

**Ravenna Township Zoning Resolution  
Table of Contents**

**MAJOR PARTICIPANTS IN THE DEVELOPMENT OF THE 2022  
RAVENNA TOWNSHIP ZONING RESOLUTION**

RAVENNA TOWNSHIP TRUSTEES AND FISCAL OFFICER

Vince Coia, Chairman  
Jim DiPaola  
Hank Gibson

Gail Pittman, Fiscal Officer

RAVENNA TOWNSHIP ZONING COMMISSION

Beverly Kibler, Chairperson  
Eric Courtney  
Linda Faltisco  
Kristi Blazek-Hack  
Bob Vair

RAVENNA TOWNSHIP BOARD OF ZONING APPEALS

Jeff Gaynor, Chairperson  
Remy Arness  
Gary Long  
Joann McEwen  
Claire Moore

RAVENNA TOWNSHIP ZONING INSPECTOR

Brett Psenicka, Zoning Inspector  
Michelle McCoy, Administrative Assistant

**ZONING RESOLUTION PREPARED BY:**

PORTAGE COUNTY REGIONAL PLANNING COMMISSION

Todd Peetz, AICP, Director  
Gail Gifford, Community Planner  
Evelyn Beeman, Office Manager  
Lisa Reeves, CDBG Specialist

# RAVENNA TOWNSHIP ZONING RESOLUTION TABLE OF CONTENTS

## CHAPTER/SECTION PAGE

### **AMENDMENT REGISTER**

Amendment Register x

### **MAPS**

Official Zoning District Map xi

**CHAPTER 1 TITLE, AUTHORIZATION, PURPOSE** Section 100.00 Title 1-1 Section 101.00 Purpose 1-1 Section 102.00 General Objectives 1-1 Section 103.00 Authorization 1-2 Section 104.00 Interpretation 1-2 Section 105.00 Compliance 1-2 Section 106.00 Repeal of Existing Resolution 1-3 Section 107.00 Separability 1-3 Section 108.00 Effective Date 1-3

**CHAPTER 2 DEFINITIONS** Section 200.00 General Interpretation 2-1 Section 201.00 Words, Terms, or Phrases 2-1

### **CHAPTER 3 ADMINISTRATIVE AUTHORITY**

Section 300.00 Administrative Authority 3-1 Section 300.01 Purpose 3-1 Section 301.00 Zoning Inspector 3-1 Section 301.01 Responsibilities of the Zoning Inspector 3-1 Section 302.00 Zoning Commission 3-2 Section 302.01 Township Zoning Commission, Establishment of Terms and

Compensation 3-2 Section 302.02 Procedure for Removal of Zoning Commission Member 3-2 Section 302.03 Authority and Responsibility of the Zoning Commission 3-3 Section 303.00 Board of Zoning Appeals 3-3 Section 303.01 Board of Zoning Appeals Establishment of Terms and Compensation 3-3 Section 303.02 Procedure for Removal of Board of Zoning Appeals Member 3-4 Section 303.03 Proceedings of the Board of Zoning Appeals 3-4 Section 303.04 Powers and Responsibilities of the Board of Zoning Appeals 3-5 Section 303.05 Authority of the Board of Township Trustees, Zoning Inspector, and Board of Zoning Appeals, On Matters of Appeals 3-6 Section 304.00 Township Trustees Powers and Duties Regarding This Zoning Resolution 3-6

