

CITY OF STRONGSVILLE

PLANNING COMMISSION

APPLICATION

CONDITIONAL USE/ SIMILAR USE/MULTIPLE USE

CONDITIONAL USE, SIMILAR USE OR MULTIPLE USE Occupancy within a General Business, General Industrial, Research Development or Restaurant Recreational Service District and Shopping Center:

- 1) **Conditional Use Permit**, submit to the Planning Commission (10 sets consisting of a Planning Commission Application, a cover letter explaining who you are and what you are proposing, include the hours of operation, the number of employees. Attach a Company brochure, (if available). If proposing any type of food or beverage operation, you will need to submit a floor plan noting the number of seats, booths and table seats. This is not needed if in a General Industrial or Research District. List the number of employees, hours of operation, and so forth. **There is a \$260.00 Planning Commission application fee.** Please make check payable to "City of Strongsville". A Conditional Use Permit for any type of food or beverage service only will require a Public Hearing.
- 2) **Similar Use/Multiple Use Permit** in a General Industrial or Research Development District, please submit a Planning Commission Application and Sixteen (16) copies of the existing site plan of the property, noting the type of use of the other individual units, the square footage of each unit (if this is a multiple occupancy request) and showing all existing parking places (give a total count on the Plan). **There is an application fee of \$260.00.**
- 3) If you do not own the subject property, the Owner of the property must fill out and sign the **Property Owner's Authorization** form that is included in this packet, checking "conditional use". If you will be located within a General Industrial or Research Development District, a Performance Standard form must be filled out, signed and submitted.
- 4) If the business will be located either in a **General Industrial or Research-Development** zoning district a **Performance Standards Form** (located in this packet) must be filled out, and signed by the CEO of the subject Company) and returned with the application.

The following must be submitted two (2) weeks prior to the meeting.

Ten sets (10) and a PDF file of the following;

- Conditional Use Application (permanent parcel number is required on all applications).
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- 10 Site Plans (folded) **Be sure to show all parking areas.**
- 10 Elevations
- 10 Landscape and Lighting Plans (if necessary)
- Property Owners Authorization (if you do not own the property)
- Performance Standards (for General Industrial and Research-Development zoning only)
- Check made payable to the City of Strongsville in the amount of \$260.00.

MEETING DATES AND TIMES:

The Planning Commission usually meets the 2nd and 4th Thursday of the month, but is subject to change during certain times of the year and Planning Commission and Architectural Review Board have only one meeting the month of AUGUST. Planning Commission meetings are held at City Council Chambers, 18688 Royalton Road. The Caucus starts at 5:30 p.m. and the meeting begins promptly at 6:00 p.m. Architectural Review Board meets on Tuesdays at the City Service Center 16099 Foltz Parkway. Caucus starts at 8:30 a.m. and the meeting begins promptly at 9:00 a.m.

If you have any further questions, please call Kristi Onofre at 440-580-3166.

1242.07 CONDITIONAL USE PERMITS.

Conditional use permits shall be required for certain types of main uses as defined in Section 1250.02, generally publicly operated or a facility which affects the public interest. Such use may be permitted and desirable in certain districts but not without consideration in each case of the effect of the use upon neighboring land and the public need for the particular location. The application of the planning standards for determining the location and extent of such use is a planning function and not in the nature of a variance or appeal.

Enumerated throughout this Zoning Code are certain uses and the districts in which conditional uses may be permitted, provided the following standards are fulfilled and a conditional use permit is granted by the Planning Commission.

(a) Application. The application for such permits received from the proponent shall be submitted by the Building Commissioner to the Planning Commission. The Commission shall hold a hearing thereon, notice of which may be published in a newspaper of general circulation, or mailed to the owners of property contiguous to and across the street from the parcel for which a conditional use permit is requested, at least fifteen days before the hearing. The Commission shall take action upon such application within sixty days from the date of receiving such application. Failure to act within such period shall be deemed approval.

(b) Standards for Evaluating Conditional Use Permits. An application for a conditional use permit shall not be approved unless the following conditions and standards are complied with as set forth for the following districts:

(1) Residential Districts.

A. The proposed use is properly located in relation to any adopted land use or street plan, particularly to the collector and local street systems and pedestrian circulation.

