

NORTHFIELD CENTER TOWNSHIP

Comprehensive Plan

Recommended to the Northfield Center Township Zoning Commission by the Citizens Advisory Committee on May 5, 1998.

Recommended to the Northfield Center Township Trustees for Approval by the Zoning Commission on May 27, 1998.

Approved by the Township Trustees on June 6, 1998.

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Northfield Center Township Comprehensive Plan

INTRODUCTION

Over 4,000 people have chosen Northfield Center Township as the place they call home. Though the specific reasons vary, many decided to move to the Township because of its small town character with half-acre lots and an abundance of mature trees. At the same time, it is conveniently located near new commercial development and just minutes away from the regional highway system.

However, there is growing concern that these very same factors of convenience and accessibility will result in the loss of the features that initially attracted development; streets will become more congested, and the taxes needed to provide the additional services will escalate.

Therefore, this Comprehensive Land Use Plan seeks to establish a vision for the future of Northfield Center Township to ensure that anticipated and desired growth is properly managed in order to retain the character of the Township while being responsive to current needs. Guidelines contained in this document are intended to aid the Township in making decisions regarding land use and open space concepts. It also includes prioritized strategies and implementation measures to carry out the objectives identified in the Plan.

SUMMARY OF POLICY FRAMEWORK

Throughout the planning process, the Citizens Advisory Committee analyzed many facts and wrestled with numerous issues related to development within the Township. In the end, the following over-riding principles emerged as the framework around which general goals and more specific policies were established.

- To the extent possible, Northfield Center Township shall seek to retain its small-town atmosphere, which is characterized in part by mature trees that provide a significant backdrop for one and two-story buildings, the existing single-family residential development patterns, and the “town square” area at the Route 82, Brandywine and Olde 8 intersection.
- A sense of community shall be reinforced through efforts to create and maintain a central gathering place, historic landmarks such as the township hall and the gazebo, landscaped lawns in front of commercial establishments, and quality development in areas that contribute to the image of the Township.
- Yet, the Township recognizes the emerging non-residential development occurring along Route 8 and its responsibility to promote non-residential development in order to reduce the tax burden on residential property owners.

PURPOSE OF THE PLAN

In embarking on the formulation of this Plan, the Township believed that the process should achieve the following objectives:

- The Plan should establish policies based on an analysis of historical and current trends, development pressures and existing development patterns.
- The Plan's goals and policies should be the consensus of a wide range of community interests.
- The Plan should determine the critical issue areas and then focus on action steps to address these issues.
- There should be broad community representation and meaningful citizen participation throughout the process.

Many of the policies in the Plan involve changes to the zoning resolution that can be implemented in the next few months. Others are more long-range policies, some of which may be difficult for the Township to achieve. Some policies will require further studies to determine more specific implementation strategies that go beyond the scope of this project.

The adoption of this plan changes no laws but instead identifies regulations that need to be changed as the next step in the process. By far, the most important tool the Township has in carrying out the policies of this plan is the Township Zoning Resolution. As a second phase of this planning process, the zoning resolution needs to be thoroughly reviewed and analyzed so that obsolete standards are eliminated and amendments are made to incorporate the recommendations from the Plan.

THE PLANNING PROCESS

The planning process began in October 1997 with the creation of a 31 member Citizens Advisory Committee. The committee was comprised of one Township Trustee and members of both the Zoning Commission and Board of Zoning Appeals. Other members included volunteers who live, work or own businesses in the Township and who have demonstrated knowledge of and interest in the issues facing the Township. Also at that time, D. B. Hartt, Inc., Planning and Development Consultant, was retained by the Township to provide professional consulting services in the preparation of the Comprehensive Land Use Plan.

At the start of the planning process, the consultant conducted informal conversational interviews with the Citizen Advisory Committee members in order to gain a better understanding of the issues to be addressed in the Plan.

Northfield Center Township Comprehensive Plan

Through a series of regularly scheduled public meetings, the Citizens Advisory Committee reviewed the results of the interviews, selected the issues to be addressed by the Plan, brainstormed broad strategies to address the issues, and formulated detailed policy recommendations.

The preliminary policies were presented to the Township residents at a public meeting held at the Township Hall in February 1998.

Throughout the process, D. B. Hartt, Inc. facilitated the Citizens Advisory Committee in reaching consensus and understanding the ramifications of various policies.

ACKNOWLEDGMENTS

This document is a result of many hours of discussions among members of the Citizens Advisory Committee. These members, listed in Appendix B, attended numerous meetings to develop this Comprehensive Land Use Plan. Throughout the process, they provided diverse perspectives that resulted in a comprehensive understanding of issues and foresight that was vital in formulating this future vision of Northfield Center Township.

Northfield Center Township Comprehensive Plan

I. Context For The Plan

Northfield Center Township is strategically located within the Route 8 Corridor. This corridor has experienced significant growth in recent years. It is expected that the Township as well as the surrounding communities of Sagamore Hills, Macedonia, Northfield Village, Twinsburg and Hudson will continue to be desirable locations for development.

This chapter analyzes a number of existing conditions, including comparisons of Northfield Center Township to the above adjacent communities and to Summit County as a whole. This analysis is necessary in order to understand the development potential of areas within the Township. It also provides the foundation on which goals and objectives are formulated and policies and strategies established. The more noteworthy statistics are highlighted below while the complete set of tables is included in Appendix A.

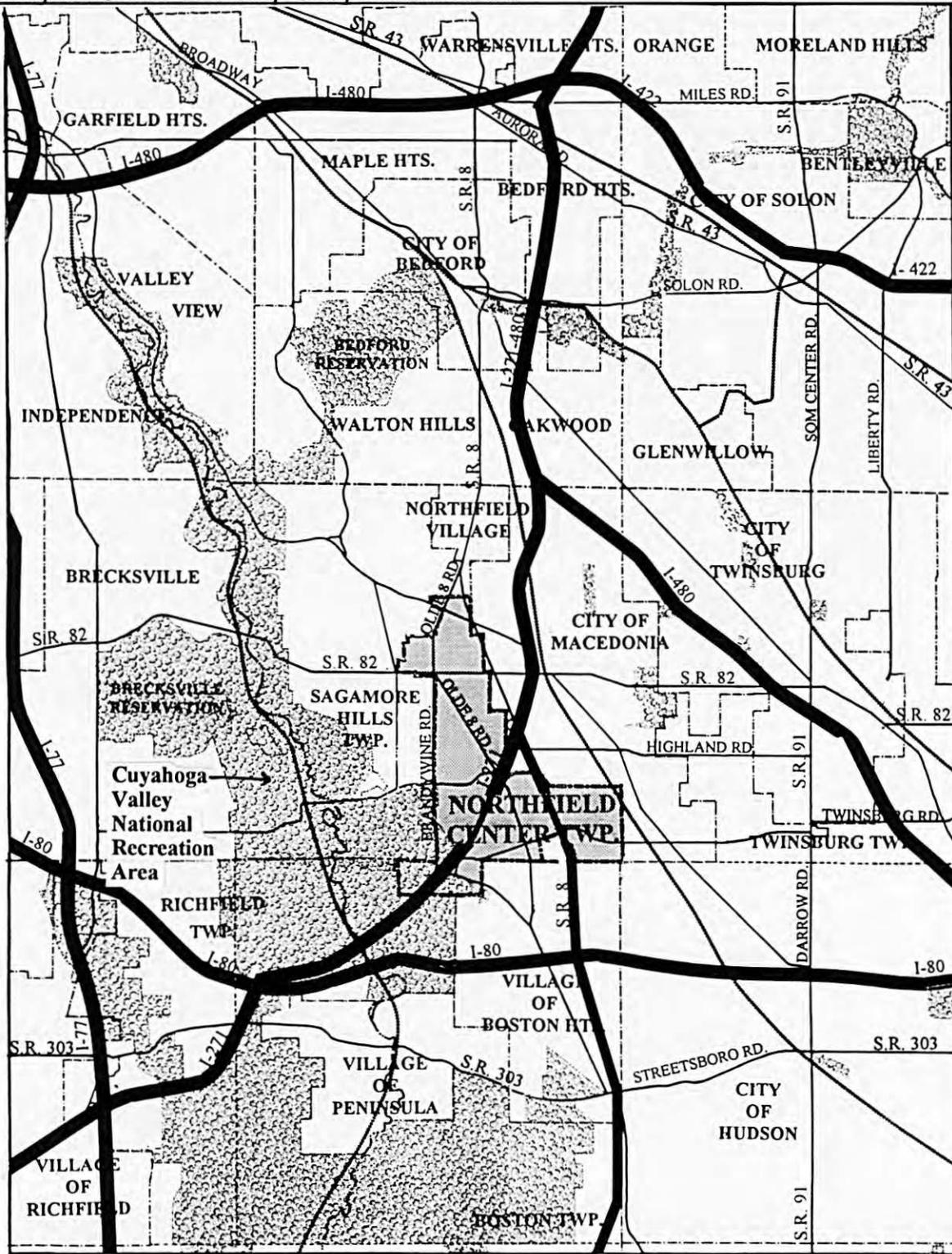
A. REGIONAL CONTEXT

Northfield Center Township is located in Northeastern Ohio, in the northeast quadrant of Summit County (See Map 1). The community is halfway between Akron (30 miles to the south) and Cleveland (36 miles to the northwest). Interstate 271 and State Route 8 provide convenient access to these major cities and their surrounding suburbs. Exit 12 of the Ohio Turnpike is located approximately 1.5 miles south along Route 8 in Boston Heights. State Route 82 is a major east-west arterial that provides access to Brecksville, Aurora and beyond.

Northfield Center Township and the five surrounding communities are located within the Route 8 Corridor. Over the last 30 years, the combined growth rate of these six communities has exceeded the growth rate of the county. In 1970, the number of dwelling units in the six communities comprised 5.4% of the total units in Summit County; by 1990, the percentage had increased to 8.4%. Between 1980 and 1990 over 39% of the new dwelling units constructed in the County were built in one of these six communities.

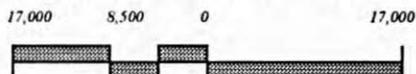
Much of the development attraction within the Route 8 Corridor is attributed to the area's accessibility to many of the region's employment centers, cultural facilities and major retail establishments.

In addition, the area has a scenic natural landscape comprised of large wooded areas. The Cuyahoga Valley National Recreation Area is located directly west of the Route 8 Corridor. This 33,000-acre park stretches along the historic Ohio and Erie Canal, parallel to the Cuyahoga River. This unique asset provides a protected natural area with numerous recreational opportunities and tourist destinations.



REGIONAL MAP

Approximate Scale: 1" = 17,000'



MAP
1

B. NATURAL FEATURES

Northfield Center Township is comprised of approximately 3,043 acres. Moderate rolling hills characterize the community with average slopes ranging up to 12 percent throughout the area. In the southern portion of the community, adjacent and within the Cuyahoga Valley Nation Recreation Area, there are extremely severe slopes along the upper portions of the valley. The majority of the land has deciduous vegetation with the southern portion near the recreation area being heavily wooded with scattered small clearings. Map 2 illustrates many of the significant natural features existing in the Township.

There are a number of waterbodies located in the northern portion of the community north of Route 82. These water bodies total approximately 33 acres of lakes and ponds and are generally surrounded by residential development. Brandywine Creek is located in the southern portion of the Township where it winds north and south at various points parallel to both I- 271 and State Route 8.

Brandywine Falls is a rugged gorge with a natural waterfall that is located immediately northwest of the intersection of Brandywine Road and Stanford Road. This unique scenic natural feature is a noted landmark within the Cuyahoga Valley Natural Recreation Area.

Much of the areas adjacent to the ponds and along Brandywine Creek are subject to flooding according to the Federal Emergency Management Associations Flood Insurance Maps, effective September 18, 1987. There are also a number of significant areas with hydric soils within the community. Hydric soils can be an indicator of wetlands since they usually are impervious soils which do not drain well therefore causing water to stand for long periods of time. One of the largest areas of hydric soils is located south of Route 82 and west of Route 8, comprising approximately 43 acres (46% of which is in Macedonia). A second concentration of wetlands is found in the area north of Twinsburg Road and east of Route 8. In total there are approximately 230 acres within the Township that are considered wetlands or floodplains. Many of these acres are located within undeveloped areas and are also prime locations with significant development potential.

C. RESIDENTIAL DEVELOPMENT TRENDS

Since 1970 the number of dwelling units has steadily increased within the Township: by 12.3% between 1970 and 1980, and by 11.8% between 1980 and 1990. (See Table 1) However, Northfield Center Township's growth rate for dwelling units during these two decades was considerably less than other communities within the Route 8 Corridor: Hudson (69% and 51%), Twinsburg (43.7% and 49.9%) and Macedonia (17.6 and 23.6%) respectively.

**Table 1
Dwelling Units in Northfield Center Township:
1970 - 1990**

	1970	1980	1990
Number	1,151	1,292	1,444
% Increase	---	11.8%	12.8%

Northfield Center Township Comprehensive Plan

By 1990, there were 1,444 dwelling units within the Township. Since that time the housing construction rates for the community have increased sharply. The total number of residential building permits issued for Northfield Center Township between 1990 and 1993 was 40, resulting in an average of 10 permits per year. However, since 1994, the number of building permits issued has increased to an average of 80 permits per year. During this same time, Twinsburg and Hudson, communities with significantly larger amounts of vacant land, issued an average of 231 and 171 building permits per year, respectively.

It is estimated that by the end of 1997, there were approximately 1,727 dwelling units in the Township (see Table 2). This was determined by adding the building permit data from

**Table 2
Estimated Dwelling Units**

	1990 Census	Permits Issued 1990 – 1996	Approved Units 1997
Additional Units	--	283	253
Total Units	1,444	1,727	1,980
% Increase	--	19.6%	14.5%

1990 to the end of 1996. It was assumed that all units for which permits had been issued were constructed by the summer of 1997. In addition, there were two residential projects that were approved in 1997. The Brandywine Preserve on E. Twinsburg Road includes 241 cluster single-family units. A

12-unit apartment development was approved for a two-acre site is on the west side of Olde 8, south of Highland Road. This results in a total of approximately 1,980 existing and committed units within the Township.