## **CHAPTER/SECTION PAGE**

<b>CHAPTER 4 ADMINISTRATIVE PROCEDURES AND ENFORCEMENT</b>	Section 400.00
Administrative Procedures and Enforcement 4-1	Section 400.01 Purpose 4-1
Section 400.02	Submission of Application 4-1
Section 400.03	Special Studies and Costs 4-1
Section 400.04	Zoning Certificate Required 4-1
Section 400.05	Change in Use Determination 4-1
Section 400.06	Expiration of Any Type of Zoning Certificate 4-2
Section 400.07	Submission to the Director of Transportation 4-2
Section 401.00	Zoning Certificates 4-3
Section 401.01	Purpose 4-3
Section 401.02	Procedures for Filing an Application 4-3
Section 401.03	Application Requirements 4-3
Section 401.04	Review Procedures 4-5
Section 402.00	Conditional Zoning Certificates, Appeals and Variances 4-5
Section 402.01	Purpose 4-5
Section 402.02	Procedures for Filing an Application 4-5
Section 402.03	Application Requirements 4-6
Section 402.04	Basis of Determination 4-9
Section 402.05	Review Procedures 4-11
Section 403.00	Planned Unit Development (PUD) Review Procedures 4-12
Section 403.01	Purpose 4-12
Section 403.02	Authority for Planned Unit Development Plan Review 4-12
Section 403.03	General Development Plan Application Requirements 4-12
Section 403.04	Administrative Review of a General Development Plan 4-14
Section 403.05	Final Development Plan Application Requirements 4-15
Section 403.06	Administrative Review of Final Development 4-16
Section 403.07	PUD Implementation Timing 4-18
Section 403.08	Noncompliance with Regulations 4-18
Section 404.00	Amendments 4-18
Section 404.01	Purpose 4-18
Section 404.02	Initiation of Zoning Amendment 4-18
Section 404.03	Contents of Application for Zoning Map Amendment 4-19
Section 404.04	Zoning District Amendment Initiated by the Zoning Commission or Township Trustees 4-19
Section 404.05	Zoning Text Amendments 4-19
Section 404.06	Transmittal to the Zoning Commission 4-20
Section 404.07	Submission to Regional Planning Commission 4-20
Section 404.08	Public Hearing by the Zoning Commission 4-20
Section 404.09	Notice of Public Hearing by First Class Mail 4-20
Section 404.10	Notice of Public Hearing in Newspaper 4-20
Section 404.11	Recommendation by the Zoning Commission 4-22
Section 404.12	Public Hearing by the Board of Township Trustees 4-22
Section 404.13	Action by the Board of Trustees 4-23
Section 404.14	Effective Date and Referendum 4-23

### **iii**

#### **Ravenna Township Zoning Resolution Table of Contents**

## **CHAPTER/SECTION PAGE**

Section 404.15	Filing of Amendments with County Recorder and Regional Planning Commission 4-24
Section 405.00	Enforcement 4-24
Section 405.01	Complaints Regarding Violations 4-24
Section 405.02	Entry and Inspections of Property 4-24
Section 405.03	Notice of Violation 4-24
Section 405.04	Service of Notice of a Violation 4-25
Section 405.05	Penalties/Fines 4-25
Section 406.00	Schedule of Fees, Charges and Expenses 4-25

## **CHAPTER 5 ZONING DISTRICTS AND REGULATIONS**

Section 500.00	Zoning Districts and Regulations 5-1
Section 500.01	Purpose 5-1
Section 500.02	Establishment of Zoning Districts 5-1
Section 500.03	Official Zoning Map 5-1
Section 500.04	Zoning Map Legend 5-1
Section 500.05	Interpretation of Zoning District Boundaries 5-2
Section 500.06	Zoning Map Amendments 5-2
Section 501.00	Residential Low Density Zoning District (R-L) 5-3
Section 501.01	Purpose 5-3
Section 501.02	Uses 5-3
Section 501.03	Area and Yard

Regulations 5-5 Section 501.04 Minimum/Maximum Floor Area per Building 5-5 Section 501.05 Maximum Building Height 5-5 Section 501.06 Accessory Buildings 5-6 Section 501.07 Parking and Loading Requirements Landscape Buffering 5-6 Section 501.08 Landscape Buffering 5-6 Section 502.00 Residential Medium Density Zoning District (R-M) 5-7 Section 502.01 Purpose 5-7 Section 502.02 Uses 5-7 Section 502.03 Area and Yard Regulations 5-9 Section 502.04 Minimum/Maximum Floor Area per Building 5-10 Section 502.05 Maximum Building Height 5-10 Section 502.06 Accessory Buildings 5-10 Section 502.07 Parking and Loading Requirements 5-10 Section 502.08 Landscape Buffering 5-11 Section 503.00 Residential High Density Zoning District (R-H) 5-12 Section 503.01 Purpose 5-12 Section 503.02 Uses 5-12 Section 503.03 Area and Yard Regulations 5-14 Section 503.04 Minimum/Maximum Floor Area per Building 5-15 Section 503.05 Maximum Building Height 5-15 Section 503.06 Accessory Buildings 5-15 Section 503.07 Parking and Loading Requirements 5-15 Section 503.08 Landscape Buffering 5-15