B. When located on a local street the proposed use will generate the least possible traffic through a residential neighborhood.

C. The proposed use is necessary to serve the surrounding residential areas which cannot be served satisfactorily if the same use is located in a nearby less restrictive district where it may be permitted by right.

D. The location, design and operation of such use will not discourage the appropriate development or impair the value of the surrounding Residential District.

E. For temporary structures every conditional use permit shall be reviewed every six months and may be renewed only while the construction operations are pursued diligently.

(2) Business, Research, Service and Industrial Districts.

A. The proposed use is necessary to serve the community needs, and existing similar facilities located in a less restrictive or more remote district in which the use may be permitted by right are inadequate.

B. The proposed use is not closer than appropriate in the particular situation to schools, churches and other places of assembly.

C. The location, extent and intensity of the proposed use shall be such that its operation will not be objectionable to nearby dwellings by reason of greater noise, smoke, dust, odors, fumes, vibrations or glare than is normal or is permitted by the performance standards of the district.

D. The proposed use will form a harmonious part of the Business, Research, Service and Industrial District, taking into account, among others, convenience of access to and relationship of the proposed use to other permitted uses in the district;

E. The proposed use will be permitted in the proposed district rather than one in which it is permitted by right, because the applicant has demonstrated in its application to the Planning Commission that the proposed use is of only such limited nature and extent as is required to serve the needs of the district, or, when determined applicable by the Planning Commission, the needs of the community; and

F. The hours of operation and concentration of vehicles in connection with proposed use will not be more hazardous or dangerous than the normal traffic of the district.

(3) Game room and amusement arcade standards. In addition to complying with the above general standards, in the use of all or part of a structure for a game room or amusement arcade, the location and arrangement of amusement devices shall comply with the following specific standards:

A. As a part of the application for a conditional use permit, the applicant shall submit a floor plan, drawn to scale, showing the size, location and arrangement of each mechanical amusement device. For the purposes of this subsection, depth is measured perpendicular to any player or user side of an amusement device, and width is measured perpendicular to any non-player side of the device.

B. Non-tabletop devices. In addition to the actual floor plan dimensions of the device, an open area of five feet in depth shall be provided on any player side and an open area of three feet in width shall be provided on any non-player side, except where such non-player side is positioned adjacent to a structural wall.

C. Tabletop devices.

1. Designed to be played in a seated position: In addition to the actual floor plan dimensions of the device, an open area of four feet in depth shall be provided on any player side, and an open area of three feet in width shall be provided on any non-player side, except where such non-player side is positioned adjacent to a structural wall.

2. Designed to be played in a standing position, e.g. billiard tables, air hockey tables, shuffleboard tables, bowling machines: In addition to the actual floor plan dimensions of the device, an open area of six feet in depth shall be provided on any player side of the device, and an open area of four feet in width shall be provided on any non-player side, except where such non-player side is positioned adjacent to a structural wall.

D. The area and location requirements shall be met exclusive of any aiseways, corridors, passageways, or other circulation patterns necessary or required for

applicant's business by the laws of the City or the State. The actual installation shall be in conformity with the plans submitted as the basis for issuance of the conditional use permit.

(4) Oil and gas well standards. In addition to complying with the standards in paragraphs (b) (1) and (2) hereof and with the Fire Prevention Code of the City, the use of land to drill a new oil and gas well, to drill an existing well deeper, to reopen a well or to convert a well to any use other than its original purpose shall comply with the following standards:

A. As part of the application for a conditional use permit, the applicant shall submit:

1. A copy of the application for a drilling permit to be filed with the State, including the information required by Ohio R.C. 1509.06(A) through (N);

2. A block map of the area within a 500-foot radius of the drill site, which map reflects the location of the proposed well and distances therefrom all existing structures, the location of all-natural waterways therein and existing oil, gas or fresh water wells therein;

3. A statement of the proposed drilling schedule from its commencement to its completion;

4. A design plan showing the location and method of construction of the proposed drive or roadway to the drilling and storage sites, the location and method of construction of storage facilities and the fence and landscaping of the well and storage facilities, accompanied by a proposed schedule for the completion of each of the foregoing;

5. A sworn statement that the principal purpose of the use of the well is and will be for directly supplying fuel to the owner and his heirs, successors and assigns, for use on the premises where the well is located; and

6. A copy of the spill prevention control and countermeasure plan for storage facilities having a capacity in excess of 1,320 gallons or single containers having a capacity in excess of 660 gallons.