Despite the increase in the number of dwelling units between 1970 and 1990, during this same time there was a decline in the Township's population; falling from 4,364 in 1970 to 3,982 in 1990, (See Table 3). This decrease in population can be attributed to a national

**Table 3
Population in Northfield Center Township:
1970 - 1996**

	1970	1980	1990	1996
Number	4,364	4,294	3,982	4,482
% change	--	-1.6%	-7.3%	12.6%

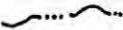
trend of smaller family size as well as an increased number of single person households, and an ever-increasing elderly population. The above mentioned data is not unique within the region, since a number of communities have also seen population decreases at comparable rates.¹

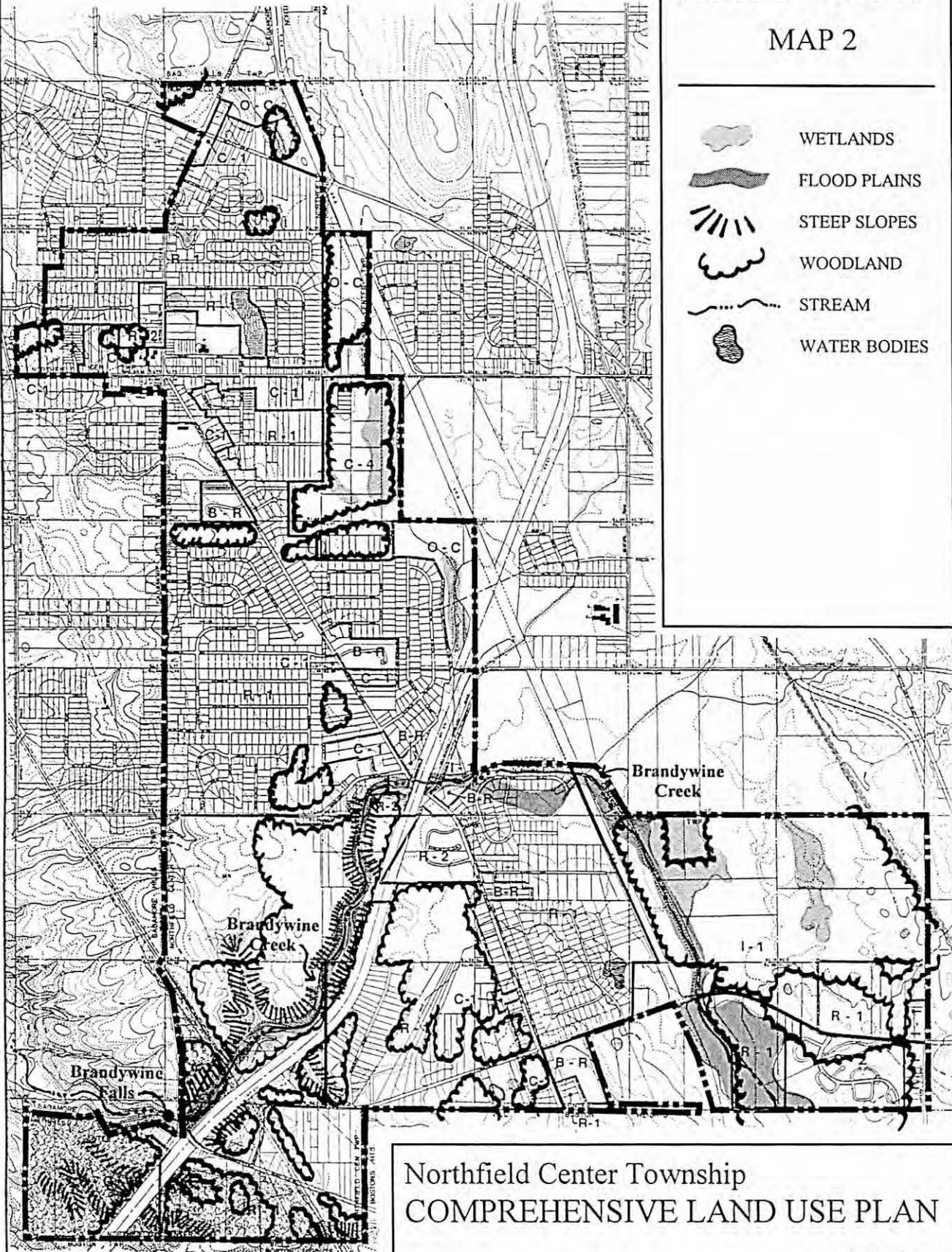
However, the Township has recently experienced an increase in population, which corresponds with the housing growth in the area. During the past six years, population estimates suggest that the community has seen an increase of approximately 500 people, or a 12.6% increase from 1990.

¹ See also Appendix A for detailed summary tables of the 1970 through 1990 population and dwelling unit statistics for the surrounding communities.

Natural Features

MAP 2

-  WETLANDS
-  FLOOD PLAINS
-  STEEP SLOPES
-  WOODLAND
-  STREAM
-  WATER BODIES



CUYAHOGA VALLEY
NATIONAL RECREATION AREA

Northfield Center Township COMPREHENSIVE LAND USE PLAN

Scale: 1" = 1,700'



June 1998

DBHartt, inc.

PLANNING AND DEVELOPMENT CONSULTANTS

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While Northfield Center Township is not experiencing the same rate of growth as other surrounding communities, the rate of growth within the Township is at its highest level in 30 plus years. Much of this is due to the Township's location within the Route 8 Corridor.

D. EXISTING DEVELOPMENT PATTERNS

Northfield Center Township has a diversified land use pattern. The land use pattern in the area traditionally has occurred on a small scale over many decades. Recently (within the past 30 years) a few planned commercial developments have occurred. Approximately two-thirds of the residential lots in the Township are located within planned subdivisions.

A community is made up of various elements, which begin to define the physical form of the community. These elements include streets, edges, neighborhoods, nodes, and landmarks. The combination, concentration, or diversification of uses contributes to the visual form of the community.

The major streets within the Township are Route 8 and Route 82. The 1995 average daily traffic (the most recent data available) on these streets near their intersection was 14,400 and 16,550, respectively, thus making them desirable locations for commercial uses. These major streets, in particular Route 82, also act as the front door to the community, essentially presenting the image of the Township to visitors.

Secondary streets include Olde 8, Brandywine Road and Twinsburg Road. These streets generally have residential uses located along them. Before the construction of Route 8, Olde 8 was the major north-south arterial in the community. As a result, there are a few scattered commercial uses along the predominantly residential setting.

Edges of a community are linear elements that often prohibit or separate one area from another in either a physical or visual way. Edges include railroads, interstates, power transmission right-of-ways, and natural topographic features. The Cuyahoga Valley National Recreation Area serves as a major edge because of the restrictions on uses within the park. Interstate 271 serves as a major edge dividing the Township into two parts, with only two minor connections between the north and south sections.

A node is an area with a concentration of particular uses or group of similar uses. Often a node can be referred to as a core. There are two primary nodes within the Township. The first major node is the "town square" area at the Route 82, Brandywine and Olde 8 intersection. Civic buildings, such as the school and town hall, and numerous historic storefronts characterize this area. The second node is the Route 82 corridor extending from the "town square" area to Route 8 in Macedonia. A mixture of commercial, office and residential uses characterize this area. Often there are commercial and residential uses located in older residential structures. The area has a diversified appearance with no unifying elements.

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A neighborhood is an area, larger than a node, that has common identifying characteristics such as lot size, building style or age, types of street layout, or unique natural features. The community has many distinct neighborhoods that are defined by their architectural style, as well as, their common lot arrangements. Some of the older neighborhoods have more rural characteristics, with drainage ditches and no sidewalks. Newer neighborhoods have a more suburban character with concrete curbs and sidewalks.

E. LAND USE CHARACTERISTICS

At the present time, approximately 65% of the land in the Township is committed for development. Table 4 on the next page indicates the various types of land uses found in the community and the percentage of developed land.

Like many communities, the majority of the land in Northfield Center Township is dedicated to residential uses. Of the 1,914 acres zoned for residential uses, 1,332 acres (70%) are developed. A large area that has been set aside for multi-family use is located behind the Elementary school, adjacent to the town square area.

In 1990 the majority of the dwelling units within the Township were single-family homes (86.5% of the total number of dwelling units). There are a few two-unit and multi-unit buildings scattered throughout the community. However, in the last few years, there has been an increase in the percentage of single-family attached units due to recent developments such as Dover Place, Marwick Place, and Brandywine Preserve.

The majority of commercial development has occurred along Route 82, though there are isolated commercial establishments in a few locations in the Township. The largest area for commercial growth is located adjacent to Macedonia at the intersection of Route 8 and Route 82. The Township currently has a joint economic development district (J.E.D.D.) agreement with the City of Macedonia.² There are approximately 150 acres within the district and another 34 acres immediately east of the district that is within the city limits of Macedonia.

The largest section of land within the community that has not yet been developed is located in the southeastern quadrant of the Township, along Twinsburg Road, east of Route 8. This area, comprised of 352 acres, has been zoned for industry for several years. This area has good access to major transportation routes and is adjacent to industrially zoned land in the City of Macedonia.

² See also Section F, C-4 Planned Shopping Center, for a summary of the J.E.D.D. agreement.

Table 4
Acres By Zoning District
 Northfield Center Township

ZONING DISTRICT	Total Acres in Zoning District	% of Total Acres	Total Vacant Land	Vacant Land with Wet Lands / Floodplains	Total Developed/ Committed	% of Total Developed Acres
<u>Residential</u>						
O-C	529		265	44	264	
R-1	1,248		300	47	948	
R-2	137		17	2	120	
Total Residential	1,914	63%	582	93	1,332	68%
<u>Commercial</u>						
B-R	52		0	0	52	
C-1	196		22	0	174	
C-4	124		124	43	0	
Total Commercial	372	12%	146	43	226	11%
<u>Industrial</u>						
I-1	384		352	89	32	
Total Industrial	384	13%	352	89	32	2%
<u>Major Right-of-Ways</u>						
	117		0	0	117	
Total	117	4%	0	0	117	6%
<u>Lakes and Ponds</u>						
	33		0	0	33	
Total	33	1%	0	0	33	2%
<u>Cuyahoga Valley National Recreation Area</u>						
O-C	111		0	5	111	
R-1	114		0	0	114	
Total CVNRA	225	7%	0	5	225	11%
TOTAL ACRES	3,045	100%	1,079 (35%)	230	1,965 (65%)	100%

F. EXISTING ZONING

There are currently six zoning districts within the community. There are three primary residential zoning districts: O-C Conservation District, R-1 Residential District and R-2 Residential District. In addition, the B-R Business Residential District allows residential uses as well as limited office uses. There are two commercial districts, C-1 and C-4, that provide for retail, service, and office uses. There is one industrial district I-1, allowing for a mixture of manufacturing uses. Tables 14 and 15 in Appendix A summarize the permitted uses and development standards for the zoning districts. Map 3 identifies the existing zoning districts in the Township, while Map 4 indicates areas of vacant land.

O-C OPEN SPACE CONSERVATION DISTRICT

The Open Space Conservation District is designed to protect and or preserve special areas within the community that have unique geologic, botanic, historic, or scenic value. The district also attempts to reduce problems created by intense development in areas that have unique environmental conditions such as high water tables or floodplains. This district allows for single-family dwellings with a minimum lot area of 5 acres. The district also allows uses such as agriculture and wildlife refuges. Much of the land in the Cuyahoga Valley National Recreation Area and the All Saints Cemetery are zoned O-C. Currently, there are approximately 265 acres of undeveloped land in this district.

R-1 RESIDENTIAL DISTRICT

This district is designed to provide for areas within the community for single-family dwellings in a manner that maintains a suburban character. The minimum lot size for the district is 20,000 square feet, which was recently reduced from 25,000 square feet. There are about 300 acres of undeveloped land in this district; approximately 24% of the total area zoned R-1.

R-2 RESIDENTIAL DISTRICT

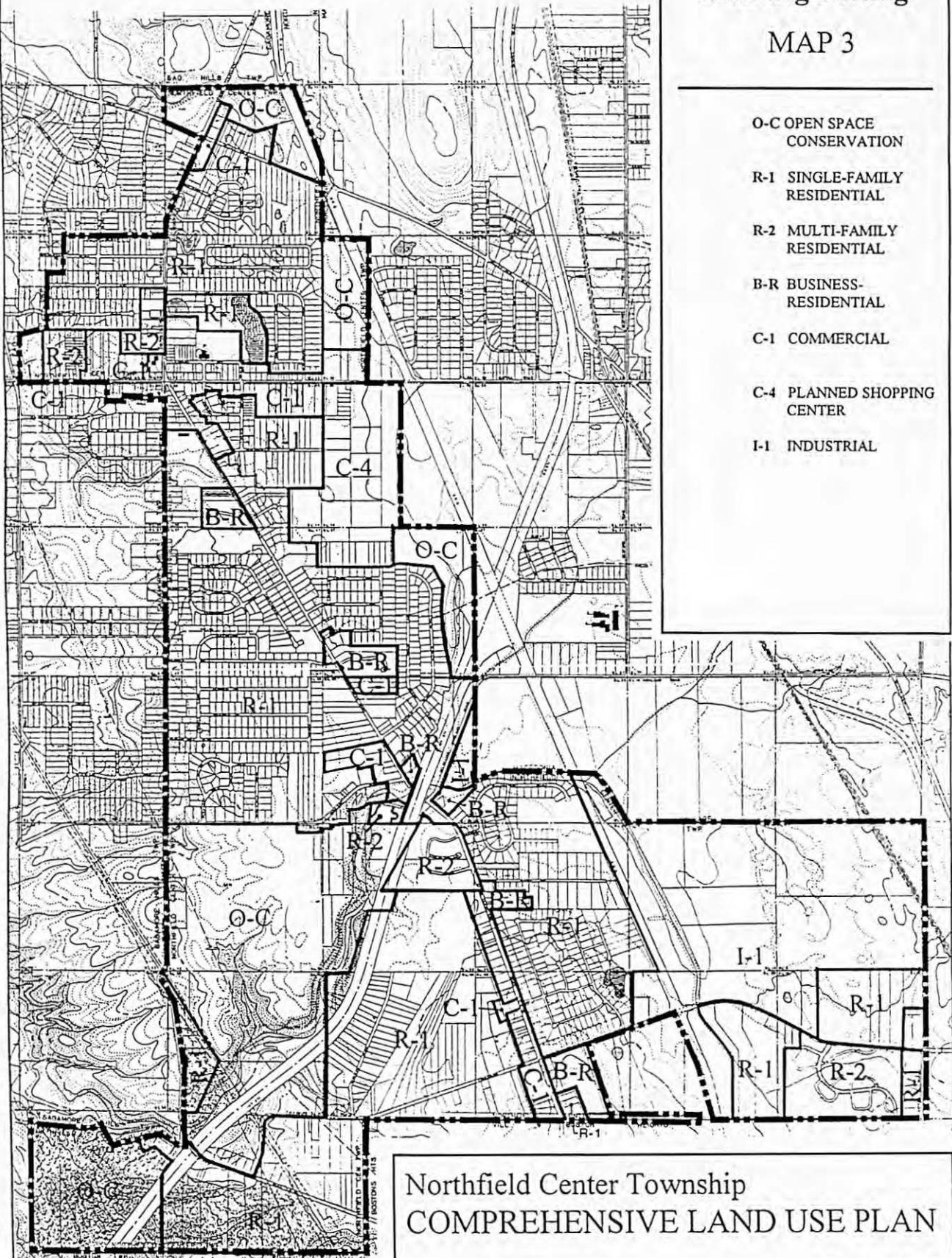
This district permits both single-family and multi-family development. The purpose for this district is to create a slightly higher density of people near the central core of the community. The permitted density for the district varies depending on the type of units being constructed, with a maximum density of approximately 6 units per acre for multi-family. There are approximately 17 acres of undeveloped land in this district or 12% of the total area zoned R-2.