iv

**Ravenna Township Zoning Resolution Table  
of Contents**

**CHAPTER/SECTION PAGE**

Section 504.00 Commercial Residential Zoning District (C-R) 5-16 Section 504.01 Purpose 5-16 Section 504.02 Uses 5-16 Section 504.03 Area and Yard Regulations 5-19 Section 504.04 Minimum/Maximum Floor Area per Building 5-20 Section 504.05 Maximum Building Height 5-21 Section 504.06 Accessory Buildings 5-21 Section 504.07 Parking and Loading Requirements 5-21 Section 504.08 Landscaper Buffering 5-21 Section 504.09 Special Operating Hours in C-R Zoning District 5-21 Section 504.10 Variances Procedures for Operating Hours in C-R Zoning District 5-22 Section 505.00 General Commercial Zoning District (G-C) 5-23 Section 505.01 Purpose 5-23 Section 505.02 Uses 5-23 Section 505.03 Area and Yard Regulation 5-26 Section 505.04 Minimum/Maximum Floor Area Requirements 5-26 Section 505.07 Maximum Building Height 5-27 Section 505.08 Accessory Buildings 5-27 Section 505.08 Parking and Loading Requirements 5-27 Section 505.09 Landscape Buffering 5-27 Section 506.00 General Industrial Zoning District (G-I) 5-28 Section 506.01 Purpose 5-28 Section 506.02 Uses 5-28 Section 506.03 Area and Yard Regulations 5-29 Section 506.04 Outdoor Storage Yards 5-30 Section 506.05 Minimum/Maximum Floor Area Requirements 5-30 Section 506.06 Maximum Building Height 5-31 Section 506.07 Accessory Buildings 5-31 Section 506.08 Parking and Loading Requirements 5-31 Section 506.09 Landscape Buffering 5-31

**CHAPTER 6 REGULATIONS APPLICABLE TO ALL DISTRICTS** Section 600.00

Regulations Applicable to All Districts 6-1 Section 601.00 Purpose 6-1 Section 602.00 Uses Exempt from Regulations 6-1 Section 605.00 Dangerous/Objectionable/Prohibited Uses 6-1 Section 609.00 Outdoor Furnaces 6-3 Section 610.00 General Regulations 6-4 Section 610.01 Lots, Yards and Open Space Areas 6-4 Section 610.02 Principal Buildings 6-6 Section 610.03 Regulations of Accessory Buildings and Structures 6-7 Section 610.04 Height Regulations 6-8 Section 610.05 Exception to Height Regulations for Structures 6-9 Section 610.06 Fences, Walls, Hedges 6-9 Section 610.07 Driveways 6-10

v

**Ravenna Township Zoning Resolution Table  
of Contents**

## **CHAPTER/SECTION PAGE**

Section 610.08 Roadway Design 6-10 Section 610.09 Parking and Storage of Vehicles and Trailers 6-11 Section 610.10 Swimming Pools 6-11 Section 610.11 Storage, Utility & Trash Collection Areas 6-12 Section 611.00 General Regulations of Temporary Buildings, Structures and Uses 6-12 Section 611.01 Temporary Buildings 6-12 Section 611.02 Temporary/Replacement Housing 6-12 Section 611.02 Temporary Medical Hardship Certificate 6-13 Section 612.00 Parks for Passive Recreational Facilities 6-15 Section 613.00 Home Occupations 6-16 Section 614.00 Outdoor Congregation Areas 6-17 Section 615.00 Home Day Care for Children and Adults 6-17 Section 616.00 Adult Family Home 6-18 Section 617.00 Residential Facility for Up to Eight Residents 6-18 Section 618.00 Nonconforming Uses and Structures 6-18 Section 618.01 Purpose 6-18 Section 618.02 Buildings and Structures Under Construction 6-19 Section 618.03 Nonconforming Lots of Record 6-19 Section 618.04 Nonconforming Buildings or Structures 6-20 Section 618.05 Continuance of a Nonconforming Use of Buildings and Land 6-22 Section 618.06 Change of a Nonconforming Use of Buildings and Land to another

Nonconforming Use 6-22 Section 618.07 Change From Nonconforming Use 6-22 Section 618.08 Abandonment of a Nonconforming Use of Buildings and Land 6-22 Section 618.09 Certificate of a Nonconforming Use 6-22 Section 619.00 Agricultural Uses 6-22 Section 620.00 Pond and Lakes 6-25

## **CHAPTER 7 CONDITIONAL USES**

Section 700.00 Conditional Uses 7-1 Section 700.01 Purpose 7-1 Section 700.02 Supplementary Conditions and Safeguards 7-1 Section 700.03 Terms and Assignment 7-1 Section 700.10 Review Criteria for Conditional Uses 7-1 Section 700.10.B Specific Requirements for Conditional Uses 7-2

