

CHAPTER 1115

Site Plan Review

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CROSS REFERENCES

Planning Commission - see ADM. Ch. 149

Site Plan Review not involving new construction - see P. & Z. Ch. 1116

1115.01 PURPOSE.

Site plan review by the Planning Commission regulates the placement of structures and sites in a manner which considers the following concerns and, where necessary, requires modification of development proposals to eliminate or minimize potential problems and nuisances. The principal areas of concern are:

- (a) The balancing of a landowner's request to use their land with the corresponding rights of abutting and neighboring land owners to live without undue disturbance (i.e., noise, smoke, fumes, dust, odor, glare, storm water run off, etc.).
- (b) The convenience and safety of vehicular and pedestrian movement within the site, and in relation to adjacent roads.
- (c) The adequacy of waste disposal methods and pollution control of surface or ground water; and
- (d) The protection of historic and natural environmental features on the site under review, and in adjacent areas.

(Ord. 90-00. Passed 12-18-00.)

1115.02 PROJECTS REQUIRING SITE PLAN REVIEW.

No permit for the construction, exterior alteration, relocation, occupancy, or change in use of any building shall be given and no existing use shall be established or expanded in floor area except in conformity with a site plan approved by the Planning Commission. Site plan review shall also be required for the resumption of any use discontinued for more than one year, or for the expansion of any existing use. "Expansion" shall include a floor space increase of twenty-five percent (25%) or more within any ten year period, or the introduction of new materials or processes not previously associated with the existing use. Required approval includes proposals for commercial, industrial, office, multiple family (4 or more) residential dwelling units, municipal, institutional, utility, fraternal or recreational purposes.

(Ord. 90-00. Passed 12-18-00.)

1115.03 EXCEPTIONS.

Site plan review shall not be required for:

- (a) The construction or enlargement of any single family, two family dwelling, or three family dwelling or building accessory to such dwelling;
- (b) The construction or alteration of any building used exclusively for agriculture, horticulture or floriculture.
- (c) Construction or alteration providing for not more than 1000 additional square feet total floor area.
- (d) Customary home occupations.

(Ord. 90-00. Passed 12-18-00.)

1115.04 PROCEDURE.

(a) An applicant for a zoning permit under this section shall file with the Zoning Administrator a copy of a site plan at a scale no smaller than 1 inch to 500 feet for each zoning request. An applicant, his/her engineer, architect, developer and/or contractor, is required to meet with the Planning and Zoning Administrator, or his/her designated representative, Street Commissioner and Village Engineer in a pre-application meeting at the inception of the project and prior to submitting their site plan documents. The purpose of this meeting is to discuss early and informally the purpose and effect of the Village of Lordstown regulations, the criteria and standards contained herein, and to familiarize the applicant, his/her engineer, architect, developer and/or contractor with the same. A copy of the final site plan shall be filed with the Zoning Administrator at least one week prior to the next scheduled meeting of the Village Planning Commission. The site plan shall contain the following materials:

- (1) The total area in the development.
- (2) The existing zoning classification of the property in question and all adjacent properties.
- (3) All public and private right-of-way and easement lines located on or adjacent to the property which is proposed to be continued, created, relocated or abandoned.
- (4) Existing topography with a maximum of five foot contour intervals.
- (5) The proposed finished grade of the development shown by contours not larger than two feet.
- (6) The Village Engineer shall approve all drainage criteria; including #4 and #5 with the cost to be incurred by the applicant. See Fees and Deposits as specified in Section 1102.09.
- (7) The locations of all existing and proposed buildings in the described parcels, the uses to be contained therein and the total number of buildings including dimensions, heights, gross floor area and number of stories.
- (8) Location and dimension of all curb cuts, driving lanes, off-street parking and loading areas including the number of spaces, angles of stalls, grades, surfacing materials, drainage plans and illumination of facilities.

- (9) All sidewalks and other open areas.
- (10) Location of all walls, fences and buffers, both existing and proposed.
- (11) Location, size, height and orientation of all signs, both existing and proposed.
- (12) Location of all existing and proposed streets and highways.
- (13) All existing and proposed water and sanitary sewer lines indicating pipe sizes, types and grades.
- (14) The schedule of phasing of the project.
- (15) All existing and proposed front, rear and side yard setbacks.
- (16) Such other information as required by the Planning and Zoning Commission to determine the conformance with this Code.
- (17) Prior approval of water mains and appurtenances by the Board of Public Affairs of the Village of Lordstown.

(b) The Planning and Zoning Administrator shall transmit copies of the application to each member of the Planning Commission.

(c) The Planning Commission shall review the site plan pursuant to the site plan review guidelines set forth in Section 1115.05. An open meeting shall be held to consider the application, and the Planning Commission may approve, disapprove or approve with modifications the site plan as submitted. (Ord. 41-2017. Passed 8-14-17.)

1115.05 GUIDELINES.

The following principles shall guide the exercise of the "Site Plan Review" by the Planning Commission:

- (a) Conformance with all applicable provisions of the Planning and Zoning Ordinance.
- (b) Convenience and safety of both vehicular and pedestrian traffic within the site and in relationship to adjoining ways and properties.
- (c) Reasonable demands placed on Village services and infrastructure.
- (d) Adequacy of methods for sewage and refuse disposal and the protection from pollution of both surface waters and ground water, including minimizing soil erosion both during and after construction.
- (e) Protection of abutting properties and Village amenities from undue disturbances caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, storm water run off, etc.
- (f) Minimizing the area over which existing vegetation is to be removed. Where tree removal is required, special attention shall be given to replacement of trees.
- (g) The applicant's efforts to integrate the proposed development into the existing landscape through design features such as vegetation, buffers, roadside plantings and the retention of open space and agricultural land.
- (h) The building set backs, area and location of parking, signage and landscaping of the development, and how these features harmonize with the surrounding neighborhood and the natural landscape.

(Ord. 90-00. Passed 12-18-00.)

1115.06 ENFORCEMENT.

The Planning and Zoning Administrator may suspend any permit license, issue a stop work order, file an injunction or issue a violation notice when work is not performed as required.

(Ord. 90-00. Passed 12-18-00.)