B. As a prerequisite to approval of this conditional use, the Planning Commission shall find that:

1. The proposed well location, and its maintenance and operation, will not impede or interfere with development of the land upon which it is situated in accordance with and for the purposes set forth in the Comprehensive Plan of the City and this Zoning Code.

2. The principal purpose of the use of the well is and will be for directly supplying fuel to the owner and his heirs, successors and assigns, for the use on the premises where the well is located.

3. The production, processing, storage, keeping, transportation, sale or use of the substances and gases produced by the well, and the construction of the well and storage facilities, will comply with the performance standards set forth in Section 1262.10 (b) through (j) and the ordinances and regulations referenced therein. Such standards shall be applicable in a zoning district for all purposes of this conditional use, notwithstanding the district limitations set forth in Section 1262.10.

4. Vehicular access to the well and storage facilities will be provided from major arterial, industrial or collector streets and will not require the use of local collector or local streets for such access.

5. The location and the design plan and accompanying schedule provided for timely effective screening of such well, storage facilities and appurtenances from view from all surrounding structures and land use areas in one or a combination of the following manners:

a. Planting of landscaping, which shall include substantial dense all-season plantings which grow to an average height of at least six feet within a three-year period.

b. Construction of a substantially solid wall or fence erected to a height of not less than six feet with complementary landscaping; or

c. The location of such well, storage facilities and appurtenances in relation to existing topography, structures and/or landscaping.

Upon making such findings, the Planning Commission shall forward the application and a report of its findings to Council for its confirmation and a determination as to whether or not the proposed use is consistent with the legislative purposes of this Zoning Code.

(5) Community-based residential care facility standards. In addition to complying with the standards in paragraph (b)(1) and (2), the use of land for a community-based residential care facility, family home or group home shall comply with the following standards and requirements:

A. Any family home and group home must be licensed by the Ohio Department of Mental Retardation and Developmental Disabilities.

B. Individual family homes and group homes shall not be located closer than 2,000 feet to one another.

C. The operator of each family home and group home shall register with the Building Department prior to the commencement of any operation and annually thereafter. To register, the operator, or the operator's designee, shall provide to the Building Department:

1. The name, address, and telephone number of the owner and operator of the property upon which the community-based residential care facility is located;

2. The name under which the facility shall operate;

3. The location, site and floor plan of the proposed facility;

4. A copy of the facility's current license and/or certificate from the Ohio Department of Mental Retardation and Developmental Disabilities;

5. A statement as to the maximum number of residents to reside in the facility, the general nature of their needs, and the type of assistance, support and supervision to be provided;

6. A statement outlining admission procedures and policies of the facility;

7. A copy of the residency rules of the community-based residential care facility and the rules for the storing and administering of medication;

8. Approval of the Fire Prevention office after inspection of the facility's compliance with the Fire Prevention Code as applicable to such facility (all family homes and group homes shall be fully sprinkled and include an interconnected smoke detection system); and

9. Approval of the Building Commissioner issued after inspection for compliance with the Building Code.

D. If the community-based residential facility is found to be in compliance with all of the aforementioned standards and requirements by the Building Commissioner, he shall issue an occupancy permit for the facility for a period of one year. Prior to the expiration of such one-year period, the facility shall be reinspected by the Commissioner and Fire Prevention Officer. If the Commissioner finds that the facility is operating in compliance with all applicable provisions of Section 1242.07, he shall renew the facility's permit for a period of one year.

E. The occupancy permit of any community-based residential care facility may be revoked by the Building Commissioner at any time if such facility is found in violation of any of the standards and requirements of Section 1242.10. In the event the license is revoked, the community-based residential care facility shall cease its operation immediately.

(6) In addition to complying with the requirements and standards in paragraphs (a) and (b)(1) of Section 1242.07, the sale of religious materials as an accessory use to a main use of land for church or other religious facility purposes shall comply with the following standards and requirements:

A. The accessory use of the sale of religious materials shall be conducted by or under the direction and control of the religious institution or organization occupying the main use on the zoning lot.

