

**SECTION 420**  
**Planned Residential Development Regulations**

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**420.1 PURPOSE.**

Planned Residential Development regulations are established in order to encourage and accommodate, in a unified project, creative and imaginative Planned Residential Developments (PRD). It is intended that PRDs will utilize innovations in the technology of land development that are in the best interests of the Township and which are consistent with the residential objectives in the Springfield Township Comprehensive Land Use Plan to preserve sensitive natural areas that contribute to the character of Springfield Township. In order to accomplish this purpose, these regulations, established in accordance with Section 519.021 of the Ohio Revised Code, provide for a variety of dwelling types, including single-family detached, single-family cluster, single-family attached and townhouse units.

These regulations are designed to achieve, among others, the following objectives:

- A. To allow flexible residential development on larger sites, especially sites that have natural features such as wetlands, natural lakes, ponds, marshes, steep slopes, rock outcroppings, floodplains and larger wooded areas, which contribute to the character of Springfield Township in order to preserve these natural features.
- B. To promote economical and efficient use of land and reduce infrastructure costs through unified development.
- C. To permit the flexible spacing of lots and buildings in order to encourage the separation of pedestrian and vehicular circulation; the provision of readily accessible open space and recreation areas; and the creation of functional and interesting residential areas.
- D. To minimize the impact of new development by reducing curb cuts onto major thoroughfares and collector streets.

- E. To ensure that Planned Residential Developments are compatible with surrounding single-family neighborhoods and comply with these objectives by requiring the submission of development plans and establishing a review process, authorized by Section 519.021 of the Ohio Revised Code, to ensure that all developments are consistent with the regulations.

**420.2 APPLICATION.**

- A. These planned residential development regulations provide an alternate to the standard lot subdivision. Each proposed planned residential development shall be reviewed and approved based on the merits of the proposal as depicted on the submitted general and final development plans in accordance with Section 720 and compliance with the development standards and design criteria set forth in this Section.
- B. The regulations of Section 410 shall apply to dwellings and accessory uses in a PRD unless the standard is waived or modified in this Section or the Zoning Commission authorizes a modification. The requirements contained herein shall take precedence over any conflicting regulations contained in this Zoning Resolution.
- C. In addition to complying with the requirements of this Section, all Planned Residential Developments shall comply with the appropriate provisions of the Summit County's Subdivision Regulations.

**420.3 MINIMUM PROJECT AREA.**

The area proposed to be developed as a PRD shall be in one ownership, or if in several ownerships, the application shall be filed jointly by all owners of the properties included in the proposed PRD boundaries.

- A. The minimum gross area of a tract of land developed as a PRD shall be 20 acres.
- B. The owner of a tract of land with less than the minimum area required in Section 420.3A above may request that the project area requirements be waived. The Zoning Commission may consider such a waiver request when it finds that either:
  - 1. The requested smaller land area has unique natural features that would not be preserved if the parcel were developed as a conventional subdivision; or
  - 2. The ownership of the property and surrounding land and/or other use and development restrictions abutting the property reasonably prevent the applicant from acquiring the additional land necessary to satisfy the minimum area required.
- C. All land within the PRD shall be contiguous in that it shall not be divided into segments by existing or proposed limited access highways, arterial streets and other streets except local and collector streets, or any tract of land (other than roads or right-of-way for utility or

related purposes) not owned by the developer of the PRD. The determination of local streets for the purposes of this provision shall be based upon the specifications of the Summit County Subdivision Regulations.

**420.4 USES AND DWELLING TYPES.**

The types of uses and dwelling units that may be included as part of a PRD are listed in Table 420.4, and are noted by the letter “P” for the district in which the PRD is located.

