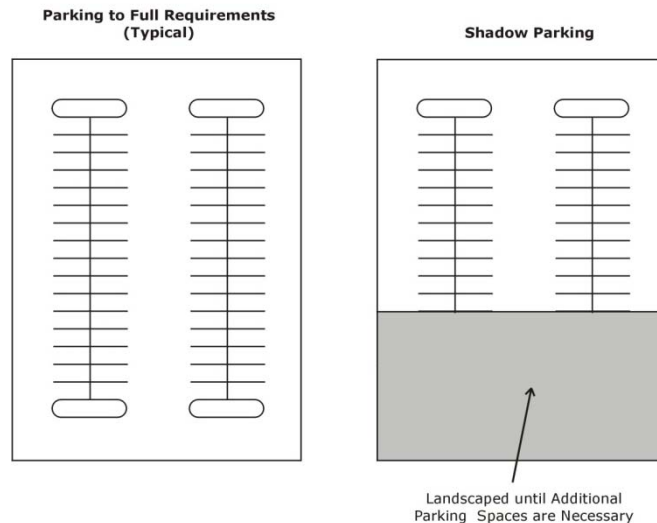


Figure 11.04-1: Illustration of deferred parking

- a) No more than 30 percent of the required number of parking spaces may be designated for deferred parking.

(G) TERMINATION OF NONCONFORMING USES

(1) Termination of Use through Discontinuance

When any nonconforming use is discontinued or abandoned for more than two years, any new use shall not thereafter be used except in conformity with the regulations of the district in which it is located, and the nonconforming use may not thereafter be resumed. The intent to continue a nonconforming use shall not be evidence of its continuance.

(2) Termination of Use by Damage or Destruction

- a) If a nonconforming residential use in a nonresidential district is damaged or destroyed to any extent, such structure and use may be reestablished on the same lot. Such reestablishment of the use shall require the issuance of a zoning certificate.
- b) If a nonconforming, nonresidential use in a residential district is damaged, but not to an extent greater than 60% of the principal structure's value, such structure and use may be reestablished on the same lot to the same size and intensity of use as was previously existing immediately prior to the damage or destruction. Such reestablishment of the use shall require the issuance of a zoning certificate.
- c) If a nonconforming, nonresidential use in a residential district is damaged beyond 60% of the principal structure's value, such structure and use may only be reestablished with approval by the BZA after consideration of surrounding uses and the impact of the nonconforming use.

Section 14.06 Nonconforming Structures and Sites

A nonconforming building or structure may continue to be used or occupied by a use permitted in an applicable zoning district so long as it remains otherwise lawful and does not constitute a public nuisance, subject to the following provisions:

- (A) Any nonconforming structure or site may be enlarged, maintained, repaired, or altered provided, however, no such enlargement, maintenance, repair or alteration shall either create an additional nonconformity or increase the degree of the existing nonconformity of all or any part of such structure or site, unless otherwise specified in this resolution.
- (B) A nonconforming structure shall not be relocated in whole or in part to any other location on the same or any other lot unless the entire structure shall thereafter conform to the regulations of the applicable zoning district after being relocated.
- (C) The principal use of a nonconforming building may be changed to any other use permitted in the applicable zoning district as long as the new use complies with all regulations of this resolution specified for such use, except the regulations to which the building did not conform prior to the change in use.
- (D) The governmental acquisition of a portion of a lot for a public purpose that results in reduction in a required yard or building setback below that required in the applicable zoning district shall not render a structure nonconforming.
- (E) **Damage or Destruction of a Nonconforming Structure Containing a Conforming Use**
 - (1) If a nonconforming structure is damaged and/or completely destroyed, the owner may rebuild the structure to the same height, and setbacks as the original nonconforming structure as it existed prior to the damage or destruction. Such work shall require the owner to submit an application for, and receive an approved, zoning certificate.
 - (2) If an owner rebuilds a legally nonconforming structure, they may expand the structure provided, as stated in [Section 14.06\(A\)](#), any expansion or change does not increase the nonconformity that existed prior to the damage.