B. The materials offered for sale shall be substantially related to the furtherance and advancement of the worship or other religious purposes of the religious institution or organization occupying the main use on the zoning lot.

C. Such accessory use shall be conducted within the main building or an accessory building which has been approved by the Planning Commission.

D. The building area designated for such accessory use shall in no event exceed 2,500 square feet.

E. The main use and all accessory uses shall meet the off-street parking requirements of Chapter 1270 of the Zoning Code and in particular, where applicable, the mixed-use standards as set forth in C.O. Section 1270.06(b).

F. The main use and all accessory uses shall meet the requirements and standards of Chapter 1256 of the Zoning Code.

(7) Wireless Telecommunication Facilities. In addition to complying with the standards in paragraphs (B)(1) and (2), the use of land for a wireless telecommunication facility shall comply with the procedures, standards and requirements set forth in C.O. Chapter 1273.

(8) Safeguards and conditions, In addition to complying with the above general standards set forth in this section, conditions appropriate to each particular application may also be set forth in the permit.

(9) Approval. The approval of a conditional use permit shall become null and void if the construction of the building or site improvements are not started within a six-month period after date of approval.

(Ord. 1998-71. Passed 7-27-98.)

1258.02 USE REGULATIONS; LOCAL BUSINESS DISTRICT.

Buildings and land shall be used, and buildings shall be designed, erected, altered, moved or maintained in whole or in part, in Local Business Districts, only for the uses set forth in the following schedules and regulations:

(a) Main Buildings and Uses Permitted.

(1) Office buildings and offices, including professional, financial, governmental, public utility, sales, executive and administrative;

(2) Retail stores and services conducted wholly within enclosed buildings and devoted to supplying neighborhood needs to the following limited extent:

A. Retail sales.

1. The sale of baked goods, confectionery, groceries, meats, fruits, vegetables, dairy products and packaged beverages;

2. The sale of drugs, gifts, antique and art goods, flowers, periodicals, musical instruments and supplies (provided that no loudspeakers broadcast onto the street) and sporting and athletic goods;

3. The sale of wearing apparel, shoes and hats; variety stores;

4. The sale of hardware, tools, paint, garden supplies and household appliances; and

5. The sale, serving and consumption of food, soft drinks, juices and ice cream in carry-out and sit-down restaurants whenever such use is within a business building located adjacent to another business building having one or more party walls and a common roof with one or more similar business buildings, but not as a separate business building or use, provided a conditional use permit is granted in accordance with the standards set forth in Section 1242.07 of the Zoning Code.

B. Services.

1. Personal services, such as beauty and barber shops; interior decorating;

2. Laundry agencies and laundromat; tailor, pressing and dry-cleaning shops in which only nonexplosive nonflammable solvents are used provided that no work shall be done on the premises for retail outlets elsewhere; and

3. Repair services, such as shoe and hat, radio and television, household appliances.

(3) Retail sales in open yards to the following limited extent: Garden equipment and supplies, garden furniture, nursery stock and monuments may be sold on an open lot provided the operation is in connection with an established related business conducted within a store building or retail greenhouse, not more than 150 feet therefrom, and provided the sales in open yards comply with the setbacks established in Section 1258.11 of this Zoning Code.

(4) Child/Adult Day Care Centers. Buildings and land for child/adult day care centers, provided that a conditional use permit is granted in accordance with the procedures and standards set forth in Section 1242.07 of this Zoning Code.

(b) Similar Main Uses Permitted. Any other neighborhood retail store, shop or service not listed above or in any subsequent use classification, and determined as similar by the Planning Commission in accordance with the standards set forth in Section 1242.08 of this Zoning Code. Main uses enumerated in a General Business

District, except assembly halls, mortuaries, and bus passenger stations, may be permitted in a Local Business District, provided a conditional use permit is granted in accordance with the standards set forth in Section 1242.07 of this Zoning Code.

(c) Accessory Uses Permitted. Any accessory use, such as storage of goods or processing operations which are clearly incidental to conducting a retail business, office or service establishment, which is permitted as a main use, provided that such a use has no injurious effect on adjoining Residential Districts.

