



3038 Boston Mills Road, Brecksville, Ohio 44141

RESOLUTION #11-2018

A Resolution for Zoning Text Amendment for Article V, Section 505 Ancillary Provisions for Property Operation and Maintenance Standards

WHEREAS, Ohio Revised Code (ORC) 519.12 provides for the process for zoning text amendments;

WHEREAS, a text amendment was approved by the Richfield Township Board of Trustees on June 28, 2018 through Resolution 9-2018;

WHEREAS, Resolution 9-2018 modified zoning regulations for the LI-O Light Industrial-Office District requirements to remove portions of the requirements for Site Planning and Performance Standards;

WHEREAS, Site Planning and Performance Standards are recognized as being beneficial regulations for all zoning districts;

NOW, THEREFORE, BE IT RESOLVED, by the Richfield Township Board of Trustees of Summit County, Ohio that the following zoning text shall be relocated and adopted to provide for property operation and maintenance standards for all districts;

Add new regulations (underlined)

Delete existing regulations (~~crossed through~~)

Note – the only proposed change is to relocate existing text from LI-O Light Industrial-Office to Ancillary Provisions, so that requirements may apply to all districts

Section 506 Property Operation and Maintenance Standards

~~Section 420-4 Site Planning and Performance Standards~~

A. Noise/Hours of Operation

1. General Standard: No activity or operation shall exceed the maximum permitted sound levels db(A) as set forth below at the rear setback line of the receiving premises, except as provided in this section:

Source of Sound and Time	Premises Receiving Sound/Sound Level db(A)			
	Residential	Commercial/Institutional	LIGHT Industrial	
Commercial/ Institutional	Day	55	60	65
	Night	55	55	55
Light Industrial	Day	55	60	70
	Night	55	55	60

**Night shall mean the hours between 10:00 p.m. and 7:00 a.m.*

2. Additional Standards for Specific Operations and Activities Refuse Collection/Loading.

- a. No person or business shall engage in waste disposal services or refuse loading and collection or operate any compacting equipment or similar mechanical device in any manner so as to create any noise exceeding the standards set forth above when measured at the property line. No refuse loading or collection shall take place between the hours of 6:00 p.m. and 6:00 a.m.
- b. Truck Loading: No truck loading or unloading shall be allowed within two hundred fifty (250) feet of a residential lot between the hours of 10:00 p.m. and 6:00 a.m.

- c. Additions: Additions in excess of five thousand (5,000) square feet that are planned to house any stationary machinery, device, or equipment that will create noise that exceeds sixty (60)db(A) shall be reviewed to ensure that noise mitigation measures such as building noise attenuation and insulation, siting modifications, berms, barriers, and other measures are utilized to effect noise level reductions up to fifteen (15)db(A) more than normal construction or to fifty five (55)db(A) at the rear setback line of the receiving premises abutting any residential development, whichever is the lower reading.

3. Exemptions.

The following operations and activities are exempted from the limitations of this section:

Alarm devices that have the purpose of warning of unsafe or dangerous situations or calling for police.

B. Vibrations

No activity or operation shall cause or create earth-borne vibrations in excess of the displacement values set forth below on or beyond any abutting parcel zoned for residential, commercial, institutional, or industrial use or shall cause any inherent or recurring generated vibration perceptible without instruments at any point along the property line on which the vibration source is located.

Steady-State Vibration Limits			
Vibration Limit	Peak Particle Velocity (Inches per Second)	Peak Particle Velocity (Inches per Second)	
	Daytime	Night time	
At a Residential Parcel	0.03	0.01	
	0.06	0.06	

**Night shall mean the hours between 10:00 p.m. and 7:00 a.m.*

C. Odors. No activity or operation shall cause or allow the emission of odorous air contaminants from any source that results in detectable odors that are measured in excess of the following limits: For areas used predominantly for residential purposes, it is a violation if odors are detected after the odorous air has been diluted with seven (7) or more volumes of odor-free air.

D. Air Quality/Emissions

1. To minimize off-site fugitive emissions, trucks carrying dry bulk materials are to be fully enclosed, or the cargo is to be enclosed within canvases, tarpaulins, or other method of confinement that fully covers the payload area of the truck. Alternatively, a crusting agent may be used to cover the cargo. 2. No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred or transported off the lot by natural causes or forces. All materials or wastes must be contained within a building or structure that minimizes public view from the neighboring properties to the greatest extent practicable.

E. Hazardous Waste/Materials

1. All hazardous materials or wastes that might cause fumes or waste or which constitute a fire hazard or which may be edible by or otherwise attractive to rodents or insects shall be temporarily stored for not more than thirty (30) days outdoors only in closed containers.
2. No hazardous materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred or transported off the lot by natural causes or forces. All materials or wastes must be contained within a building or structure.
3. If the proposed use is known to utilize hazardous materials or wastes onsite in excess of the amounts set forth in Uniform Fire Code (UFC), Article 4.108, or as updated/amended hereafter, the applicant shall prepare, at the direction of the Richfield Fire Chief, a hazardous materials impact analysis to remain on file at the Fire Department for annual inspections that:
 - a. Assesses potential off-site impacts and appropriate mitigation procedures and precautions; and
 - b. Examines methods to reduce the use and temporary storage of hazardous materials and the production of hazardous wastes at the site.
4. A material safety data sheet must be filed with the Richfield Fire Department for any storage of hazardous materials or wastes, temporary or otherwise.

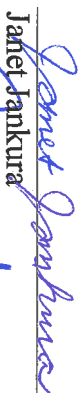
F. Glare or Heat or Light

1. If the proposed activity or operation produces glare or heat, whether direct or reflected, that is perceptible from any point along the development's property lines, the

operation shall be conducted within an enclosed building or with other effective screening sufficient to make such glare or heat imperceptible at the property line.

2. Exterior lighting shall be positioned or designed in such a way as not to extend any glare onto adjacent property or right-of-way.
3. Light sources in excess of twenty (20) feet in height shall be located not closer than one hundred (100) feet to any residential property line and with a total cutoff of at least ninety (90) degrees in the direction of any such property line. Cutoff shall be defined as the point at which all light rays emitted by a lamp or light source are completely eliminated at a specific angle above the ground.
4. Light Poles may not exceed twenty-five (25) feet in height.
5. Exterior lighting for outdoor recreational facilities shall be extinguished no later than 11:00 p.m. except for parking facilities.
6. No flickering or flashing lights shall be permitted except as specifically preempted by state or federal law.

June 28, 2018
Date


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