Within the R-2 District, planned residential developments (PRD) are permitted as conditional uses. The PRD regulations are designed to accommodate and encourage creative and innovative developments with a mixture of housing configurations. The standards require that a minimum of 30% of the total units be single-family detached units and another 30% be single-family attached units. The density of a PRD cannot exceed five dwelling units per acre, and a minimum of 25% of the gross acreage of the development site is to remain as common open space.

Existing Zoning

MAP 3

- O-C OPEN SPACE CONSERVATION
- R-1 SINGLE-FAMILY RESIDENTIAL
- R-2 MULTI-FAMILY RESIDENTIAL
- B-R BUSINESS-RESIDENTIAL
- C-1 COMMERCIAL
- C-4 PLANNED SHOPPING CENTER
- I-1 INDUSTRIAL



CUYAHOGA VALLEY
NATIONAL RECREATION AREA

Northfield Center Township COMPREHENSIVE LAND USE PLAN

Scale: 1" = 1,700'



June 1998

D.B. Hartt, inc.

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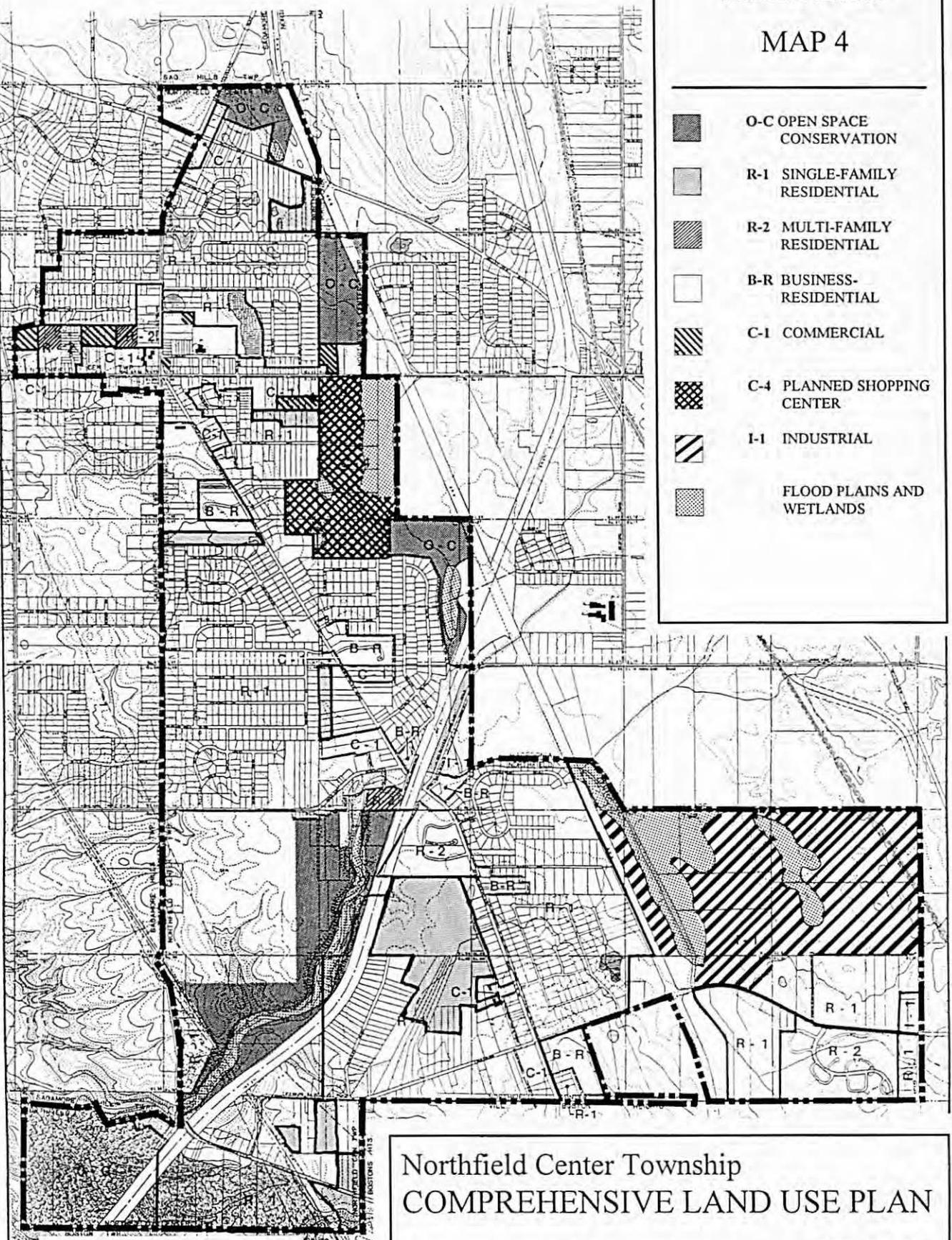
Northfield Center Township Comprehensive Plan

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Vacant Land

MAP 4

-  O-C OPEN SPACE CONSERVATION
-  R-1 SINGLE-FAMILY RESIDENTIAL
-  R-2 MULTI-FAMILY RESIDENTIAL
-  B-R BUSINESS-RESIDENTIAL
-  C-1 COMMERCIAL
-  C-4 PLANNED SHOPPING CENTER
-  I-1 INDUSTRIAL
-  FLOOD PLAINS AND WETLANDS



CUYAHOGA VALLEY
NATIONAL RECREATION AREA

Northfield Center Township COMPREHENSIVE LAND USE PLAN

Scale: 1" = 1,700'



June 1998

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B-R BUSINESS RESIDENTIAL DISTRICT

The Business Residential District is designed to accommodate development ranging from single-family homes to multi-family and limited office uses. The goal of this district is to maintain the residential character of the district while allowing for a variety of uses. It is intended to be applied in areas where it may be difficult to market new single-family development due. The minimum lot area for the district is 25,000 square feet. There is no vacant land within this district. However, because of the development standards, many parcels could be considered underdeveloped.

C-1 COMMERCIAL DISTRICT

Most of the commercial establishments are zoned C-1. This district allows for a variety of retail, personal service, and office uses. The regulations permit buildings to be occupied by a combination of residential and business uses, typically with residential uses on upper floors.

C-4 PLANNED SHOPPING CENTER DISTRICT

The Planned Shopping District (C-4) is designed to allow for large-scale development with a mix of retail, service and entertainment uses. Proposed projects are required to have a minimum of 25 acres. The one area that is currently zoned C-4 is the area within the joint economic development district southwest of Route 82 and Route 8. The joint economic development district was established to ensure that future development would be complimentary to and compatible with the recent commercial development at Macedonia Commons along Route 82, east side of Route 8. The key elements of the J.E.D.D. are as follows:

- Macedonia and Northfield Center Township are to work together to:
 - ◆ Prepare a joint comprehensive development plan.
 - ◆ Provide the necessary services to this area.
- The Township zoning governs, and the Township may change the zoning standards provided the City agrees.
- The area within the district can be added to or subtracted from with the agreement of the City.
- Buildings must be constructed in accordance with the City of Macedonia's building code.
- The City and the Township are to equally share the proceeds from any income tax revenues.

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I-1 (INDUSTRIAL DISTRICT)

This district is designed to accommodate a variety of industrial uses such as warehouses, wholesale establishments, and uses which manufacture or process items. All projects to be located within the district must go through a site plan review and conform to the approved plan. Currently, there are 384 acres zoned I-1, of which over 90% are vacant.

G. ECONOMIC DEVELOPMENT CONSIDERATIONS

In order for the Township to evaluate the desirability of different kinds of land uses, it is necessary to understand the various fiscal impacts for each type of use. Summarized below are a few key points concerning the four major categories of land use.

Office development generates more real estate tax revenue per acre than retail or industrial development because offices have more floor area per acre than either industrial or retail uses. Retail development typically generates the second highest amount of real estate tax revenue per acre. As a category, residential development generates the lowest real estate tax revenue. If the Township were to collect income tax via a joint economic development district agreement, the revenue generated from higher paying office and industrial jobs would make these uses the two highest tax revenue generators. In addition to real estate taxes, commercial and industrial uses pay personal property tax on machinery and equipment, tools, supplies and inventory.

Another aspect of land use is the level of services required compared to the amount of taxes paid. The American Farmland Trust (AFT) conducted a study of the tax consequences of various land uses in a growing community.³ The AFT concluded that for every \$1 of taxes paid by homeowners, \$1.54 of community services such as education, police and fire protection and street maintenance were required. For industry and commercial, only about \$.23 of every tax dollar paid was required for its support. Therefore, not only do commercial and industrial uses pay more in taxes; they also require fewer services.

The primary funding source for communities is the property tax. Northfield Center Township's present property tax rate is 82.21 mills. Taxes are paid on the assessed value of property, which is 35% of the market value. Because of various reductions, the effective rate that is actually paid by a property owner in Northfield Center Township is \$1,620.5 per \$100,000 of residential valuation and \$1,778 per \$100,000 of commercial valuation.⁴ This compares to Hudson's tax rate of \$1,836 per residential valuation (the highest of the six communities) and Twinsburg's tax rate of \$1,399 per residential valuation (the lowest of the six communities).

³ The Cost of Community Services in Madison Village and Township, Lake County Ohio, (October 1993).

⁴ This tax rate is for the majority of land in the Township. Property owners in the North Hills Water District pay an additional 10% because of the tax levied by the water district.

Northfield Center Township Comprehensive Plan

In 1996, the percentage of the total assessed real property value that is attributable to residential land was 91% compared to 9% for commercial, industrial and public utilities real property. In general, communities that have a lower property tax rate usually have a higher percentage of commercial and industrial land value. For example, Twinsburg has the lowest property tax rate of the six communities, and 30 percent of its land valuation is attributed to commercial and industrial development.

II. Development Issues to be Addressed

The following is an assessment of the development issues in the Township. These are the result of a detailed review and discussion by the Citizens Advisory Committee of the existing conditions and trends summarized in Chapter I. Map 5 illustrates the location and extent of the issues.

A. ECONOMIC DEVELOPMENT

While there seems to be an adequate amount of land zoned for economic development, there has not been any market interest in developing the land on Twinsburg Road for industry. In fact, over 180 acres have recently been rezoned to an R-1 or R-2 residential classification. Part of the lack of interest could be due to the fact that much of the land that is zoned for industry has significant constraints to development including wetlands and floodplains. Should this land retain its industrial zoning? What is the impact to the community if this land is developed entirely for residential use?

The C-4 area is controlled by a joint economic development district agreement between the Township and the City of Macedonia. The Township is somewhat restricted in its ability to change the development potential of this area. Development on the C-4 parcel along Route 82 will have a significant impact on the Township in regard to traffic and congestion.

B. RESIDENTIAL DEVELOPMENT

In recent years there has been a significant increase in the rate of residential development. There is concern that additional residential development will require higher taxes in order to meet increased school facility needs.

Recent residential development is somewhat changing the character of the Township. Developers are not providing adequate open space areas within subdivisions (as was provided in earlier subdivisions). The R-1 lot size was recently reduced from 25,000 square feet to 20,000 square feet. Is the current requirement too small to maintain the character of the Township?

The O-C Open Space Conservation District has a minimum lot requirement of 5 acres and is intended to be applied in areas where, because of the amount and type of existing natural features, the development potential of parcels is limited. However, an analysis of the existing natural features indicates that several parcels are not impacted by sensitive natural areas. Therefore, some parcels currently zoned O-C have greater development potential than otherwise permitted.

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Before the construction of the new Route 8 highway, Olde 8 was a primary north-south street that was primarily zoned for commercial uses. However, since the opening of new Route 8, most of Olde 8 has been rezoned for residential (R-1) or mixed use (B-R). Gradually this street has taken on a predominately residential nature, due in part to recent developments such as Marwick Place and Dover Place condominiums and the new single-family homes adjacent to Charter Lakes. However, there is still concern that more can be done to reduce the likelihood that additional non-residential uses will be developed.

C. IMAGE

Route 82 is considered the "front door" to the Township. Currently, some landmarks exist, such as the gazebo, but otherwise the area does not have a distinct and identifiable image. Should the Township seek to create such an image?

D. PARKS, RECREATION AND OTHER COMMUNITY FACILITIES.

There are not enough community facilities, especially for youth. Should the Township try to provide more for the residents?

E. CIRCULATION

Traffic along route 8 has become very congested in recent years. Many commuters use Olde 8 as an alternative route to avoid the congestion on State Route 8, especially at the Highland Road intersection. Development in the C-4 area will generate a substantial amount of traffic, exacerbating congestion in this area.