30 Accessory Dwelling Units 7-4 31 Adult Entertainment Uses: Bookstores or Adult Video Stores,

Adult Cabarets, Adult Motion Picture Theaters 7-6 32 Agritourism Uses 7-6

33 Animal Hospitals, Veterinary Offices and Clinics 7-7 34 Arts and Crafts Shows and Entertainment Events Open to the

Public 7-8 35 Bed and Breakfast Establishments 7-9 36 Car Washes 7-9 37 Cemetery 7-10

vi

## **Ravenna Township Zoning Resolution Table of Contents**

## **CHAPTER/SECTION PAGE**

38 Church, Temples other places of Worship 7-11 39 Congregate Care/Assisted Living Facilities 7-11 40 Day Care Facilities for Children and Adults 7-12 41 Extraction and Mining Operations 7-12 42 Farm Related Business 7-24 43 Flag Shaped Lots 7-25 44 Funeral Home 7-27 45 Gasoline Station and/or Auto Repair, Sales and Service 7-27 46 Governmental Service Facility 7-28

47 Group Residential Facility 7-28 48 Home Based Business 7-28 49 Institutions for Human Medical Care, such as but not limited to

Hospitals, Clinics, Mental Health Care Facilities and Nursing Homes 7-30  
50 Mini Storage Facilities 7-30 51 Multi-Family Development 7-32 52  
Non-Commercial Land Filling to Change Grade and/or Elevation  
of Property 7-33 53 Open-Air Market 7-33 54 Park and Ride Lot 7-34 55 Parks and Recreation  
Facilities 7-34 56 Planned Unit Development (PUD) 7-35 57 Private Parking Lots and Parking  
Garages 7-54 58 Schools and Educational Facilities 7-55 59 Two Family & Three Family  
Dwellings 7-55 60 Wireless Telecommunication Service Facilities 7-55 61 Dog Kennels 7-59

**CHAPTER 8 ENVIRONMENTAL PROTECTION REGULATIONS** Section 800.00

Environmental Protection Regulations 8-1 Section 800.01 Purpose 8-1 Section 800.02  
Applicability 8-2 Section 800.03 General Standards 8-2 Section 800.04 Development/Land Use  
Regulated with the Environmental Protection Requirements 8-2 Section 800.05 Environmental  
Protection Standards 8-3

**CHAPTER 9 OFF-STREET PARKING AND LOADING FACILITIES** Section 900.00

Off-Street Parking and Loading Facilities 9-1 Section 900.01 Purpose 9-1 Section 900.02  
General Requirements 9-1 Section 900.03 Off-Street Parking Space Dimensions 9-2 Section  
900.04 Location of Parking Areas and Driveways 9-2 Section 900.05 Design Specifications of  
Parking Areas and Access Driveways for  
Multi-Family Uses and All Other Non-Residential Uses 9-2 Section 900.06  
Parking Spaces for Handicap Accessibility 9-3

vii

**Ravenna Township Zoning Resolution Table  
of Contents**

**CHAPTER/SECTION PAGE**

Section 900.07 Shared Parking Facilities 9-4 Section 900.08 Parking Area Landscaping  
Requirements 9-5 Section 900.09 Off-Street Parking Space Requirements 9-5 Section 900.10  
Off-Street Loading and Unloading Space Dimensions 9-8 Section 900.11 Minimum Number of  
Commercial Use Loading Spaces Required 9-8 Section 900.12 Minimum Number of Industrial  
Use Loading Spaces Required 9-8 Section 900.13 Off-Street Loading and Unloading Spaces  
Requirements 9-8 Section 901.00 Paving Requirements 9-9 Section 901.01 Optional Porous  
Material Surface Parking Areas 9-9 Section 901.02 Design Requirements for Porous Material  
Parking Surfaces 9-9 Section 902.00 Drainage Requirements 9-9 Section 903.00 Maintenance  
Requirements 9-10

