

153.539 - Class UPD-16 district.

A. Permitted Uses in the UPD-16 District.

1. All uses listed in Section 153.240(A);
2. All uses listed in Section 153.245(A);
3. All uses listed in Section 153.270 (A);
4. All uses listed in Section 153.280(A): and
5. Coin-operated dry cleaning business; dyeing and dry cleaning establishment; garage repair shop; gasoline filling stations; and automobile laundry.

B. Development Conditions.

1. The building line on Romig Road shall be fifty feet.
2. The west fifteen feet of the building line area shall be reserved for a landscaping area. The landscaping therein shall be in accordance with the "Akron Developers Guide" and shall be approved by the Department of Planning and Urban Development. This condition shall apply to development, codification or expansion permitted under subsections (A)(2), (3), and (4) of this section.
3. All grading in this UPD shall be considered as special grading areas, as defined in Section 193.106(A)(7) of the Building Code, and shall comply with all requirements of the Building Code pertaining to such areas. The measures to be taken to control and stabilize the slopes created by filling shall be the same or equal to those required in UPD-14. These measures are on file on an approved plan for UPD-14 in the office of the Sewer Engineer. The maintenance of the slope shall be the same as that required in UPD-14.
4. All uses permitted under subsection (A)(1) of this section shall be developed, modified, or expanded as if the area were zoned U1, H1, A1, except as herein provided.
5. All uses permitted under subsection (A)(2) of this section shall be developed, modified, or expanded as if the area were zoned U2, H2, A2, except as herein provided.
6. All uses permitted under subsection (A)(3) of this section shall be developed, modified, or expanded as if the area were zoned ULB, H2, A2, with the exception that side yards shall be twelve feet.
7. All uses permitted under subsection (A)(4) of this section shall be developed, modified, or expanded as if the area were zoned U3, H2, A2, and shall comply with the article on Development and Area District Requirements at Sections 153.285 et seq., except as herein provided.
8. All uses permitted under subsection (A)(5) of this section shall be developed, modified, or expanded as if the area were zoned U4, H2, A2, and shall comply with the article on Development and Area District Requirements at Sections 153.300 et seq., except as herein

provided. In addition, an automobile laundry shall provide a holding space area for twenty automobiles on the individual development site.

9. No vehicular access shall be permitted from the east for uses permitted under subsections (A) (2), (3), (4) and (5) of this section.
10. All on-premises signs shall conform to the article on On-Premises Exterior Signs at Sections 153.345 et seq.
11. Pursuant to any development in this UPD, the issuance of any permit for the use of explosives shall be subject to the following provisions:
 - a. All blasting shall take place between the hours of 9:00 am. and 2:30 p.m., Monday through Saturday. Special permission from the Fire Prevention Bureau Chief shall be required for blasting to take place at any other time.
 - b. Two seismographs shall be set up and monitored at appropriate locations to be determined by the Fire Prevention Bureau Chief during all blasting operations.
 - c. The intensity of all blasts shall not exceed the standard of one foot per second as measured by the above described seismographs.
 - d. Geologic analysis shall be made by an appropriate authority in those areas affected in order to assure compliance with a maximum intensity blast of one foot per second. This analysis shall be provided before any blasting is permitted.
 - e. The above requirements are in addition to the requirements of Section 190.428 of the Building Code.
12. Developers shall be expected to comply with Sections 98.21(A)(1) and (B) except that the lateral location may be varied and the time of installation of sidewalks may be extended by the Director of Public Service.
13. Any new development of a building site for uses permitted under subsections (A)(2), (3), (4), and (5) of this section shall include the payment of a fee into the Mud Run Drainage Basin Assistance Fund, as established by Ordinance 636-1975. This fee shall be paid at the rate of one thousand one hundred fifty-eight dollars per acre of land so developed and the fee shall be paid into such fund prior to the issuance of any building permit.
14. The owners and developers of land fronting on Romig Road are placed on notice that the median strip on Romig Road is permanent and will not be cut or opened, except at the points located and fixed in the construction of Romig Road. Therefore, right turns in and out only will be available for any development on any property that is not located opposite the existing openings in the median. All new, expanded, or modified development for the uses permitted under subsections (A)(2), (3), (4), and (5) of this section shall provide on-site provisions, including construction of a driveway, to permit vehicular access across the development to be used in common with their neighbors to the north and south to reach one of these fixed

openings in the median. This access route and construction, as well as all driveway cuts, shall be approved by the Traffic Engineer. The provisions for the access route shall be a covenant running with the land in any conveyance.

15. The development conditions provided herein are in addition to all other provisions of this chapter and in no way vary or waive those provisions except as specifically stated. Penalty, see § 153.199.

(Prior code § 153.136; Ord. 107-1987; Ord. 594-1976)