(1) Accessory off-street parking and loading facilities as required in Chapter 1270 of this Zoning Code; and

(2) Signs: business, professional nameplate, directional, real estate and project, subject to the regulations set forth in Chapter 1272 of this Zoning Code. (Ord. 2004-268. Passed 11-15-04.)

1258.03 USE REGULATIONS; GENERAL BUSINESS DISTRICT.

Buildings and land shall be used, and buildings shall be designed, erected, altered, moved or maintained in whole or in part, in General Business Districts, only for uses set forth in the following schedules and regulations:

(a) Main Buildings and Uses Permitted.

(1) Offices, stores, services and other use classifications as permitted in Local Business Districts;

(2) Mortuaries;

(3) Additional retail business stores and services conducted wholly within enclosed buildings and devoted to supplying the retail business needs of the community to the following extent:

A. Retail sales.

1. The sale of all food; frozen food lockers;

2. The sale of all general merchandise; dry goods, variety and department stores;

3. The sale of all hardware, appliances, china, furniture, floor and wall covering, business equipment, music, radio and television, provided no loudspeakers broadcast onto the street;

4. The sale of bicycles, sport and athletic equipment, pet shops;

5. Wholesale offices and showrooms, with storage limited to samples;

6. The sale, serving and consumption of food, soft drinks, juices and ice cream in carry-out and sit-down restaurants whenever such use is within a business building located adjacent to another business building having one or more party walls and a common roof with one or more similar business buildings, but not as a separate business building or use, provided a conditional use permit is granted in accordance with the standards set forth in Section 1242.07; and

7. Restaurants, taverns, night clubs, delicatessens, eating establishments, businesses permitting dancing and live entertainment, whenever such use is within a business building located adjacent to another business building having one or more party walls and a common roof with one or more similar business buildings but not as a separate building or use provided a conditional use permit is

granted in accordance with the standards set forth in Section 1242.07 of this Zoning Code.

B. Services.

1. Shops for custom work for the making of articles to be sold only at retail on the premises, excluding internal combustion engines;
2. All personal service establishments without limitations on the number of persons engaged in such work;
3. Photographic developing, blueprinting, letter, job and newspaper printing, radio or television stations with ancillary transmittal towers, telephone exchanges, transformer stations;
4. Bus passenger stations, taxi stations; and
5. Veterinary office/out-patient clinic provided such use is a single use in a free-standing building with no dog runs and no overnight housing of animals.

C. Churches. Buildings and land for churches provided that a conditional use permit is granted in accordance with the procedures and standards set forth in Section 1242.07 of this Zoning Code. To be located in a General Business District, a church shall be governed by and meet all requirements, standards and procedures of Chapter 1256 and other Codified Ordinance sections referenced therein.

D. Child/Adult Day Care Centers. Buildings and land for child/adult day care centers, provided that a conditional use permit is granted in accordance with the procedures and standards set forth in Section 1242.07 of this Zoning Code.

(b) Similar Main Uses Permitted. Any other general business store, shop or service not listed above or in any subsequent use classification and determined as similar by the Planning Commission in accordance with the standards set forth in Section 1242.08.

(c) Accessory Uses Permitted. Any accessory use such as storage of goods or processing operations which are clearly incident to conducting a retail business, office or service establishment or other permitted main use, provided that such accessory use serves solely as an accessory use to permitted main uses on the same zoning lot, and provided such an accessory use has no injurious effect on the adjoining residential districts. The following accessory uses are also permitted:

(1) Accessory off-street parking and loading facilities as required in Chapter 1270 of this Zoning Code; and

(2) Signs: business, professional nameplate, directional, real estate and project, subject to the regulations set forth in Chapter 1272 of this Zoning Code. (Ord. 2004-268. Passed 11-15-04)

1258.05 USE REGULATIONS; MOTORIST SERVICE DISTRICT.

Buildings and land shall be used and buildings shall be designed, erected, altered, moved or maintained in whole or in part in Motorist Service Districts only for the uses set forth in the following schedules and regulations:

(a) Main Buildings and Uses Permitted.