**Table 420.4 Uses and Dwelling Types**

	<b>O-C</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>
A. Standard, detached single-family dwelling on a lot	P	P	P	P
B. Cluster single-family dwelling	P	P	P	P
C. Attached single-family dwelling with not more than 4 units attached		P	P	P
D. Townhouse with not more than 6 units attached			P	P
E. Senior Citizen Independent dwelling units, which may include detached, cluster and attached single-family units		P	P	P
F. Assisted living facility			P	P
G. Congregate living facility			P	P
H. Nursing homes, convalescent homes			P	P
I. Health care facilities designed to meet the special needs of elderly residents, such as physical therapy offices and urgent care centers			P	P
J. Supporting uses that are permitted by right or as a conditional use in the underlying district, when designed and integrated in the PRD	P	P	P	P
K. Recreation facilities intended for use by residents of the development		P	P	P

**420.5 DENSITY AND OPEN SPACE REGULATIONS.**

The number of dwelling units permitted and the amount of restricted open space provided as part of any PRD shall comply with the following:

- A. Maximum Density. The gross density of a PRD shall not exceed the maximum number of dwelling units per acre set forth in Table 420.5 for the district in which the PRD is located, except as otherwise provided. The maximum number of dwelling units permitted for a particular site shall be calculated by:
1. Deducting the following from the total project area:
    - a. Any public right-of-way within the project boundary existing at the time the development plan is submitted; and
    - b. The area of land within a floodway, designated wetland or existing water body, that exceeds the minimum acreage required for restricted open space as set forth in Table 420.5. Where floodways, wetlands, and/or water bodies overlap, they shall be counted only once.
    - c. Any area of land existing or proposed to be devoted to assisted living facilities, congregate living facilities, or health care facilities designed to meet the special needs of elderly residents.
  2. Multiplying the result of Section 420.5A.1 by the maximum number of dwelling units set forth in Table 420.5.
- B. Maximum Net Density - Units on Any One Acre. The number of units permitted on any one acre of the site shall not exceed the net density set forth in Table 420.5. An imaginary square, approximately 209 feet by 209 feet, shall be used to determine the maximum number of units on any one (1) acre of the site.
- C. Senior Citizen Development. For senior citizen independent dwelling units, the maximum density shall be 150% of the density set forth in Table 420.5 when the senior citizen residential development is adjacent to a non-residential district, interstate highway right-of-way or other location where the senior citizen residential development district is either isolated from or serves as a transitional development to an abutting Residential District.
- D. Maximum Building Coverage. For congregate living, assisted living facilities, and supporting health care facilities the maximum building coverage shall be 30% of the area devoted to such uses.
- E. Minimum Restricted Open Space. A portion of the total project area shall be devoted to restricted open space in compliance with the minimum requirement set forth in Table 420.5.

**Table 420.5 Density & Open Space Requirements**

	<b>O-C</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>
1. Maximum dwelling units per acre	0.2 units	1 unit	2.5 units	3.5 units
2. Maximum net density on any one acre	3 units	4 units	7 units	10 units
3. Minimum restricted open space	50%	40%	30%	25%

Not more than 60% of the total open space requirements may be made up of water Bodies, floodways or designated wetlands.

**420.6 RESTRICTED OPEN SPACE REQUIREMENTS.**

A. General Standards. The restricted open space in any PRD shall comply with the following:

1. Restricted open space shall be designed and located to preserve significant natural features and historical and/or cultural elements located on the site.
2. Areas designated for restricted open space purposes may be:
  - a. Preserved in its natural state as wetlands, woodlands, lakes or ponds, historic lands, environmentally sensitive areas, or similar conservation-oriented area;
  - b. Used for outdoor active or passive recreation for the use and/or enjoyment of the residents of the proposed development, except in the O-C district, where recreational activities shall be prohibited in restricted open space areas. Any restricted open space intended to be devoted to recreational activities shall be of a usable size and shape for the intended purposes as determined by the Zoning Commission. Where deemed appropriate by the Zoning Commission, recreation areas shall be provided with appropriate parking and access;
  - c. Utilized for farming when authorized in a conservation easement or in the Association's covenants and restrictions.
3. Restricted open space shall be interconnected with open space areas on abutting parcels.
4. In order to encourage the creation of large areas of contiguous open space, areas that shall not be considered restricted open space include:
  - a. Private roads and public rights-of-way;
  - b. Parking areas, access drives, common drives and driveways, except as otherwise permitted by the Zoning Commission when providing access to the restricted open space;