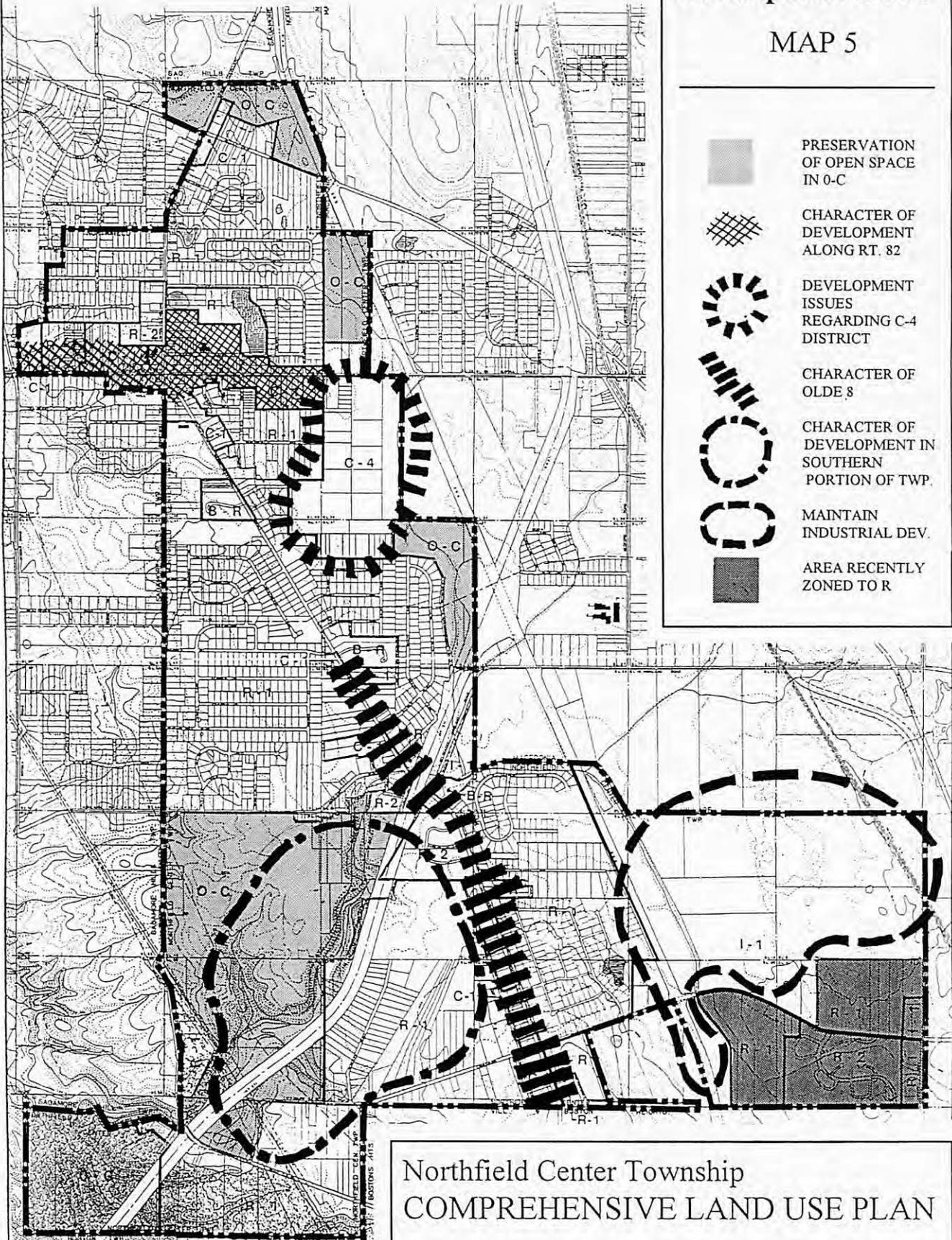
F. FISCAL/ADMINISTRATIVE

The zoning resolution is the primary tool the Township has to ensure that development occurs in an appropriate manner. There are no landscaping requirements in the zoning regulations and no review process to ensure that the character, design and appearance of new buildings are appropriate for the Township.

Development Issues

MAP 5

-  PRESERVATION OF OPEN SPACE IN O-C
-  CHARACTER OF DEVELOPMENT ALONG RT. 82
-  DEVELOPMENT ISSUES REGARDING C-4 DISTRICT
-  CHARACTER OF OLDE 8
-  CHARACTER OF DEVELOPMENT IN SOUTHERN PORTION OF TWP.
-  MAINTAIN INDUSTRIAL DEV.
-  AREA RECENTLY ZONED TO R



CUYAHOGA VALLEY
NATIONAL RECREATION AREA

Northfield Center Township COMPREHENSIVE LAND USE PLAN

Scale: 1" = 1,700'



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III. Alternative Development Concepts

Two of the key steps in preparing a comprehensive plan are reviewing the development alternatives of various areas and choosing the alternatives that best fit the goals and objectives of the community. This recognizes that a community has choices as to what are the most appropriate and suitable development policies for vacant land. In order to establish reasonable policies it is necessary to review the various alternatives in detail.

Therefore, the following alternative development concepts were formulated to determine development impacts related to each concept. Each option is summarized below. Table 5 illustrates how the development alternatives affect the “at build-out” residential development potential. Table 6 presents the resulting potential real estate tax value. For comparison, Table 6 also includes the 1996 real estate tax valuation.

Option 1: Maximize Economic Development.

This development option examines the implications of pursuing economic development. However, there is relatively little vacant land remaining in the Township and the appropriate development pattern for most of this vacant land is already established. Consequently, there are no vacant parcels suitable for industrial or commercial expansion beyond the areas already zoned. Therefore, development according to existing zoning, particularly of the areas zoned for I-1 and C-4, maximizes economic development.

In Option 1, the development capacity of the vacant land is based on the existing zoning. This option is a somewhat unrealistic scenario since it assumes that development in the O-C areas will be limited to residential lots having a 5-acre minimum area. In a review of the natural features in the Township, it is unlikely that such a low density is justified for each of the parcels currently zoned O-C since few areas appear to be significantly impacted by sensitive natural features.

Option 2: Revise O-D Densities.

This option assigns more realistic densities to some of the O-C parcels based on the physical characteristics of the parcels and the surrounding development.

- 2 Units per Acre. Three parcels have the following characteristics: they are adjacent to Route 8; abut or are across the street from commercial zoning; and are adjacent to residential areas averaging 1/2 acre lots. Therefore, these parcels were assigned a density of two units per acre.
- 0.2 Units per Acre. The O-C parcels south of Highland Road (and that are not part of the Cuyahoga Valley National Recreation Area) are traversed by Brandywine Creek and steep slopes surrounding the creek. The current 5-acre lot requirement is appropriate for these parcels.

**Table 5
Potential Residential Development
Northfield Center Township**

	Residential Development Potential of Vacant Land					
	<u>Option 1</u>		<u>Option 2</u>		<u>Option 3</u>	
	Existing Zoning		Revised O-C Density		Residential on Twinsburg Rd.	
	Acres	Units	Acres	Units	Acres	Units
Density According to Existing Zoning						
R-2 - 5.0 units/acre	17	85	17	85	17	85
R-1 - 1.6 units/acre	300	480	300	480	300	480
O-C - 0.2 units/acre	265	53	0	0	0	0
Revised O-C Densities:						
1 unit/5 acres for O-C areas south of Highland Road			175	35	175	35
2 units/acre for O-C areas adjacent to Rt. 8 and commercial zoning			75	150	75	150
O-C with no development potential			15	0	15	0
I-1 switched to R-1						
1.6 units/acre (R-1 density)					352	563
TOTAL ACRES/UNITS	582	618	582	750	934	1,313
TOTAL UNITS AT BUILD-OUT		2,598		2,730		3,293
% INCREASE*		31.2%		37.9%		66.3%

* Percentage increase from 1,980 units (estimated units, including approved, from Table 2).

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- O-C Area with No Development Potential. The 15 acre portion of the O-C area immediately south of the C-4 area is viewed as having no development potential since it is a long narrow sliver of land located between a solid residential development and the Route 8 right-of-way. There is no possible access from either the residential neighborhood or Route 8.

Option 3: Promote Residential on East Twinsburg Road.

This option analyzed the outcome of allowing the entire industrial area along Twinsburg Road to be developed for residential uses.

Table 6
Projected Tax Valuation of Northfield Center Township
 (As % of total)

	Existing Real Estate Tax Valuation (based on current development) ^(a)	Development at Build-out (based on development of vacant land) ^(a)		
		<u>Option 1</u> Existing Zoning	<u>Option 2</u> Revised O-C Density	<u>Option 3</u> Residential on Twinsburg Rd.
Residential	91.3%	58.7%	60.4%	76.8%
Commercial	8.6%	24.4%	23.4%	23.1%
Industrial	0.1%	16.9%	16.2%	0.1%
TOTAL	100.00%	100.00%	100.00%	100.00%
^(a) Table 13 in Appendix A summarizes the dollar value increase for each of the options.				

IV. Goals and Objectives

In order to evaluate the options available to the Township, it is first necessary to establish the basic direction desired for the Township. During the course of the planning process, the following over-riding principles emerged as the framework around which general goals and more specific policies were established.

- To the extent possible, Northfield Center Township shall seek to retain its small-town atmosphere, which is characterized in part by mature trees that provide a significant backdrop for one and two-story buildings, the existing single-family residential development patterns, and the “town square” area at the Route 82, Brandywine and Olde 8 intersection.
- A sense of community shall be reinforced through efforts to create and maintain a central gathering place, historic landmarks such as the township hall and the gazebo, landscaped lawns in front of commercial establishments, and quality development in areas that contribute to the image of the Township.
- Yet, the Township recognizes the emerging non-residential development occurring along Route 8 and its responsibility to promote non-residential development in order to reduce the tax burden on residential property owners.

From the evaluation of the existing conditions and issues, the Citizens Advisory Committee has formulated the following goals. It is from these goals that the planning policies (Chapter V) and implementation measures (Chapter VI) have been developed.

Goal 1: Minimize the tax burden on residents by:

- Maintaining all commercial land as currently zoned.
- Maintaining the industrially zoned land for industrial uses to the extent that the market supports such development.

Goal 2: Establish reasonable residential development policies on the remaining vacant land by:

- Basing the permitted density on the surrounding characteristics and the impact of natural features, and anticipated development.

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- Maintaining the R-1 density in areas where the pattern of 20,000 – 25,000 square foot lots is already established and where natural features do not significantly impact the development potential of the parcels.
- Maintaining the O-C classification in the southwest area of the Township that is most isolated from the Route 8 corridor and where steep slopes potentially limit the development potential.

Goal 3: Conserve natural resources and significant natural features as much as possible in areas zoned for residential uses by:

- Encouraging clustering of units on the buildable portion of parcels so as to reduce the need to build on “sensitive” land.
- Encourage the conservation of large wooded areas.

Goal 4: Minimize the impact of future development on existing residents by:

- Establishing specific screening and buffering requirements between uses.
- Establishing a traffic management program for Route 82 and Olde 8.
- Supporting the establishment of a traffic management program for Route 8.

Goal 5: Ensure high quality development in the Township by:

- Establishing design guidelines for non-residential development to ensure that the elements of buildings and signs are well designed.
- Expanding the scope of the existing site plan review process to include design review.
- Create a positive image of the Township, specifically along State Route 82 (the major route through the Township), by:
 - ◆ Improving the quality of new development and encouraging renovations along the corridor.
 - ◆ Reinforcing the “town square” location at the intersection of Brandywine, S.R. 82 and Olde 8.

V. Development Policies

These policies have been formulated to provide a guide for making future land use decisions in the Township. The policies are summarized below and are illustrated on the Land Use Policies, Map 6, on the following page.

A. ECONOMIC DEVELOPMENT

Based on the development capacity analysis and projected tax valuation in Table 6, the current zoning pattern is adequate to provide a sufficient balance of uses. Therefore, the policies related to economic development are formulated to ensure that any new development is compatible with the surrounding development.

1. **POLICY for the Twinsburg Road Industrial Area:** Maintain industrial in the western portion of the area, and allow residential development on the eastern portion. The wetlands area that is centrally located in the current I-1 area provides a significant natural buffer that could be used as an initial dividing line between the two uses. Then, if, in the future, interest for industrial development does not occur and the property owner wishes to pursue additional residential development, homes could be permitted west of the wetlands in an area contiguous to any existing residential development. This would ensure that the remaining industrial land is not fragmented, so as not to preclude industrial development or have an adverse impact on residential areas.
2. **POLICY for the C-4 Planned Shopping Center District:** Ensure that future commercial development is compatible with the surrounding residential uses by:
 - a. Explicitly permitting offices as part of a planned development.
 - b. Allowing residential uses to be part of a planned development around the periphery of the current C-4 boundary. Promoting new residential in the southern and southwestern areas of the C-4 as a transitional use ensures that the impact of new commercial development is borne by future residents who move to the area with full knowledge of the commercial development rather than by existing residents.

If lower density residential is developed in this location, the Township may want to consider allowing this new residential

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development to be oriented toward and therefore connect to the existing residential neighborhoods.

- c. Requiring significant building setbacks from Route 82 and substantial landscaping for areas adjacent to streets and within parking lots.
- d. Requiring specific buffering around the perimeter of the development, i.e. a screen of evergreens or other type of landscaping that obscures the view of the development.
- e. Maximizing commercial development along Route 8 to take full advantage of the Route 8 frontage.
- f. Controlling access to both Route 8 and Route 82 to ensure that impacts from traffic generated by future development are minimized to the extent practicable.
 - (1) Request, at a minimum, two access points to Route 8.
 - (2) Limit the number of access points onto Route 82 to two or three.
- g. Ensure that any development in the C-4 district is designed as part of an overall master plan for the entire district.