(1) Automotive facilities. Service stations for the sale of gasoline, oil and auto accessories, lubrication, washing, minor repair within enclosed buildings in accordance with Section 1258.14; bus passenger stations, repair and storage garages within enclosed buildings. General retail sales of hard-line merchandise shall be permitted in accordance with Section 1258.14.

(2) Lodging facilities. Motel accommodations for the traveling public. A game room or amusement arcade may be permitted within lodging facilities only in a conditional use permit is granted in accordance with standards set forth in Section 1242.07.

(3) Eating and drinking establishments. Restaurants, snack bars, taverns, drive-in restaurants as individual establishments or in conjunction with a lodging or indoor tennis facility permitted in this District. A game room or amusement arcade may be permitted within eating and drinking facilities only if a conditional use permit is granted in accordance with standards set forth in Section 1242.07.

(4) Automotive service center. For the general retail sales of tires, auto accessories and other hard line merchandise, servicing and minor repair of motor vehicles within enclosed buildings.

(5) Indoor tennis facility.

(6) Recreational vehicle sales and service. Motorcycle, boat, snowmobile and outboard motor sales and service, provided the use is located within a free-standing building and all testing facilities and operations are conducted within an enclosed building; and

(7) Automotive sales. Automotive, truck, van and recreational vehicle sales, leasing, renting and related services, including accessory repair and service garages, provided such uses are within a free-standing building; and new and used automotive, truck, van and recreational vehicle sales lots, provided such uses are in conjunction with a permitted vehicles sales use located on the same lot as the free-standing building used for the sale of new motor vehicles.

(b) Similar Main Uses Permitted. Any other motorist service facility or service not listed above or in any subsequent use classification and determined as similar by the Planning Commission in accordance with the standards set forth in Section 1242.08 of this Zoning Code; and

(c) Accessory Uses Permitted.

(1) Off-street parking and loading facilities as required in Chapter 1270 of this Zoning Code;

(2) Signs: business, directional and project, subject to the regulations set forth in Chapter 1272 of this Zoning Code; and

(3) In an automotive facility, service station or automotive service center, within the enclosed building, retail sales of tobacco products, food and beverages for consumption off the premises, or by the motoring public in a motor

vehicle in quantities customarily purchased by the ordinary traveler, except that the sale of alcoholic beverages of any kind is prohibited.
(Ord. 1994-262. Passed 6-19-95.)

1258.06 USE REGULATIONS; RESTAURANT-RECREATIONAL SERVICES DISTRICT.

Buildings and land shall be used and buildings shall be designed, erected, altered, moved or maintained in whole or in part in Restaurant-Recreational Services Districts only for the uses set forth in the following schedules and regulations:

(a) Main Buildings and Uses Permitted.

(1) The sale, serving and consumption of food, soft drinks, juices and ice cream in such places as drive-in, carry-out and sit-down restaurants. Places where food or beverages are not consumed within a building may be permitted only if a conditional use permit is granted in accordance with the standards set forth in Section 1242.07 of this Zoning Code.

(2) The sale, serving and consumption of alcoholic beverages, including dancing and live entertainment, provided a conditional use permit is granted in accordance with the standards set forth in Section 1242.07 of this Zoning Code;

(3) Commercial, amusement and recreational services, such as assembly and meeting halls, billiard halls, bowling alleys, dance halls, indoor theaters, ice- and roller-skating rinks and other social, fraternal, sport and recreational establishments, provided they are conducted within an enclosed building and sufficiently sound-insulated to confine the noise to the premises. A game room or amusement arcade may be permitted only if a conditional use permit is granted in accordance with the general and specific standards set forth in Section 1242.07 of this Zoning Code.

(b) Similar Main Uses Permitted. Any other restaurant or commercial recreational service facility not listed above or in any subsequent use classification and determined as similar by the Planning Commission in accordance with the standards set forth in Section 1242.08 of this Zoning Code;

(c) Accessory Uses Permitted. Any accessory use, such as storage of goods which are clearly incidental to conducting a restaurant or commercial recreational use, shall be permitted, provided such accessory use is compatible with the permitted main use.