- c. Required setbacks for buildings and parking areas from the project boundaries and streets;
  - d. Required spacing between buildings and between buildings and parking areas;
  - e. Private yards within subdivided lots; and
  - f. Open space corridors less than 50 feet in width at any point.
  - g. A minimum of 15 feet between buildings and restricted open space.
5. Any area within the restricted open space that is disturbed during construction or otherwise not preserved in its natural state, shall be landscaped with vegetation that is compatible with the natural characteristics of the site.
  6. Such restricted open space, including any recreational facilities proposed to be constructed in such space, shall be clearly shown on the development plan. If the project is to be developed in phases, the phase(s) in which such facilities will be started and completed shall be indicated on the phasing plan. At a minimum, construction of any proposed recreation facilities shall begin no later than when 35% of the residential units have been completed.
- B. Prohibition of Further Subdivision of Restricted Open Space. Restricted open space shall be prohibited from further subdivision or development by deed restriction, conservation easement, or other agreement in a form acceptable to the Township's legal advisor and duly recorded in the Office of the Recorder of Deeds of Summit County.
- C. Ownership of Restricted Open Space. Subject to such permanent restriction as set forth above, restricted open space may be owned by an association, the township, a land trust or other conservation organization recognized by the Township.
- D. Storm Water Management Systems in Restricted Open Space. Stormwater management, and/or water supply facilities may be located partially or entirely within restricted open space areas when such facilities are so located and developed in a manner consistent with the purposes and requirements of the restricted open space and provided that such areas or facilities are safe, accessible and useable as community amenities by the public or residents of the subdivision.
- E. Design Criteria for Restricted Open Space. The area chosen to be set aside as the restricted open space shall achieve, to the maximum extent practicable, the following design criteria. In some cases it may not be possible to achieve all of these criteria, therefore the Zoning Commission shall consider the extent to which the project is designed so that:
1. The design and layout of the development conserves and incorporates existing wooded areas, meadows, and hedgerows or tree lines between fields or meadows, especially those containing significant wildlife habitats.

2. The building and pavement layout complies with the riparian setbacks required in Section 540.
3. The development plan avoids alteration of or construction within natural drainage ways and utilizes low impact storm water management techniques such as grassy swales to the practicable extent possible.
4. Steep slopes are protected from clearing, grading, filling, or construction.
5. Structures are located to ensure that scenic views and vistas are unblocked or uninterrupted, particularly as seen from existing and proposed public thoroughfares.
6. Protection is provided for wildlife habitat areas of species listed as endangered, threatened, or of special concern by the U.S. Environmental Protection Agency and/or by the Ohio Department of Natural Resources.
7. Sites of historic, archaeological, or cultural value and their environs are protected insofar as needed to safeguard the character of the feature, including stone walls, spring houses, barn foundations, underground fruit cellars, earth mounds and burial grounds.

#### **420.7 DEVELOPMENT AND SITE PLANNING STANDARDS.**

The following specific development standards shall be adhered to in the design and layout of any PRD.

##### **A. Lot Requirements.**

1. Fee-simple ownership of a standard lot for a detached single-family dwelling and under each detached cluster single-family or attached dwelling unit is permitted. There shall be no area dimensions required for fee-simple lots, however each shall be of sufficient size and shape to accommodate a dwelling unit in compliance with the spacing requirements of this Section. When a dwelling unit is located on a fee-simple lot, no portion of the dwelling unit shall project beyond the property line. All land not included in fee-simple ownership shall be controlled by the association as common area.
2. The applicant shall depict on the development plan all fee-simple lots and the maximum parameters, or building envelopes that indicate where buildings will be located, and shall demonstrate that such building locations will be in compliance with the spacing requirements of this Section.