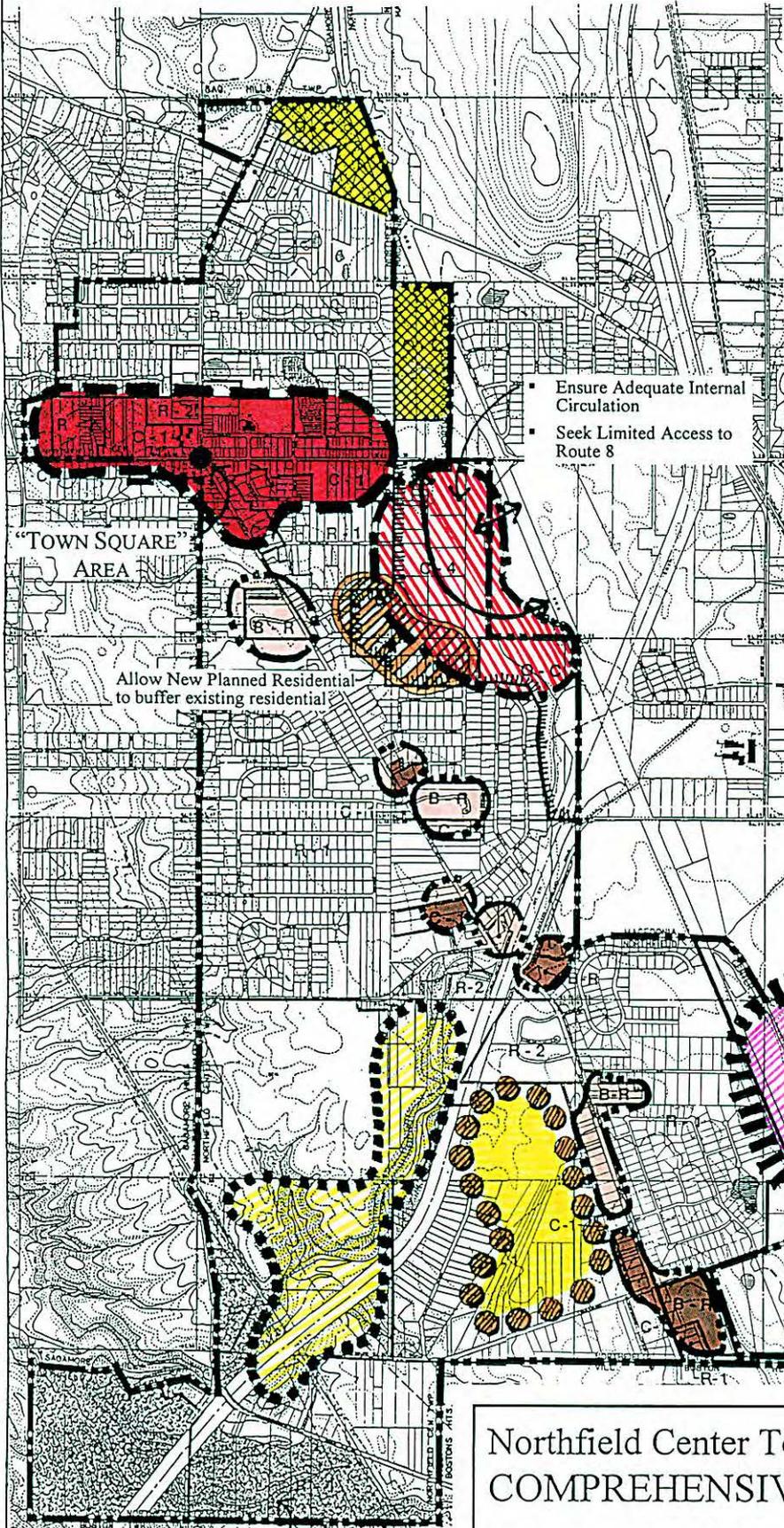
3. **POLICY for Route 82 Corridor - Town Square Area:** Reinforce and enhance the small-town character of the Route 82 corridor to ensure that the public “front door” of the community presents a positive image to travelers along this route.

- a. Continue to permit a mix of uses, retail and office, within this area:
 - (1) Create a landscaped area along the right-of-way with sufficient width to accommodate future widening of Route 82.
 - (2) Establish specific landscaping standards within this parking setback (i.e. a minimum number of trees and shrubs).
 - (3) Regulate drive-through facilities to ensure that there are sufficient stacking spaces.

Expand the scope of the site plan review process to include appropriate design guidelines and design review. The

Land Use Policies

MAP 6



-  ALLOW CLUSTER DEV. @ 2 DU/AC IN 0-C
-  ENHANCE RT. 82 CORRIDOR
-  ENSURE C-4 DEVELOPMENT COMPATIBLE: REGULATIONS & ACCESS
-  PRESERVE RESIDENTIAL CHARACTER OF OLDE 8
-  ALLOW LIMITED OFFICE USES THAT RETAIN RESIDENTIAL CHARACTER
-  PERMIT RESIDENTIAL DEV. @ 2 DU/AC
-  UTILIZE WETLANDS AS INITIAL BOUNDARY
-  MAINTAIN INDUSTRIAL DEV.
-  PERMIT RESIDENTIAL DEV. @ 0.2 DU/AC

Northfield Center Township COMPREHENSIVE LAND USE PLAN

CUYAHOGA VALLEY
NATIONAL RECREATION AREA

Scale: 1" = 1,700'



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guidelines would require continuity and compatibility for signage, landscaping and building design.

- b. Maintain the open area at the Brandywine, Route 82, and Olde 8 intersection as the “town square” area with the gazebo as the central focal point. Within this area, the following restrictions are recommended:
 - (1) Consider use restrictions such as limiting first floor space to retail and office uses, allowing second floor space to be occupied by residential or office uses.
 - (2) Establish a mandatory setback line for new building construction in order to “frame” the square and require buildings on the square to have entrances facing the square.
 - (3) Require buildings to have a minimum percentage of the façade devoted to windows and/or other architectural features which prevent “blank” retail walls.
 - (4) Require parking to be located behind buildings or, if located to the side, to not have more than 60 contiguous feet of parking exposed to the street without being interrupted by a building or wall.

- 4. **POLICY for Olde 8.** Continue to preserve the existing prevailing residential character of the Olde 8 corridor which reinforces the Township’s longstanding objective for this street:
 - a. Eliminate the allowance for office uses in areas where such uses do not already exist, and where a residential pattern has been established on both sides of Olde 8 Road. This is accomplished by reducing the number of areas zoned for B-R, and rezoning any multi-family areas to the R-2 district.
 - b. Maintain the B-R district only in those areas where the residential uses are vulnerable. Within those areas:
 - (1) Discourage demolition of existing residential structures.
 - (2) Continue to allow houses to be converted to offices but require parking areas to be located behind the house.
 - (3) Allow infill office development on vacant parcels provided new construction maintains a residential building character.
 - (4) Allow cluster residential (both single-family detached and attached) at a similar density as permitted for new office development (approximately 5 dwelling units per acre).

B. RESIDENTIAL POLICIES.

The Township has generally two patterns of residential development. North of Highland Road and east of Olde 8, suburban residential development has occurred with a predominant lot size in the 20,000 square foot – 25,000 square foot range.

In the southwestern portion of the Township, adjacent to the Cuyahoga Valley National Recreation Area, much of this area has retained a “semi-rural” character of larger lots.

1. **POLICY for O-C Areas North of Highland Road.** In areas where parcels are adjacent to Route 8 and adjacent to or across the street from commercial zoning, allow clustering at two units per acre. This would allow more flexibility for units to be oriented away from Route 8. The cluster provision is described in more detail under the R-1 policies

The O-C parcel located between Route 82 and Valley View Road has no access to either street, and access out to Route 8 is not desirable. Therefore, access should be encouraged through the vacant C-1 parcel located immediately south, which has frontage on Route 82.

2. **POLICY for O-C Areas South of Highland Road:** In the remaining areas, which are located south of Highland Road, maintain the current O-C density of 5 acres per unit. Consider adding clustering provisions to the O-C District that would not increase the density but would allow units to be placed closer together. At the same time, a portion of the site must be set aside as common open space. Steep slopes surrounding Brandywine Creek characterize much of this 175-acre area. Development would be required to preserve the areas surrounding the creek, but the density would be determined on the entire acreage of the parcel including the area in the creek and stream bank.
3. **POLICY for R-1 Areas.** Establish a clustering provision that would allow approximately two dwelling units per acre (slightly more than that which can be achieved with the R-1 regulations) while allowing some flexibility in the physical arrangement of the units in exchange for setting aside a portion of the site for open space. Clustering provisions provide an alternative to the standard lot subdivision that results in a smaller net area being developed while the remaining area is left undeveloped as common open space. The purposes for establishing clustering provisions include the following:

- a. To preserve open space without the use of Township funds. The preservation of natural areas such as stream corridors reduces the capital costs for future storm water management.
- b. To provide pedestrian oriented linkages between residential neighborhoods through a well distributed and connected open space system.
- c. To encourage units to be oriented away from major street frontages.

The clustering provisions would apply primarily in areas where the size and/or shape of the parcels create difficulty in achieving suitable development.

C. TRANSPORTATION/CIRCULATION POLICIES.

POLICY: Establish a traffic management program to ensure that the traffic impacts of new development are minimized to the greatest extent possible.

1. Encourage the County to limit improvements along Olde 8 so as not to encourage additional traffic on this street. Such limitations could include:
 - a. Not widening the street.
 - b. Limiting left turning lanes.
2. Work with Macedonia to secure access points to Route 8 for new development on the C-4 parcel.

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V. Implementation Strategies.

This portion of the Compressive Land Use Plan identifies specific actions to implement the policy recommendations contained in Chapter V. These implementation measures fall into the following categories:

- Zoning Text Amendments,
- Zoning Map Amendments, and
- Administrative Measures.

A. ZONING TEXT AMENDMENTS

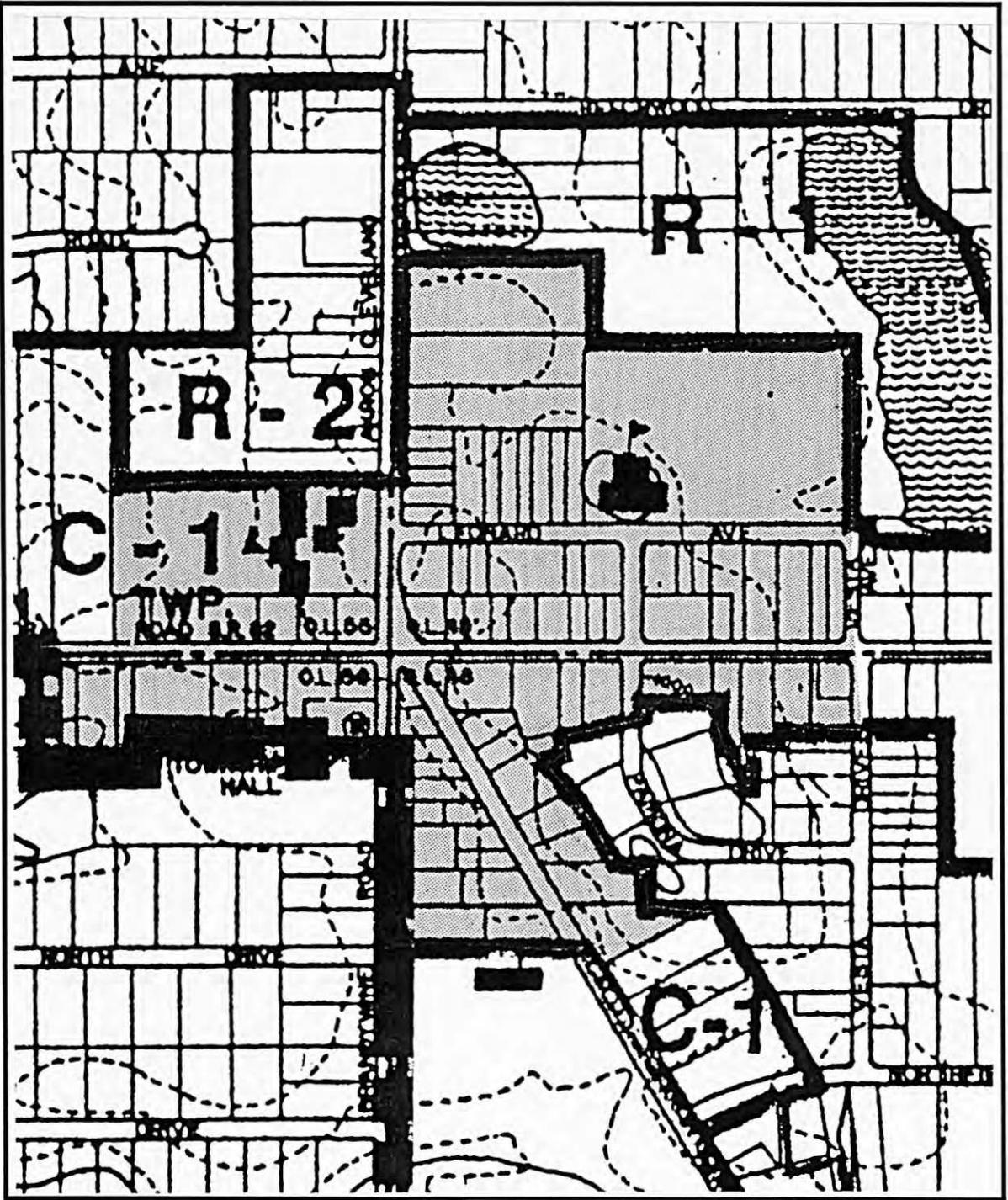
Zoning is the Township's fundamental tool to the used to bring about many of the land use policies stated in this Plan. The following text amendments should be included in the update of the Township Zoning Resolution.

1. MODIFY THE EXISTING C-4 DISTRICT REGULATIONS:

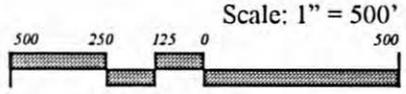
- a. Explicitly add offices to the list of permitted uses as part of the planned development.
- b. Establish a building setback of 100 feet from Route 82 and Route 8.
- c. Increase the landscaped areas adjacent to existing streets from 25 feet to 30 feet.
- d. Establish a 20-foot landscaped area adjacent to any proposed internal public streets.
- e. Within the above landscaped areas adjacent to public streets require a minimum of 5 major shade trees and 20 shrubs for every 100 feet of lot frontage.
- f. Require a minimum of 5% of the interior of parking lots to be planted with landscaped islands. Each island must have:
 - (1) A minimum of 10 feet for each dimension.
 - (2) At least one major shade tree.
- g. Require specific landscaping within the existing 100-foot buffer strip required along the perimeter of the development.
 - (1) A wall, fence or mound with a minimum height of 6 feet, and/or

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- (2) Major shade trees or evergreen trees planted sufficiently to screen the view of buildings from adjacent residential lots.
 - h. Permit cluster or attached single-family uses to be part of a planned development around the periphery of the current C-4 boundary, when contiguous to existing residential development. These residential structures may be placed closer than 100 feet along the perimeter of the development.
- 2. REVISE THE C-1 COMMERCIAL DISTRICT REGULATIONS.**
 - a. Increase the parking setback from the street right-of-way from 20 feet to 30 feet.
 - b. Establish specific landscaping requirements to screen parking lots from the street. Screening must effectively screen a minimum of 50% of the parking lot area. This should be accomplished using vegetation, trees, or walls with a minimum height of 3 feet. This shall apply to any lot with 5 or more parking spaces when the lot is located in a front yard or side yard.
 - c. Add regulations which require a minimum of 10 stacking spaces per drive-through facility
- 3. CREATE AN OVERLAY DISTRICT FOR THE VILLAGE CENTER AREA (INTERSECTION OF ROUTE 82 AND OLDE 8).** These regulations would be in addition to the C-1 District regulations. Map 7 illustrates the area where the Overlay District regulations are intended to apply.
 - a. Restrict first floor space to retail and offices and second floor space to offices and residential units.
 - b. Establish setback requirements to encourage new buildings to be located so as to “frame” the square. Map 8 diagrams the appropriate building setbacks based on the location of existing buildings. Buildings are encouraged to be placed at the setback line. If a building is located more than 50 feet behind the minimum setback line, then only 50% of the area in front of the building may be used for parking. The remainder must be suitably landscaped.
 - c. Require buildings to have a minimum of 50% percent of the façade devoted to windows and other architectural features to prevent "blank" retail walls.
 - d. Require parking to be located behind the minimum building setback.