(1) Mechanical amusement devices as defined in Section 1240.08(c)(19), provided, however, that a conditional use permit must be obtained pursuant to this section for the use of more than one device in the business premises;

(2) Accessory off-street parking and loading facilities as required in Chapter 1270 of this Code; and

(3) Signs: business, professional nameplate, directional, real estate and project, subject to the regulations as set forth in Chapter 1272 of this Code.
(Ord. 1981-148. Passed 10-4-82.)

1252.28 TEMPORARY BUILDINGS AND ENCLOSURES.

(a) Permitted Buildings and Uses. Temporary structures may be permitted in any Residential District if such structures are deemed necessary for construction operations of the dwellings and accessory buildings of the area for which a building permit has been issued, provided that:

(1) Such structures shall be limited to offices, yards and buildings for the storage of lumber, equipment and other building material, and to workshops for prefabricating building components.

(2) The operations and activities carried on within such structures shall not adversely affect the use of nearby dwellings by reason of noise, smoke, dust, odor, fumes, vibration, electrical disturbance or glare to a greater extent than normal in a Residential District that is being developed.

(3) The hours of operation shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. and the concentration of vehicles attracted to the premises in connection with such use shall not be more hazardous than normal traffic in a Residential District that is being developed.

(4) All temporary structures shall be located at least 100 feet from the nearest occupied residential dwelling.

(5) All structures and yard storage areas are enclosed by a fence.

(6) A conditional use permit for such temporary structures has been applied for and approved along with special conditions that may be required in accordance with the provisions of Section 1242.07.

(b) Removal of Structures. All temporary structures shall be removed within thirty days after the completion of work on the premises for which a permit has been issued or if construction is not pursued diligently.
(Ord. 1978-165. Passed 10-16-78.)

PLANNING COMMISSION APPLICATION
City of Strongsville
MULTIPLE/SIMILAR USE or CONDITIONAL USE

ITEM NO. _____

Application Fees: CP \$50.00

Eng \$210.00

Lighting Plan Review _____

Total Fee _____

Date of Application: _____

Client or Subject Name: _____

Client / Subject Property Location: _____

Representative's Company Name: _____

Rep. or Agent's Name: _____

Bus. Address of Rep: _____ City & Zip _____

Business Phone: () _____ FAX () _____ Res. () _____

E-mail Address: _____

Property Owner's Name: _____

Property Owner's Signature: _____

Permanent Parcel No. _____ Zoning Classification: _____

Description of Request:

Building Area:

Existing Sq.Ft.: First Floor _____ Others _____

Proposed Sq. Ft. _____ Total **Building Area Sq. Ft.** _____

Existing Parking Spaces: _____

Site Area: Total Sq. Ft. _____ Scale Used: _____

TOTAL NUMBER OF EMPLOYEES: _____ **Number of Shifts:** _____

PROPERTY OWNER'S AUTHORIZATION

_____ is the Owner
of property

Company Name

located at _____ Strongsville, Ohio 441_____
Property Address

Permanent Parcel No. _____ zoned _____ in which I
hereby

authorize _____ to act
as Agent for the following:

(Check One): **Multiple Use Permit**_____

Conditional Use Permit _____

Number of Square Feet_____

USE: _____

Modification to the Parking of _____ spaces **(if needed)** for the subject premises.

Dated _____

Company Name

Authorized Signature:

Title

PERFORMANCE STANDARDS

CITY OF STRONGSVILLE

Addendum to Application for Approval

_____ is proposing to occupy the premises known as

Tenant Name _____, Permanent Parcel No. _____, which
premises is owned by _____ and is located in a _____
_____ use Zoning District.

On behalf of the Company I hereby represent that the Company's proposed use complies with all of the Zoning Ordinances of the City including the Performance Standards set out in Strongsville's Codified Ordinance 1262.11 which Section reads as follows:

1262.11 PERFORMANCE STANDARDS

Any use established in a Research-Development, Commercial Service or General Industrial District, or an industrial use established in an Aviation Field District, after the effective date of this Zoning Code (Ordinance 1978-165, passed October 15, 1978), shall comply with the performance standards set forth hereinafter for the district in which such use is located as a condition precedent to occupancy and use. Any use already established in such Districts shall not be altered, added to or otherwise modified so as to conflict with, or to further conflict with, the performance standards set forth hereinafter for the district in which such use is located as a condition precedent to further use. Statements that such uses comply or will comply may be required, in writing, by the Planning Commission from the Owner. In cases of doubt, the City shall select and arrange for an independent survey by a professional engineer qualified in the particular field and the costs for the services shall be paid by the Owner.

