

**E. Development Standards**

1. Minimum Front Yard Setback From the Street Right-of-Way Line – Twenty-five (25) feet.
2. Minimum Rear Yard Setback – Twenty-five (25) feet.
3. Minimum Side Yard Setback – Ten (10) feet.
4. Minimum Side Yard Setback If Adjacent to Residential District – Fifty (50) feet.
5. Height Regulations - No building shall exceed thirty-five (35) feet in height, except as provided otherwise in this Resolution.
6. Off-street Parking - As regulated by Article 9 of this Resolution.
7. Sidewalk and/or Shared Use Path – New buildings, structures, and parking areas shall include the installation of a sidewalk and/or shared use path. The sidewalk and/or shared use path shall connect to similar facilities on adjacent property. In special cases, such as if no adjacent property sidewalk or shared use path exists, the facility type(s) and location shall be approved by Copley Township Community and Economic Development Staff via Site Plan review. See Section 13 of this document.

**4.03 C-O/R (Office/Retail) Commercial District**

**A. Purpose**

This District, comprising the C-2 District in the previous Zoning Resolution until such time as the township zoning map is amended to designate the location of the C-O/R District, is established to create an environment primarily, but not exclusively, for the development of well located and designed office building sites to accommodate professional offices, sales offices, non-profit organizations and limited commercial activities ancillary to the office uses, including provision for some retail use. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses.

**B. Permitted Uses**

1. Office Use.
2. Smaller retail goods and personal services establishments, up to a maximum of 2,500 sq. ft. that are ancillary to office uses, such as convenience stores, restaurants and personal care establishments. Such uses provide goods, products, merchandise and/or services directly to the consumer and such goods and/or services are typically available for immediate use or enjoyment in the case of personal services, or for immediate purchase and removal from the premises by the purchaser in the case of products and merchandise.
3. Accessory uses normally and regularly associated with the principal uses listed above.
4. Signs - As regulated by Article 8 of this Resolution.
5. Offices of governmental agencies at the federal, state, county or local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.

**C. Conditionally Permitted Uses**

The Board of Zoning Appeals may issue Conditional Zoning Certificates for the uses listed below, subject to Article 7, Standards for Conditional Uses.

1. Bed and Breakfast.
2. Churches.
3. Clubs and Lodges.
4. Day Care Center.
5. Drive-up Window Facility.
6. Life Care Facility.
7. Live/Work Use.
8. Schools/educational facilities.

9. Wind Turbines.

10. Retail as a Permitted Use in the Commercial-Neighborhood Retail District

11. Extended Stay Hotels.<sup>4</sup>

**D. Prohibited Uses**

1. Any proposed use that is not listed in the regulations for the C-O/R District as a permitted or conditional use, and which, in the opinion of the Zoning Inspector, is not in accordance with the Copley Township Comprehensive Land Use Plan or any current or future JEDD agreement, or that will be detrimental to or endanger the public health, safety or general welfare.
2. Any proposed use that is not listed in the regulations for the C-O/R District as a permitted or conditional use, and which in the opinion of the Zoning Inspector, is not substantially similar, as regards its land-use impacts on surrounding properties, to a use currently operating lawfully as a permitted use in the C-O/R District. For the purposes of this section, land-use impacts include, but are not limited to: traffic, noise, stormwater control, parking, effect on the value of surrounding properties, and the effect of the proposed use on the normal and orderly development and improvement of the surrounding properties for uses permitted as-of-right in the District.

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#### **4.04 C-HS Highway Service Commercial District**

##### **A. Purpose**

This District, comprising the C-4 District in the previous Zoning Resolution until such time as the township zoning map is amended to designate the location of the C-HS District, is established primarily to provide for retail and service uses that are typically located near major thoroughfares and that are compatible with, but not exclusively for, highway travel and the accommodation of all night and rest stop services. This District is not intended to accommodate large-scale high intensity retail and service uses.

##### **B. Permitted Uses**

1. Highway-oriented services and retail, including, but not limited to: gasoline service stations (both full service and multi-use), and restaurants.
2. Smaller retail goods and personal services establishments that provide goods, products, merchandise and/or services directly to the consumer and where such goods and/or services are typically available for immediate use or enjoyment in the case of personal services, or for immediate purchase and removal from the premises by the purchaser in the case of products and merchandise.
3. Accessory uses normally and regularly associated with the principal uses listed above.
4. Signs - As regulated by Article 8 of this Resolution.
5. Offices of governmental agencies at the federal, state, county or local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.