PROPOSED OVERLAY DISTRICT



MAP
7

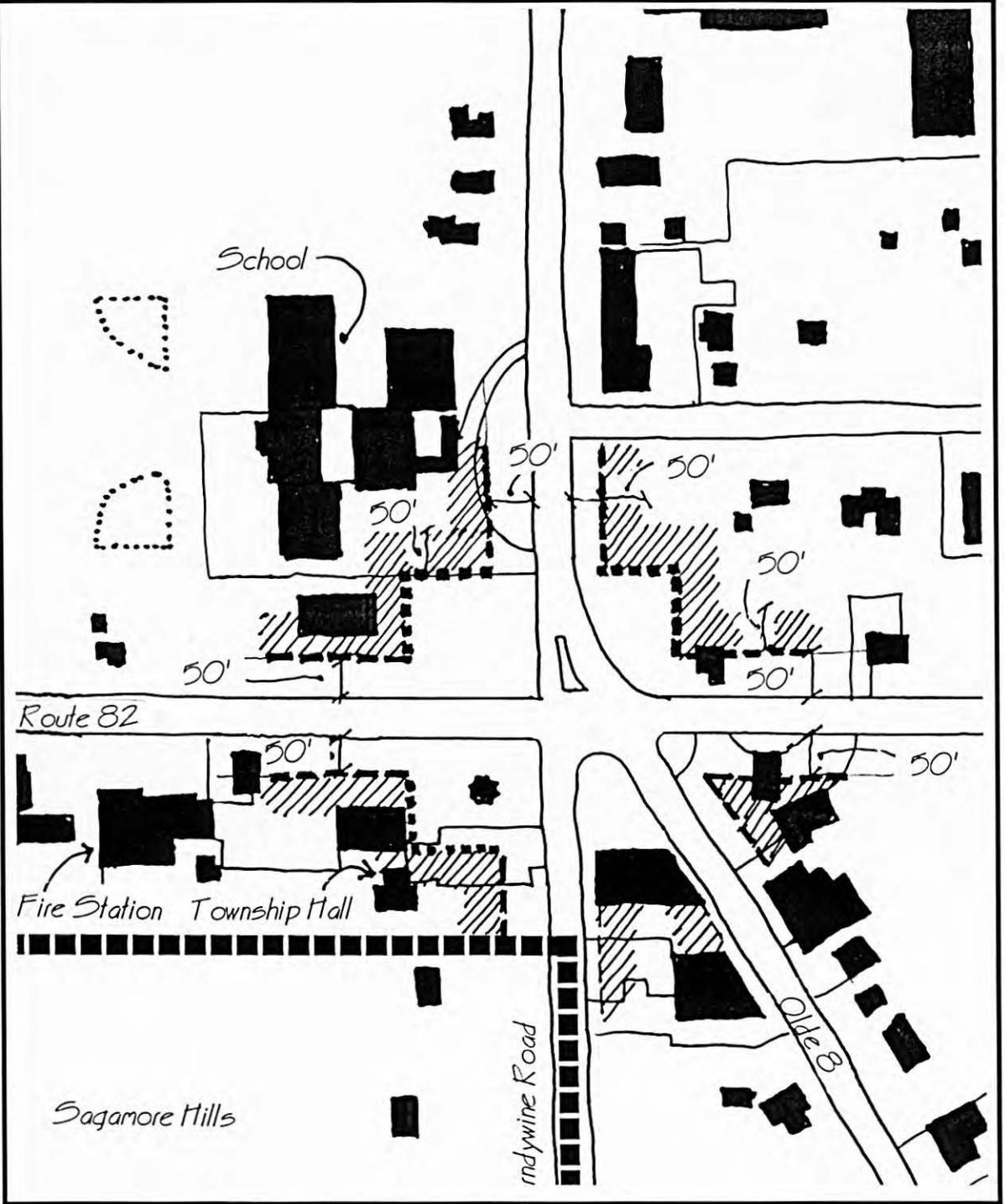
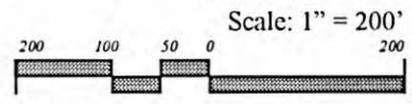


DIAGRAM OF PROPOSED BUILDING SETBACKS



MAP
8

- e. Require parking lots with more than 60 contiguous feet of parking exposed to the street to have a wall between the street and the parking lot.

4. REVISE THE B-R DISTRICT

- a. Limit the size of new office construction to 10,000 square feet per acre. Require any new office development to be constructed in a "residential design style and form."
- b. Require parking for any non-residential use to be located behind the building.
- c. Add clustering provisions to specifically allow single-family (detached and attached) development at 5 dwelling units per acre.

5. ADD CLUSTER PROVISIONS AS A CONDITIONAL USE TO THE O-C DISTRICT AT CURRENTLY PERMITTED DENSITIES THAT WILL ALLOW UNITS TO BE PLACED CLOSER TOGETHER WHILE PRESERVING THE REMAINDER OF THE SITE AS NATURAL OPEN SPACE.

- a. Require a minimum project size of 25 acres.
- b. The gross density permitted would be 0.2 units per acre with a required minimum of 50% open space (based on the total area of the development).
- c. Allow for the flexible arrangement of units within the project site while ensuring that a minimum setback of 70 feet is maintained along existing streets and the perimeter of the project in order to create an adequate buffer yard.
- d. Require the establishment of a homeowner's association or similar entity to be responsible for the maintenance of the open space.

6. EXPAND THE SCOPE OF THE EXISTING SITE PLAN REVIEW PROCEDURES.

Add design review guidelines that would include a broad range of criteria to regulate the overall appearance of buildings in the specific areas, primarily within the proposed "town square" overlay district and possibly for office uses in the B-R district, to ensure cohesive and compatible development.

B. ZONING MAP AMENDMENTS

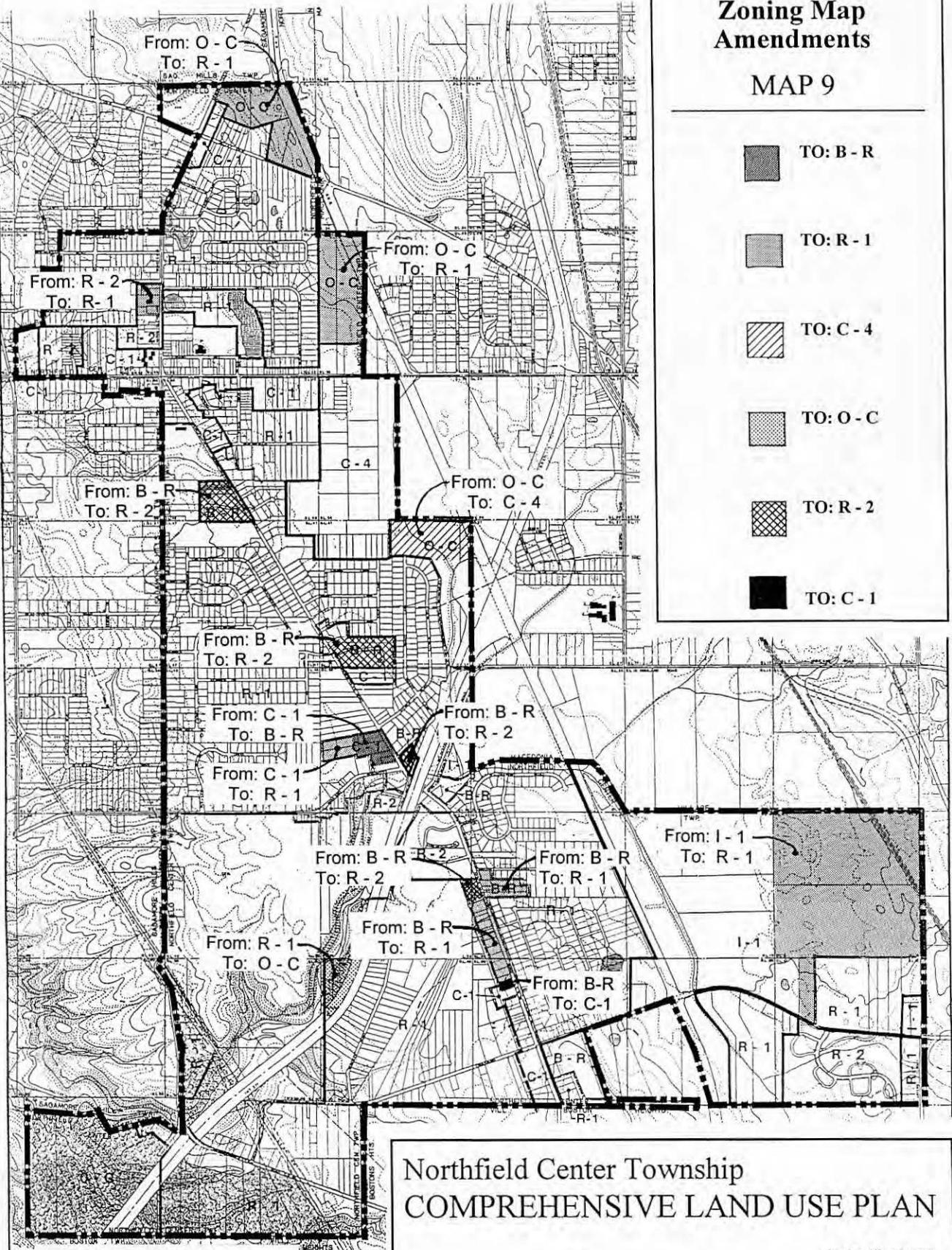
The following zoning map amendments are recommended as changes that could be made in the short term to implement the development policies established in Chapter V. Map 9, Recommended Zoning Map Amendments, identifies the areas that are affected by the policies.

1. I-1 Industrial to R-1. Rezone approximately 200 acres of I-1 at the eastern end of E. Twinsburg Road to the R-1 Residential District.
2. O-C Parcels, north of Highland Road.
 - a. Rezone to R-1 the parcels that are located north of Valley View Road, east of Olde 8.
 - b. Rezone to R-1 the area at the eastern boundary of the township, north of Route 82, immediately north of the Spitzer Car Dealership.
 - c. Rezone to C-4 the rectangular portion of the O-C area just north of the I-271/Route 8 interchange.
3. Recommended Rezonings along Olde 8 Road.
 - a. Rezone parcels with frontage along the west side of Olde 8, from the Akron/Summit County Public Library north to Lucy Lane, from R-2 to R-1. These parcels are consistent with the R-1 neighborhood located to the north along Lucy Drive and the existing R-1 zoning on the east side of Olde 8.
 - b. Rezone the VFW and KAE Center parcels and the two parcels to the south, on the west side of Olde 8, between Kitner Boulevard and Highland Road, from C-1 to B-R along the frontage (to a depth of approximately 600 feet for the two fraternal organizations). Rezone the rear portion of the VFW and KAE Center parcels from C-1 to R-1. The B-R district regulations would be revised to specifically permit fraternal organizations as conditionally permitted uses. Therefore, the existing uses would retain their conforming status without having to go through any additional administrative procedures.

Recommended Zoning Map Amendments

MAP 9

-  TO: B - R
-  TO: R - 1
-  TO: C - 4
-  TO: O - C
-  TO: R - 2
-  TO: C - 1



Northfield Center Township COMPREHENSIVE LAND USE PLAN

CUYAHOGA VALLEY
NATIONAL RECREATION AREA

Scale: 1" = 1,700'



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- c. Rezone to R-2 the parcels that are zoned B-R but which have been developed for attached single-family units and apartments, including the following:
 - (1) Marwick Place,
 - (2) Dover Place,
 - (3) the apartment complex between I-271 and Shady Lane, and
 - (4) the newly developed apartment complex across from Hazel Drive and adjacent to the current R-2 zoning.
 - d. Rezone to R-1 the remaining parcels that are zoned B-R on the east and west side of Olde 8 between Hazel Drive and Charter Drive, to the property owned by Reville. This entire area is developed with single-family homes consistent with the R-1 district regulations.
 - e. Rezone to C-1 from B-R the property immediately north of the existing C-1 on the west side of Olde 8 directly across from Charter Drive.
4. R-1 Parcels. Rezone the isolated R-1 area along Brandywine Creek, adjacent to the I-271 right-of-way to O-C to be consistent with the surrounding area.

C. ADMINISTRATIVE MEASURES

Some of the policies summarized in Chapter V cannot be addressed solely through zoning. Therefore, in addition to the various zoning text and map amendments recommended in Sections A and B, the following administrative measures should be pursued to further implement the policies included in this Plan.

- 1. Consider developing design guidelines for private business owners in the Route 82 corridor. The guidelines should identify the preferred types of landscaping (i.e. indigenous trees and shrubs that are known to flourish in that type of microclimate), street furniture, lighting, building design criteria, signage, etc.
- 2. Work with Macedonia to create a general development plan for the C-4 area, as required by the terms of the J.E.D.D. agreement. This plan should establish the desired internal circulation, landscaping and basic development parameters so that when private development is proposed, the Township is prepared and can properly review any proposed plans.

Northfield Center Township Comprehensive Plan

3. Contact various industrial developers who have experience in the Summit County area to review with them the likelihood of and obstacles to industrial development along E. Twinsburg Road. This will help the Township assess the mid- to long-range industrial development potential of this area.

