

Bath Township Zoning Resolution Update

Executive Summary

In mid-1998, Bath Township undertook the substantial and bold task of updating the Township Zoning Code. This task was a logical step following the completion of the Bath Township Comprehensive Plan. The Comprehensive Plan contains many recommendations that can only be implemented through zoning. Many changes were made to the Zoning Resolution during the CPIC's working meetings. Some of the most significant areas of change include the following:

- **Expand the Site Plan Review Process for All Developments** to provide a clear site plan review process for new construction, alteration, modification, change of use, or enlargement of a structure (except single- or two-family dwellings) that results in the provision of new or additional off-street parking spaces. Site plans (and conditional uses) must be reviewed and approved by the Board of Zoning Appeals. The Appearance Review Commission also reviews Site Plans and will use the Bath Township Design Review Guidelines (currently under development).
- **Protect Open Space, Rural Character, and Environmental Resources.** Residential subdivisions using conservation design principles (called open space residential subdivisions in the code) are a permitted use, while conventional subdivisions are a conditional use. This unique aspect of the proposed code underscores the fact that Bath Township seriously favors conservation design as a method of land development and will give conventional subdivisions greater scrutiny in the future.

A Riparian Corridor Overlay District (Section 411) was added to the Zoning Code to protect the watercourses of Bath Township by imposing additional development standards beyond those of the underlying Zoning District. Uses listed as permitted or conditionally permitted in the underlying Zoning Districts are allowed; however, a list of prohibited uses has also been added in this District. Additionally, the Riparian Corridor Overlay District requires that a streambank buffer be provided.

- **Protection of Existing Residential Neighborhoods** is achieved through the creation of the Transitional District that will protect residential areas located near commercial development by providing a transition zone where multifamily, office, institutional, and related uses are allowed. This District is not being applied to any property at this time but will be available as an alternative.
- **Improve and Protect the Quality of Commercial Developments.** The new Cleveland-Massillon Road Corridor Design Review Overlay District was added to the Zoning Resolution to help protect and enhance historical and architectural qualities of the Cleveland-Massillon Corridor. As an overlay zone, it imposes development standards beyond the underlying zoning. The primary requirement of this Overlay Zone District is that the Appearance Review Commission must review all applications for zoning permits within the District along with property improvements that do not require a zoning permit.

Landscaping Requirements (Section 702) were also added to the Zoning Resolution to preserve

and maintain the value of the property in addition to promoting public health and safety through the reduction of noise and air pollution, air temperature, and artificial light and glare.

- **Improve and Protect the Current Transportation Network** through access management regulations developed to help preserve the capacity of local roads and maintain efficient traffic flow along Bath Township thoroughfares. New developments or changes to existing development that generate significant traffic (50 or more trips in a peak hour) will be required to provide a traffic impact study to document anticipated traffic impacts and to propose measures to mitigate negative impacts on traffic flow.

Many changes were made to Bath Township Zoning Resolution. Individuals who wish to learn more about specific changes and improvements are encouraged to review a copy of the Resolution that contains highlighted text and strike-outs to indicate reworded material, new material, and material to be deleted.