- (a) **Enclosure:** All permitted main and accessory uses and operations, except off-street parking and aircraft storage, shall be performed wholly within an enclosed building or buildings. All raw materials, finished products and mobile and other equipment shall be stored within enclosed buildings.

1262.11 Performance Standards cont'd.

- (b) **Fire and Explosive Hazards:** The storage, handling and use of flammable or explosive materials shall be permitted only in structures having incombustible exterior walls, and all operations in connection therewith shall be provided with adequate safety and protective devices against hazards of fire and explosion as well with adequate fire-fighting and suppression equipment and devices standard to the operation involved.
- (c) **Dust, Smoke:** The emission of smoke, soot, fly ash, fumes, dust and other types of air pollution borne by the wind shall be controlled so that the rate of emission and the quantity deposited at any other district shall not be detrimental to or endanger the public health, safety, comfort or welfare or adversely affect property values.
- (d) **Odorous Matter:** The emission of odorous matter in such quantities as to produce a public nuisance or hazard beyond the lot occupied by the use shall not be permitted.
- (e) **Toxic or Noxious Matter:** The emission of toxic, noxious or corrosive fumes or gases which would be demonstrably injurious to property, vegetation, animals or human health at or beyond the boundaries of the lot occupied by the use shall not be permitted.
- (f) **Noise:** The sound pressure level of any operation on a lot, other than the operation of auto calls, bells, motor vehicles, sirens or whistles, shall not exceed the average intensity of the street traffic noise at the nearest Residential District, and no sound shall be objectionable due to intermittence, beat frequently or shrillness.
- (g) **Vibration:** Vibrations shall not be permitted beyond the lot line occupied by the use which would be perceptible without the aid of instruments.
- (h) **Radioactive or Electrical Disturbances:** Radioactive or electrical disturbances shall not be created which would adversely affect any form of life or equipment at or beyond the boundaries of the lot occupied by the use.

1262.11 Performance Standards cont'd.

- (l) **Incineration Facilities:** Incineration facilities emitting neither smoke nor odor shall be provided, located within the main building. No garbage, rubbish, waste matter or empty containers shall be permitted outside of buildings.
- (j) **Waste Materials:** Liquid wastes shall not be discharged into an open reservoir, stream or other open body of water, or into a sewer unless treated or controlled so that the amount of solid substances, oils, grease, acids, alkaline and other chemicals shall not exceed the amount permitted by other codes of the State, County or City.
 - (1) **Waste Sampling:** Industrial wastes discharged into the public sewers shall be subject to periodic inspection and a determination of character and concentration of such wastes. The determination shall be made in the manner and as often as may be deemed necessary by the approving authority. Samples shall be collected by the approving authority in such a manner as to be representative of the composition of the wastes. Access to sampling locations shall be granted to the approving authority or its' duly authorized representatives at all reasonable times.
 - (2) **Analysis:** Laboratory procedures used in the examination of industrial wastes shall be those set forth in Chapter 1050. However, alternate methods for certain analysis of industrial wastes may be used subject to mutual agreement between the approving authority and the person. Determination of the character concentration of the industrial wastes shall be made by any qualified person or testing laboratory designated by the approving authority.

The person whose wastes are being tested shall promptly reimburse the City for the taking of samples, the sum of thirty dollars (\$30.00) for each day or part thereof that such samples are taken. The person or testing laboratory designated by the approving authority for the testing of the samples shall submit its' invoices for the costs of such testing directly to the person whose samples were tested and such invoices shall be promptly paid thereafter directly to the tester. (Ord. 1978-165 Passed 10/16/78).

1262.11 Performance Standards cont'd.

On behalf of the Company, I further understand that any continued use of the property is subject to compliance with these Performance Standards.

On behalf of the Company, I further understand and agree that there shall be no outside storage of materials, product or equipment on the property.

Tenant Name: _____

By: _____

Title: _____

Date: _____

Property Owner's Signature:

Date: _____