APPENDICES

APPENDIX A BACKGROUND DATA

APPENDIX B ROSTER OF CITIZEN ADVISORY COMMITTEE MEMBERS

TABLE 1
TOTAL DWELLING UNITS: 1970, 1980, 1990
 Northfield Center Township and Adjacent Jurisdictions

	1970	1980	Change 1970 - 1980		1990	Change 1980 - 1990	
			#	%		#	%
Boston Hts Village	259	275	16	6.2	266	-9	-3.3
Boston Twp.	525	561	36	6.9	525	-36	-6.4
Hudson City ^(a)	2,363	3,998	1,635	69.2	6,046	2,048	51.2
Macedonia City	1,718	2,021	303	17.6	2,497	476	23.6
Northfield Center Twp.	1,151	1,292	141	12.3	1,444	152	11.8
Northfield Village	1,216	1,358	142	11.7	1,528	170	12.5
Sagamore Hills Twp.	1,496	2,266	770	51.5	2,490	224	9.9
Twinsburg City	1,789	2,571	782	43.7	3,855	1,284	49.9
Twinsburg Twp.	447	599	152	34.0	625	26	4.3
COUNTY SUMMARY							
<i>III. Summit County</i>	179,240	200,366	21,126	11.8	211,477	11,111	5.5
Summit County excluding Akron	83,455	103,684	20,229	24.2	115,105	11,421	11.0
Cuyahoga County	577,483	596,559	19,076	3.3	604,538	7,979	1.3
Cuyahoga County excluding Cleveland	313,393	357,002	43,609	13.9	380,227	23,225	6.5
% of Summit County within above highlighted communities	5.4%	6.8%	17.9%		8.4%	39.2%	

^(a) Hudson Township and Hudson Village merged in 1994, data reflects total for both jurisdictions.

SOURCE: 1980 and 1990 U.S. Census

TABLE 2
HOUSING CONSTRUCTION RATES^(a): 1990 - 1996
Northfield Center Township and Adjacent Jurisdictions

	1980 - 1990 ^(b)	1990	1991	1992	1993	1994	1995	1996	Total 1990 - 1996	Annual Average # of permits
Boston Hts Village	21	1	1	5	4	23	60	34	128	18
Boston Twp	40	1	1	0	0	1	2	2	7	1
Hudson	708	233	185	196	195	122	141	126	1,198	171
Macedonia	8	36	70	51	92	107	65	104	525	75
Northfield Center Twp.	24	6	1	4	29	81	87	75	283	40
Northfield Village	135	NA	NA							
Sagamore Hills Twp.	50	19	33	23	10	75	156	243	559	79
Twinsburg City	287	119	183	280	264	256	176	339	1,617	231
Twinsburg Twp	0	3	8	2	11	12	3	10	49	7

(a) Based on the number of building permits issued in each community.

(b) Data from 1990 U.S. Census.

(c) NA Not Available

SOURCES: Summit County Planning Commission, and community building departments.

TABLE 3
TOTAL PERSONS: 1970, 1980, 1990
Northfield Center Township and Adjacent Jurisdictions

	1970	1980	Change 1970 - 1980		1990	Change 1980 - 1990	
			#	%		#	%
Boston Hts Village	846	781	-65	-7.7	733	-48	-6.1
Boston Twp.	1,504	1,460	-44	-2.9	1317	-143	-9.8
Hudson City^(a)	8,395	12,645	4,250	50.6	17,128	4,483	35.5
Macedonia City	6,375	6,571	196	3.1	7,509	938	14.3
Northfield Center Twp.	4,364	4,294	-70	-1.6	3,982	-312	-7.3
Northfield Village	4,283	3,913	-370	-8.6	3,624	-289	-7.4
Sagamore Hills Twp.	6,756	7,189	433	6.4	6,503	-686	-9.5
Twinsburg City	6,432	7,632	1,200	18.7	9,606	1,974	25.9
Twinsburg Twp	1,415	1,257	-158	-11.2	1,896	639	50.8
COUNTY SUMMARY							
Summit County	553,371	524,472	-28,899	-5.2	514,990	-9,482	-1.8
Summit County excluding Akron	277,948	287,295	9,347	3.4	291,971	4,676	1.6
Cuyahoga County	1,721,300	1,498,400	-222,900	-12.9	1,412,140	-86,260	-5.8
Cuyahoga County excluding Cleveland	970,421	924,578	-45,843	-4.7	906,524	-18,054	-2.0

^(a) Hudson Township and Hudson Village merged in 1994, data reflects total for both jurisdictions.

SOURCE: 1980 and 1990 U.S. Census

TABLE 4
CHARACTERISTICS OF HOUSING: 1990
Northfield Center Township and Adjacent Jurisdictions

	1-unit detached		1-unit attached ^(a)		2-4 units per building		5 or more units per building		mobile home, other	
	#	%	#	%	#	%	#	%	#	%
Boston Hts Village	252	95	1	0.4	8	3.0	0	-	5	1.9
Boston Twp.	323	61.5	7	1.3	7	1.3	1	0.2	187	35.6
Hudson City ^(b)	5,142	85.0	173	2.9	162	2.7	532	8.8	37	0.6
Macedonia City	2,284	91.5	29	1.2	26	1.0	0	-	158	6.3
Northfield Center Twp.	1,249	86.5	123	8.5	53	3.7	5	0.3	14	1.0
Northfield Village	980	64.1	34	2.2	25	1.6	483	31.6	6	0.4
Sagamore Hills Twp.	1,540	61.8	384	15.4	54	2.2	496	19.9	16	0.6
Twinsburg City	2,320	60.2	487	12.6	310	8.0	691	17.9	47	1.2
Twinsburg Twp.	516	79.8	31	4.8	12	1.8	88	13.6	0	-
COUNTY SUMMARY										
Summit County	149,559	70.7	6,741	3.1	22,193	10.5	28,928	13.7	3,914	1.9
Summit County excl. Akron	86,419	75.1	4,358	3.8	8,846	7.7	12,429	10.8	2,911	2.5
Cuyahoga County	335,743	55.5	33,826	5.6	86,887	14.4	136,205	22.5	3,225	0.5
Cuyahoga County excl. Cleveland	242,661	63.8	15,521	4.1	24,638	6.5	91,913	24.2	2,019	0.5

^(a) A unit where the walls separating the unit from another unit extend from the ground to the roof.

^(b) Hudson Township and Hudson Village merged in 1994, data reflects total for both jurisdictions.

SOURCE: 1980 and 1990 U.S. Census; % may not total 100 due to rounding.

TABLE 5
HOUSING CONSTRUCTION BY TYPE OF UNIT: 1990-1996
 Northfield Center Township

Year	Number Issued				Total Units	% Change
	Single-Family (a)	2-4 Units in a Building	Other ^(b)	Total Permits Issued		
1990 Census	1372	53	19	--	1,444	
1990	5	1	0	6	1,450	.4%
1991	0	1	0	1	1,451	.06%
1992	4	0	0	4	1,455	.2%
1993	25	3	1	29	1,484	1.9%
1994	73	6	2	81	1,565	5.4%
1995	80	5	2	87	1,652	5.5%
1996	69	3	3	75	1,727	4.5%
Estimated Total Increase 1990-1996	256	19	8	283	--	19.6%
Annual Average Increase 1990-1996	36.6	2.7	1.1	40.4	--	--
Estimated Total Units	1,628	72	27	--	1,727	--

(a) Includes: Single Family Attached and Detached.

(b) Includes: 5+ Units in a Building and Mobile Homes

(a) TABLE 6
PROJECTED INCREASE IN DWELLING UNITS
BASED ON EXISTING ZONING
Northfield Center Township

Zoning District	Remaining Vacant Acres^(a)	Effective Density (Units/Acre)	Potential Units
O-C	265	0.2	53
R-1	300	1.6^(b)	480
R-2	17	5.0	85
TOTAL (according to existing zoning)	582		618

(a) Includes areas in wetlands and floodplain, does not include land in the National Recreation Area.

(b) Includes one-half of the road right-of-way plus a 20% design inefficiency factor.

TABLE 7
POTENTIAL DWELLING UNITS BASED ON EXISTING ZONING

		Total Units		Total Population
1990 Census		1,444		3,982
	Additional		Additional	
1996 Estimate	+283	1,727	--	4,482^(a)
Committed Development^(b)	+253	1,980	+652 ^(c)	5,134
Total at Build-out based on Table 6	+618	2,598	+1,607	6,741

(a) Estimated by the U.S. Census Bureau, as reported by the Summit County Planning Department.

(b) Brandywine Preserve, and recently approved apartment development on Olde 8.

(c) Estimated using 1996 statistics of 2.60 persons per unit for single-family units and 2.21 for apartment units.

TABLE 8
EXISTING REAL PROPERTY TAX VALUATION
Northfield Center Township

LAND USE CATEGORY	TAX YEAR 1996	
	\$ (in 000s)	% of Real Property
Agriculture/ Residential	76,899.5	91.3%
Commercial	7,225.4	8.6%
Industrial/Public Utility	95.6	0.1%
TOTAL	84,220.5	100.0%

NOTE: Switching 100 acres from residential at 1.6 units per acre to industrial results in approximately 4% less for residential and 4% more for industrial.

TABLE 9
COMPARISON OF ASSESSED TAX VALUATIONS: TAX YEAR 1996
Northfield Center Township and Adjacent Jurisdictions

COMMUNITY	TOTAL VALUATION (in \$)	REAL PROPERTY ^(a)		TANGIBLE PERSONAL PROPERTY ^(a)
		Agricultural/ Residential	Commercial/ Industrial/ Public Utility	
Boston Hts Village	32,265,150	19,066,550 (59.1%)	7,647,960 (23.7%)	5,550,640 (17.2%)
Boston Twp	18,217,490	10,984,780 (60.3%)	2,502,830 (13.7%)	4,729,880 (26.0%)
Hudson City	664,260,380	522,944,100 (78.7%)	69,953,660 (10.5%)	71,362,620 (10.7%)
Macedonia City	255,828,416	138,582,680 (54.2%)	53,596,980 (21.0%)	63,648,756 (24.9%)
Northfield Ctr Twp	91,478,452	76,899,460 (84.1%)	7,321,060 (8.0%)	7,257,932 (7.9%)
Northfield Village	47,011,758	33,271,720 (70.8%)	9,944,340 (21.2%)	3,795,698 (8.1%)
Sagamore Hills Twp	149,907,834	128,373,190 (85.6%)	12,365,670 (8.3%)	9,168,974 (6.1%)
Twinsburg City	427,329,176	216,476,440 (50.7%)	92,211,290 (21.6%)	118,641,446 (27.8%)
Twinsburg Twp	83,925,280	22,538,620 (26.9%)	26,052,020 (31.0%)	35,334,640 (42.1%)
COUNTY SUMMARY				
Summit Co	8,859,290,263	5,728,664,570 (64.7%)	1,669,504,250 (18.8%)	1,461,121,443 (16.5%)
Summit Co less Akron	6,203,623,093	4,235,030,400 (68.3%)	1,058,938,030 (17.1%)	909,654,663 (14.7%)

^(a) Shown in both dollars and as a percent of total valuation, percentages may not total 100% because of rounding.

SOURCE: Summit County Auditors.

TABLE 10
COMPARISON OF TAX RATES: TAX YEAR 1996
Northfield Center Township and Adjacent Jurisdictions
(Ranked from highest to lowest by effective residential tax rate.)

Taxing Jurisdiction	Full Tax Rate	Effective Rate	
		Residential/ Agricultural	Other
Boston Twp, Hudson LSD	95.60	58.96	73.82
Hudson City, Hudson LSD	89.15	52.47	68.23
Boston Twp, Revere LSD, CVJVSD	83.82	51.57	60.69
Boston Heights Vlg, Hudson LSD	90.22	51.42	56.58
Boston Twp, Woodridge LSD	75.27	50.87	54.33
Sagamore Hills Twp, Nord Hls CSD, CVJVSD, NHWD	87.50	50.67	54.82
Sagamore Hills Twp, Woodridge LSD, NHWD	77.72	50.43	52.80
Hudson City, Stow CSD	56.59	50.34	52.26
Northfield Center Twp, Nord Hls CSD, CVJVSD, NHWD	85.98	49.40	54.41
Twinsburg Twp, Twinsburg CSD, CVJVSD	80.47	47.75	56.92
Boston Heights Vlg, Nord Hls CSD, CVJVSD, NHWD	80.42	47.17	52.73
Sagamore Hills Twp, Nord Hls CSD, CVJVSD	83.75	47.07	51.20
Northfield Center Twp, Nord Hls CSD, CVJVSD	82.21	46.30	50.79
Macedonia City, Nord Hls CSD, CVJVSD, NHWD	81.02	46.20	50.10
Twinsburg Twp, Nord Hls CSD, CVJVSD	81.33	45.77	51.56
Northfield Vlg, Nord Hls CSD, CVJVSD, NHWD	77.30	45.72	49.89
Macedonia City, Twinsburg CSD, CVJVSD	76.41	44.59	51.84
Boston Heights Vlg, Nord Hls CSD, CVJVSD	76.67	43.57	49.11
Boston Heights Vlg, Woodridge LSD	86.89	43.33	47.09
Macedonia City, Nord Hls CSD, CVJVSD	77.27	42.60	46.48

Taxing Jurisdiction	Full Tax Rate	Effective Rate	
		Residential/ Agricultural	Other
Northfield Vlg, Nord Hls CSD, CVJVSD	73.55	42.13	46.27
Twinsburg City, Twinsburg CSD, CVJVSD	67.46	39.96	47.04

CSD Consolidated School District
 CVJVSD Cuyahoga Valley Joint Vocational School District
 LSD Local School District
 NHWD Nordonia Hills Water District
 Nord Hls Nordonia Hills

SOURCE: Summit County Auditors.

TABLE 11

COMPARISON OF RESIDENTIAL TAX

RATES: TAX YEAR 1996

Northfield Center Township and Selected Adjacent Jurisdictions

(Ranked from highest to lowest by effective tax rate.)