**B. Minimum Setbacks.** All buildings, structures and parking areas shall comply with the minimum setbacks set forth in Table 420.7.

C. Minimum Spacing Between Buildings. In order to ensure reasonable privacy and separation, individual buildings including terraces, decks and patios shall be separated by the minimum spacing set forth in Table 420.7. These distances may be reduced when the Zoning Commission finds that adequate landscaping and screening is provided to ensure privacy between units. The following definitions shall apply to terms used in this Section.

1. Main Wall. The outside wall(s) of a building, which contains the primary windows of any living, family or dining room. (Generally the front or rear of the building)
2. End Wall. The outside walls other than a main wall of a building, which may be blank or contain windows not considered to be primary windows. (Generally the side of the building)

**Table 420.7. Minimum Setback and Spacing Requirements.**

	<b>O-C</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>
1. Setback from existing public street right-of-way <sup>(a)</sup>	60 feet <sup>(b)</sup>	50 feet <sup>(b)</sup>	40 feet <sup>(b)</sup>	40 feet <sup>(b)</sup>
2. Setback from project boundary, other than a public street	50 feet	50 feet	50 feet	50 feet
3. Setback from interior street:				
a. Public right-of-way	40 feet	40 feet	30 feet	30 feet
b. Private street pavement	30 feet	30 feet	20 feet	20 feet
4. Spacing between buildings:				
a. End wall to end wall	25 feet	25 feet	20 feet	15 feet
b. End wall to main wall	40 feet	40 feet	30 feet	25 feet
c. Main wall to main wall	80 feet	60 feet <sup>(c)</sup>	50 feet <sup>(c)</sup>	40 feet <sup>(c)</sup>

Notes:

<sup>(a)</sup> If there is no established street right-of-way, the street right-of-way line shall be deemed to be 30 feet from the centerline of the road.

<sup>(b)</sup> Buildings that front on a state highway shall have a setback from the highway right-of-way of not less than 70 feet.

<sup>(c)</sup> Or equal to the length of overlap whichever is greater.

D. Minimum Setback for Interior Streets. Interior streets shall be located a minimum of 20 feet from a PRD boundary, except as necessary to traverse this required setback to provide access to an existing public street right-of-way.

- E. Required Buffer. When attached single-family units are proposed in any district, a buffer area with a minimum width of 20 feet shall be located within the required 50 foot setback from the project boundary specified in Table 420.7 and shall be landscaped in accordance with Section 530. Such buffer may be located in the common area or on individual lots.

#### **420.8 RESOURCE PROTECTION REGULATIONS.**

- A. Topography. Site planning shall be designed to take advantage of the topography of the land in order to utilize the natural contours to minimize cut and fill requirements and minimize destruction of water courses and natural vegetation, trees, and topsoil.
- B. Floodway Protection. All buildings, structures or land within a floodway (as shown on the FEMA maps) shall be used, and buildings or structures hereafter shall be erected, altered, enlarged, repaired or rebuilt, moved, or designed to be used, in whole or in part only for a use listed below:
1. Outdoor recreational facilities including swimming pools, riding academies, playing fields, ball fields, courts, trails, and other similar recreational facilities;
  2. Fencing that allows the passage of water;
  3. Off-street parking areas accessory to the above uses provided that such areas are improved with pervious pavement materials, such as pervious asphalt, pervious concrete or combinations of geotextiles with sand, gravel and sod.
- C. Wetlands Protection. Wetlands that are required by the Army Corps of Engineers or the Ohio EPA to be retained shall be protected by the following:
1. A buffer area having a width not less than 20 feet measured from the edge of the designated wetland. The area within this buffer shall not be disturbed and shall be retained in its natural state.
  2. A minimum building and pavement setback of 30 feet for a category 2 wetland and 50 feet for a category 3 wetland, measured from the outer edge of the designated wetland.
- D. Conservation of Riparian Zones. Areas located in identified riparian zones shall comply with the requirements of Section 540.
- E. Tree Preservation. Wooded areas shall be preserved in compliance with Section 550.

