



3038 Boston Mills Road, Brecksville, Ohio 44141

RESOLUTION #16-2018

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, certain zoning districts currently have Site Planning and Performance Standards and they 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)

New section – no deletions

Section 506 Property Operation and Maintenance Standards

A. Sound

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

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

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

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)
At a Residential Parcel	0.03
	0.06

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. 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. No flickering or flashing lights shall be permitted except as specifically preempted by state or federal law.

12/16/18
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