Taxing Jurisdiction	Effective Rate, Residential/ Agricultural	Taxes Paid per \$100,000 Home Value
Hudson City, Hudson LSD	52.47	\$1,836
Sagamore Hills Twp, Nord Hls CSD, CVJVSD, NHWD	50.67	\$1,773
Sagamore Hills Twp, Woodridge LSD, NHWD	50.43	\$1,765
Hudson City, Stow CSD	50.34	\$1,762
Northfield Center Twp, Nord Hls CSD, CVJVSD, NHWD	49.40	\$1,729
Sagamore Hills Twp, Nord Hls CSD, CVJVSD	47.07	\$1,647
Northfield Center Twp, Nord Hls CSD, CVJVSD	46.30	\$1,620
Macedonia City, Nord Hls CSD, CVJVSD, NHWD	46.20	\$1,617
Northfield Vlg, Nord Hls CSD, CVJVSD, NHWD	45.72	\$1,600
Macedonia City, Twinsburg CSD, CVJVSD	44.59	\$1,561
Macedonia City, Nord Hls CSD, CVJVSD	42.60	\$1,491
Northfield Vlg, Nord Hls CSD, CVJVSD	42.13	\$1,475
Twinsburg City, Twinsburg CSD, CVJVSD	39.96	\$1,399

CSD Consolidated School District
 CVJVSD Cuyahoga Valley Joint Vocational School District
 LSD Local School District
 NHWD Nordonia Hills Water District
 Nord Hls Nordonia Hills

SOURCE: Summit County Auditors.

TABLE 12
PROPERTY TAX COLLECTED BY TYPE OF LAND USE: 1996 TAX YEAR
Northfield Center Township

	TOTAL	Township	Schools	Other ^(a)
Residential				
1. Effective rate	49.898766	16.5%	53.7%	29.8%
2. Taxes Collected for 1 Acre New Residential Construction ^{(b) (c)}				
a. R-1 Single Family ^(d)	\$5,309	\$876	\$2,851	\$1,581
b. R-2 Condominium ^(e)	\$8,557	\$1,413	\$4,595	\$2,548
Non-Residential				
1. Effective rate	54.412715	16.4%	53.1%	30.5%
2. Taxes Collected for 1 Acre New Non-Residential Construction ^(b)				
a. 1 acre of retail valued at <u>\$800,000/acre</u>	\$15,235	\$2,493	\$8,087	\$4,654
b. 1 acre of office valued at <u>\$1,200,000/acre</u>	\$22,853	\$3,740	\$12,131	\$6,981
c. 1 acre of industrial valued at <u>\$360,000/acre</u>	\$6,856	\$1,122	\$3,639	\$2,094

- (a) Includes all other taxing jurisdictions, county, library, JVS, and water district.
- (b) $(\text{Market Value} \times .35) / 1000 \times \text{effective tax rate}$.
- (c) Residential tax collected reflects total amount collected by the Township. Generally, 87.5% is paid by the home owner, the other 12.5% is paid by the state
- (d) Average price of a new home = \$190,000; average 1.6 dwelling units per acre
- (e) Average price of a new condominium = \$140,000; average 3.5 dwelling units per acre

**TABLE 13
LAND VALUATION POTENTIAL
(in 000s)**

	Existing Real Estate Tax Valuation (a)	Development at Build-out (based on development of vacant land)		
		Existing Zoning	Revised O-C Density	Maximize Residential on Industrial
Residential/ Agricultural				
Units ^(b)		618	750	1,313
Value added		\$38,934	\$47,250	\$82,719
Total Res./ Agri. Value	\$76,900	\$115,834	\$124,150	\$159,619
Commercial				
Acres		146	146	146
Value added		\$40,880	\$40,880	\$40,880
Total Commercial	\$7,225	\$48,105	\$48,105	\$48,105
Industrial				
Acres		263 ^(c)	263 ^(c)	0
Value added		\$33,138	\$33,138	\$0
Total Industrial	\$96	\$33,234	\$33,234	\$96
GRAND TOTAL	\$84,221	\$197,173	\$205,489	\$207,820

Note: Acreage listed does not include any land in Cuyahoga Valley National Recreation Area.

(a) SOURCE: Summit County Auditor’s Office, 1996 Valuations.

(b) See Table 11 for calculations used to determine potential residential units.

(c) Does not include 89 acres of wetlands currently zoned I-2.

Residential: total dwelling units x \$180,000 (assumed value per unit) x .35 (assessed value).

Commercial: total acres x \$800,000 (assumed value per acre based on 10,000 sq. ft. of building floor area per acre x \$80/sq. ft. including land value) x .35 (assessed value).

Industrial: total acres x \$260,000/ac (assumed value per acre based on 8,000 sq. ft. of building floor area per acre x \$45/sq. ft. including land value) x .35 (assessed value).

TABLE 14
COMPARISON OF RESIDENTIAL DISTRICT
ZONING REGULATIONS
 Northfield Center Township

Permitted Uses	OC Open Space Conservation	R-1 Single-family	R-2 Residential
RESIDENTIAL			
1. Single-Family	P	P	P
2. Two-family	-	-	C
3. Multi-family	-	-	C
4. Planned unit development	-	-	C
5. Temporary farm accommodations	C	-	-
6. Tourist dwelling	-	-	C
7. Assisted living for elderly	-	-	C
INSTITUTIONAL			
1. Churches	C	C	C
2. Gov't owned and operated uses	C	C	C
3. Hospitals, clinics, nursing homes	-	-	C
4. Institutions of higher education	-	-	C
5. Public utility right-of-way	C	C	C
COMMUNITY FACILITY/OTHER			
1. Agriculture	P	P	P
2. Airports, landing strips, etc.	C	-	-
3. Cemetery	C	C	C
4. Golf courses, driving ranges, swimming pools and similar uses, private or public	-	C	C
5. Parks, recreation areas, campgrounds	C	-	-
6. Public and Parochial schools	-	C	C
7. Quasi public fraternal, community service groups	-	-	C
8. Wildlife game refuge	C	-	-

P = Permitted by right

C = Conditionally permitted main uses

	OS	R-1	R-2	
Lot Requirements			Single-family	Multi-family
1. Min. Lot Size	5 acre	20,000 sq.ft.	25,000	50,000
2. Min. Width at Building Line	300 ft.	100 ft.	100 ft.	100 ft.
3. Min. Street Frontage	100 ft.	100 ft. (50 ft. on curves)	100 ft. (50 ft. on curves)	100 ft. (50 ft. on curves)
Yard Requirements				
1. Front Yard	70 ft.	50 ft. *	50 ft.	70 ft.
2. Side Yard	25 ft.	10 ft.	15 ft.	30 ft.
3. Rear Yard	50 ft.	25 ft.	25 ft.	50 ft.
4. Max. Building Height	35 ft.	35 ft.	35 ft.	
5. Maximum coverage by main building	--	--	25 %	
6. Minimum useable open space	--	--	25 %	

* 70 feet on Olde Rt. 8, Valleyview, Rt. 8, Brandywine.

PLANNED RESIDENTIAL DEVELOPMENT REGULATIONS (Conditional in R-2)

Permitted Dwelling Types: Detached Single-family and attached single-family with attached garages, no more than 4 units attached in one building. Requires at least 30% detached units and 30% attached units.

Minimum Development: 10 acres

Minimum Open Space: 25% of total project area

Maximum Density: 5 units per acre

Minimum Setback: 50 feet along perimeter of project

Minimum Spacing: 20 feet between buildings side to side
50 feet between buildings rear to rear

**TABLE 15
COMPARISON OF BUSINESS AND INDUSTRIAL DISTRICT
ZONING REGULATIONS**

Northfield Center Township

	B-R Business Residential	C-1 Commercial	C-4 Planned Shopping Center	I-1 Industrial
Permitted Uses				
Residential				
Single-family	P	C		
Two-family	P			
Four family	P			
Assisted living facilities for elderly	C	C		
Offices				
Medical and Dental, clinics	P	P		P
Administrative, business, professional	P	P		P
Financial establishments, banks w/drive thru		P		P
Financial establishments, banks w/out drive-thru		P		P
Retail/Services				
Combination business and residential use in same building (up to 4 units)	C	P		P
Combination business and residential use in same building (more than 4 units)		C		
Combination business and residential use same lot, different building (sf unit only)		C		
Clothing, apparel, shoe, variety store, sporting goods		P		P
Florist/gift shop		P		P
Furniture, appliance etc. store		P		P
Grocery store		P		P
Hardware, paint, floor coverings		P		P
Repair shops for household items, bikes		P		P
Shoe repair, dress maker, tailor		P		P

	B-R Business Residential	C-1 Commercial	C-4 Planned Shopping Center	I-1 Industrial
Jewelry store		P		P
Flea Market				C
Garden shop with outdoor sales		C		
Seasonal sales Sidewalk sales		C		
Bakery, meat market, deli, etc. with carry-out only		P		P
Barber/beauty shop		P		P
Dry-cleaning laundry		P		P
Mortuary and crematorium	C	P		P
Eating and drinking, restaurants		C		
Restaurants with drive-in		C		
Party center		C		
Dog grooming - no kennel		P		P
Veterinary hospital, clinic		C		P
Kennels				P
Planned shopping center with retail, service and entertainment			P	
Auto Oriented				
Parking garage		P		P
Gas station		P		P
Service station not including body repair		P		P
Auto wash		C		
Auto body repair				P
Small engine repair (20 hp)		P		P
Auto/Truck auction				C
Business Services Equipment sales				
Wholesale establishments				P
Tool and Die, metal workshop				P
Carpentry, cabinet making, etc.				P
Repair Services				P
Laundry and cleaning plant				P

	B-R Business Residential	C-1 Commercial	C-4 Planned Shopping Center	I-1 Industrial
Plant greenhouses				P
Storage/Distribution				
Warehousing				P
Building material sales yard				P
Outdoor Storage				P
Contractor's Equipment				P
Public storage garage/truck terminal				P
Manufacturing/Processing				
Bakery, candy and other food products				P
Cosmetics, pharmaceuticals, toiletries				P
Assembly using previously prepared materials				P
Laboratories and processing				P
Ice manufacturing, cold storage				P
Community Facilities				
Churches and other places of religious worship	P	P/C		P
Hospitals, clinics	C			
Nursing homes, homes for aged	C			
Cultural facilities		P		P
Educational facilities		P		P
Quasi-public instruction/meeting fac. ie. YMCA		C		
Recreational and entertainment - bowling alley, indoor theater, pool parlor		C		C
Gov't owned/operated		C		C
Public utility row		C		P

TABLE 15

(continued)

	B-R Business Residential	C-1 Commercial	C-4 Planned Shopping Center	I-1 Industrial	
Lot Requirements					
1. Project size	Max. 10 ac.	--	Min. 25 ac.	--	
2. Minimum Lot Size	25,000 s.f.	25,000 s.f.	--	1 acre	
3. Lot Width	100 ft.	100 ft.	--	100 ft.	
4. Minimum Street Frontage	100 ft.	100 ft.	--	100 ft.	
Yard Requirements - Buildings					
	Res.	Bus.			
1. Front Yard	50 ft. ^(a)	50 ft. ^(a)	50 ft.	--	50 ft.
2. Side Yard adj. to non-res.	25 ft.	0	25 ft.	--	25 ft.
3. Rear Yard adj. to non-res.	25 ft.	50 ft.	50 ft.	--	25 ft.
4. Side/Rear yards adjacent to residential district	--	--	50 ft.	100 ft.	100 ft. ^(b)
5. Landscaped strip adj. to non-res.	15 ft.	--	--	--	--
6. Landscaped strip adj. to resid.	25 ft.	--	25 ft.	--	50 ft.
7. Maximum Building Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Yard Requirements - Parking					
1. Front Yard	NP	20 ft.	25 ft.	20 ft. ^(c)	
2. Side/Rear Yard					
Adjacent to non-residential district	same as buildings	--	--	--	
Adjacent to residential district	same as buildings	25 ft.	25 ft.	25 ft.	
Site Plan Review by Zon'g Com					
	yes	yes	yes	yes	

^(a) 70 feet on Olde Rt. 8, Valleyview, Rt. 8, Brandywine.

^(b) Requires 100 ft. front yard when across street from residential district.

^(c) No parking in front yard when across from residential district.

APPENDIX B

CITIZENS ADVISORY COMMITTEE MEMBERS

1. NORTHFIELD CENTER TOWNSHIP

<u>NAME</u>	<u>STREET</u>	<u>AREA PHONE</u>
1. John Ania	46 Dover Place	(330) 467-8182
2. Marc Bissonnett	7684 Kathy Lane	(330) 467-3899
3. John Bushman	170 Springwood	(330) 467-9022
4. Mary Catalano	c/o 9546 Brandywine Rd	(330) 467-8790
5. Tom Catalano	30 Dover Place	(330) 467-8790
6. Mary Ann Day	71 Northfield Avenue	(330) 467-9654
7. Paul Fike	143 Leonard	(330) 467-7531
8. Bill Ford	222 Kenwick	(330) 467-2540
9. John Friess	8883 Olde Eight Road	(330) 655-9833
10. Paul Jackson	118 Butternut Lane	(330) 467-7016
11. David Kerr	50 Lucy Lane	(330) 468-5534
12. Connie Kidd	8349 Brandywine	(330) 468-1070
13. Louis LaGuardia	131 Pickwick	(330) 467-8494
14. Basil Lovano	148 Timberlane	(330) 467-7777
15. Cheri McLeod	146 Laurie Lane	(330) 468-3326
16. Gregory Nied	56 E Twinsburg Road	(330) 467-7222
17. Sean O'Donnell	7500 Fantail	(330) 468-5640
18. Cheryl O'Donnell	517 Schooner	(330) 467-7127
19. Dr. James Pearl	7115 Natalie Blvd	(330) 467-5149
20. Marc Pepera	7304 Honeydale	(330) 586-5402
21. Richard Reville	8120 Olde Eight Road	(330) 468-1312
22. Joseph Rivera	653 E Twinsburg Road	(330) 468-8746
23. Bob Roloff	202 W Twinsburg	(330) 467-0385
24. George Sangrik	303 W Twinsburg	(330) 468-1338
25. Craig Skorepa	8110 Brandywine	(330) 467-5823
26. Brent Sommer	c/o Township Hall	(330) 467-7646
27. Dan Soucek	233 Pickwick Drive	(330) 467-1195
28. Jeff Spangler	285 N Oakmont	(330) 468-1530
29. Paul Tirpak	7372 Dorwick	(330) 467-7696
30. Kent Tompkins	9805 Olde Eight Road	(330) 467-3427
31. Jim Youel	180 Marwyck	(330) 467-8648
32. Bob Zienkowski	7372 Foghorn Lane	(330) 468-6368