**420.9 DWELLING UNIT REQUIREMENTS.**

- A. Minimum Floor Area. Each dwelling unit shall comply with the minimum floor area for single-family and two-family dwelling units and siting requirements set forth in Section 410.7, except as otherwise specified in Sections 420.9 B & C.
- B. Minimum Floor Area for Attached Single-Family Units. The minimum floor area for attached single-family units shall be 1,200 square feet per unit.
- C. Minimum Unit Sizes for Senior Units: Independent dwelling units included in a senior citizen development shall comply with the minimum unit size indicated in Table 420.9.

**Table 420.9 Minimum Unit Sizes for Senior Units**

<u>Dwelling Unit Type</u>	<u>Minimum Floor Area (sq. ft.)</u>	
	No congregate living area	With Congregate living areas
1. One-bedroom	750	550
2. Two-bedroom	900	700
3. Three-bedroom	1,100	900

- D. Accessory Structures. All accessory buildings and structures, including fences, walls and other architectural features, attached or not attached to the building(s) shall be in conformity with and secondary to the principal buildings in the development.

**420.10 STREET, DRIVE AND WALKWAY REQUIREMENTS.**

- A. General Street and Drive Design Criteria.
  - 1. The area of the proposed project devoted to streets and related pavement should be the minimum necessary to provide adequate and safe movement through the development.
  - 2. Street alignments should follow natural contours and be designed to conserve natural features.
  - 3. The locations of streets should be planned to avoid excessive stormwater runoff and the need for storm sewers.
  - 4. There shall be no direct access from individual dwelling units in a PRD to a major thoroughfare.
- B. Public Streets. A street shall be required to be a public, dedicated street when such street:
  - 1. Provides access to detached single-family dwellings on subdivided lots.

2. Is a major street that connects two existing public streets and which is intended to provide a future continuing street system beyond the project boundaries, or is expected to accommodate pass-through traffic going to and from adjacent developments. However, such through streets shall not be permitted when they are inconsistent with the objectives and policies of the Springfield Township Development Plan and/or such streets result in an unnecessary adverse impact on the Township's natural environmental features.
- C. Private Streets. Streets that are not otherwise required to be public streets pursuant to 420.10B. may be approved as private streets.
1. The Zoning Commission may approve private streets when all of the following requirements are met:
    - a. A private street shall not be planned or be expected to extend to serve property outside the planned residential development.
    - b. The design and layout of the private street(s) shall provide adequate and safe access to the intended units, as determined by the Springfield Township Police and Fire Departments.
  2. When serving 20 or fewer units, private streets may be constructed to a design speed less than 25 mph when the Zoning Commission determines that a lower design speed is appropriate to achieve the objectives of the development. Such private streets shall comply with the following:
    - a. The minimum pavement width shall be 20 feet for a two-way street and 16 feet for a one-way street.
    - b. Horizontal and vertical alignments shall meet a 20-mph design speed.
    - c. Turnarounds with a radius equal to that required by the Summit County Subdivision Regulations for public streets shall be provided for any single access private street that exceeds 800 feet.
  3. All private streets shall be identified by street signs that state "Private" or "Pvt" and such signs shall be in place prior to the sale of any dwelling unit on such street.
  4. All elements of a private street that are to be provided in a conservation or controlled density PRD shall be constructed in accordance with the construction standards set forth for public streets by the Summit County Engineer in the Summit County Subdivision Regulations.
- D. Common Drives: Common drives shall be permitted in compliance with the following requirements:

1. A common drive shall serve no more than four units.
  2. A common drive shall extend from a public street or a private street and shall not connect to any other existing or planned public or private street.
  3. The design and layout of the common drive shall provide adequate and safe access to the intended units, as determined by the Springfield Township Fire Department.
  4. Right-of-ways are not required for common drives; however, a 10-foot wide utility easement shall be required along the length of the common drive, unless the Zoning Commission determines that such easement is unnecessary.
  5. All common drives shall be paved and have a minimum width of 12 feet for one-way drives and a minimum width of 18 feet for two-way drives. Dead-end drives providing access to two or more units shall be designed with a turn-around, unless otherwise permitted by the Springfield Township Fire Department.
  6. Common drives shall comply with any applicable standards as set forth in the Summit County Subdivision regulations.
- E. Disclosure. Whenever a private street or common drive is included in a planned residential development, deed restrictions shall be required and shall specifically include the following language:
- “The undersigned grantee(s) hereby acknowledge(s) that (he, she, they) understand that the premises described herein is located upon a non-dedicated private street or common drive. And further, the grantee(s) understands that no government body is responsible for care and maintenance of said private street or common drive.”
- F. Pedestrian Circulation and Walkways.
1. A pedestrian circulation system shall be included in the PRD and should be designed to ensure that pedestrians can walk safely and easily throughout the development. The pedestrian system should provide connections between properties and activities or special features within common areas and need not always be located along streets. If the pedestrian system intersects a public or private street within the development, “pedestrian crossing” signs shall be posted.
  2. A trail system may be provided within the area of restricted open space. The system should be designed to minimize disturbance of the site with regard to the natural drainage system and topography. To the maximum extent possible, natural materials should be used in the construction and maintenance of the trail system. Trail linkages may be required in areas within the Summit County Trails and Greenway Plan, Summit County Open Space Plan or local plans as they are developed.

**420.11 HOMEOWNERS ASSOCIATIONS.**

As part of a planned residential development, a homeowners association, community association, condominium association or similar legal entity shall be created so that such association is responsible for the maintenance and control of common areas, including the required restricted open space.

- A. The Township's legal advisor shall determine that, based on documents submitted with the development plan, the association's bylaws or code of regulations specify the following requirements:
  - 1. Membership in the Association shall be mandatory for all purchasers of units in the development.
  - 2. The Association shall be responsible for maintenance, control, and insurance of common areas, including private roads and common drives.
- B. Common areas shall be prohibited from further development by deed restriction, conservation easement, or other agreement in a form acceptable to the township's legal advisor.
- C. The Association shall not authorize its dissolution or the sale, transfer or other disposal of any common area, including restricted open space, without (i) an affirmative vote of seventy-five (75%) percent of its members, (ii) having established a successor entity to take over said property pursuant to the township's zoning resolution; and (iii) the approval of the township board of trustees.
- D. The Association shall convey to the township and other appropriate governmental bodies, after proper notice, the right to entrance to any common area for emergency purposes or in the event of nonperformance of maintenance or improvements affecting the public health, safety and welfare. Such governments shall have the right, after proper notice, to make improvements and perform maintenance functions. In addition, the township shall have the right to proceed against the Association for reimbursements of said costs, including the right to file liens against individual condominium units, houses and vacant building lots.

**420.12 PHASED DEVELOPMENT.**

For a PRD that is to be implemented in phases, each phase shall have adequate provision for access, parking, storm water management, and other public improvements to serve the development in accordance with the applicable criteria set forth above. Each phase shall be provided with temporary or permanent transitional features, buffers, or protective areas in order to prevent any adverse impact on completed phases, future phases, and adjoining property. Restricted open space areas shall be reasonably proportioned in each phase of the project, and the proposed construction of any recreation facilities shall be clearly identified on a phasing plan.

**420.13 WAIVERS.**

Waivers may be granted by the Zoning Commission only when it determines that certain standards set forth in this Section do not or should not apply specifically to the circumstances of a particular project and when the alternative method proposed to achieve the objectives of the numerical standard is equal to or better than the strict application of the specified standard. The Zoning Commission may relax such standard to an extent deemed just and proper, provided that the granting of such relief shall be without detriment to the health and safety of the community and without detriment to or impairment of the intent of this Section.

A waiver shall only be considered and approved by the Zoning Commission during the review and approval procedures for development plans.