Section 904.00 Lighting Requirements 9-10

**CHAPTER 10 SIGNS**

Section 1000.00 Signs 10-1 Section 1000.01 Purpose 10-1 Section 1000.02 Signs Excluded from  
These Regulations 10-1 Section 1000.03 Prohibited Signs 10-2 Section 1000.04 Nonconforming  
Signs and Structures 10-2 Section 1000.05 Loss of Legal Nonconforming Status 10-2 Section  
1000.06 Signs Requiring Zoning Certificate 10-3 Section 1000.07 Application Requirements 10-3  
Section 1000.08 General Requirements for All Signs 10-3 Section 1000.09 Measurement of Sign  
Area and Height 10-5 Section 1000.10 Criteria for the Construction and Design of Signs 10-5  
Section 1000.11 Required Maintenance of Signs 10-6 Section 1000.12 Temporary/Special Events  
Signs Not Requiring a Zoning Certificate 10-7 Section 1000.13 Temporary/Special Events Signs  
Requiring a Zoning Certificate 10-7 Section 1000.14 Permanent Signs Not Requiring a Zoning  
Certificate 10-9 Section 1000.15 Permanent Signs Requiring a Zoning Certificate 10-9 Section

1000.16 Additional Standards for Specific Types of Permitted Signs 10-10  
Section 1000.17 Private Signage Agreements 10-12

## **CHAPTER 11 LANDSCAPING AND SCREENING**

Section 1100.00 Landscaping and Screening 11-1 Section 1100.01 Purpose 11-1 Section 1100.02 Applicability 11-1 Section 1100.03 Approval Process 11-1 Section 1100.04 Plant Substitutions 11-1 Section 1100.05 Landscaping Plan Submittal Requirements 11-1 Section 1100.06 Landscaping Minimum Site Requirements 11-2 Section 1100.07 Fences 11-2 Section 1100.08 Berming 11-3 Section 1100.09 General Requirements 11-3

**viii**

### **Ravenna Township Zoning Resolution Table of Contents**

## **CHAPTER/SECTION PAGE**

Section 1100.10 Landscape Standards and Specifications 11-4 Section 1100.11 Enforcement and Maintenance 11-7 Section 1100.12 Tree Preservation and Care During Construction 11-7

## **CHAPTER 12 PERFORMANCE STANDARDS**

Section 1200.00 Performance Standards 12-1 Section 1200.01 Purpose 12-1 Section 1200.02 Noise 12-1 Section 1200.03 Vibration 12-2 Section 1200.04 Glare and Heat 12-2 Section 1200.05 Air Pollution 12-3 Section 1200.06 Water Pollution 12-3 Section 1200.07 Radioactivity 12-3 Section 1200.08 Electrical Interference 12-3 Section 1200.09 Fire or Explosive Hazards 12-3 Section 1200.10 Outdoor Lighting 12-4 Section 1200.11 Burial of Waste 12-6

## **CHAPTER 13 DESIGN GUIDELINES**

Section 1300.00 Design Guidelines 13-1 Section 1300.01 Purpose 13-1 Section 1300.02 Design Guidelines and Standards 13-1 Section 1300.03 Objectives of the Design Criteria 13-2 Section 1300.04 Design Elements 13-2

## **CHAPTER 14 WIND AND SOLAR ENERGY**

Section 1400.00 Wind and Solar Energy 14-1 Section 1400.01 Purpose 14-1 Section 1400.02 Definitions 14-1 Section 1400.03 Allowable Number of Towers, Wind Turbines, Solar Panels 14-2 Section 1400.04 Height 14-2 Section 1400.05 Location 14-3 Section 1400.06 Fencing and Protective Measures 14-3 Section 1400.07 Electrical Interference 14-4 Section 1400.08 Noise 14-4 Section 1300.09 Lighting 14-4 Section 1400.10 Warnings 14-4 Section 1400.11 Maintenance 14-5 Section 1400.12 Advertising 14-5 Section 1400.13 Safety 14-5 Section 1300.14 Blade Clearances 14-5

**ix**

### **Ravenna Township Zoning Resolution Table of Contents**

## **APPENDICES**

**APPENDICES**

Appendix B: Schedule of Zoning Districts B-1 **AMENDMENT REGISTER**

<b>ACTION</b>	<b>DATE</b>
<b>EFFECTIVE</b>	7-16-09
<b>REVISED</b>	
Resolution 91-43	9-17-91
Resolution 92-105	9-15-92
Resolution 92-138	13-21-92
Resolution 95-63	3-29-95
Resolution 95-146	7-27-95
Resolution 99-13	1-5-99
Resolution 99-14	1-5-99
Resolution 99-94	4-20-99
Resolution 00-292	12-05-00
Resolution 10-348	10-19-10
Resolution 14-383	10-14-14
Resolution 19-011	2-12-19

Ravenna Township Zoning Resolution  
Table of Contents

