

APPLICATION FOR ZONING PERMIT

ATTENDANCE IS NOT REQUIRED; IT IS HOWEVER STRONGLY RECOMMENDED. IF THERE ARE QUESTIONS REGARDING YOUR APPLICATION THAT CANNOT BE ANSWERED AT THE MEETING, THE APPLICATION WILL BE TABLED UNTIL THE NEXT PLANNING COMMISSION MEETING. PLANNING COMMISSION MEETINGS ARE HELD THE 2ND AND 4TH MONDAYS OF THE MONTH AT 6:00 P.M.

VILLAGE OF SILVER LAKE

2961 KENT ROAD
SILVER LAKE, OH 44224
330-923-5233/Email: administration@villageofsilverlake.com

APPLICATION IS FOR: (Please Check)

☐ NEW single-family dwelling on vacant lot
☐ NEW structure on lot with existing dwelling
☐ ADDITION to an existing dwelling or structure
☐ FENCE ☐ SHED ☐ OTHER

Submittal Date _____
Plan Number _____
Date to Planning _____
Conditionally Permitted Use Yes___ No___
Board of Zoning Appeals Yes___ No___
Approval Date _____
Permit Number _____

EXPLAIN YOUR REQUEST (Briefly include dimensions and details of your proposed project)

SILVER LAKE ZONING APPLICATION REQUIREMENTS Refer To 1107.04 Application Requirements

SUBMIT THE FOLLOWING: (all applicants must complete the following items)

- Village of Silver Lake Zoning Application (this form) including fee (cash or check)
- 4 copies of plat (site) plan drawn to scale including North arrow (mortgage location survey or aerial)
- 4 copies of specifications/plans drawn to scale (pictures, material examples, colors and sizes, style of fence)
- 4 copies of Impervious Surface Calculations (if necessary)
- Regional Income Tax Business Registration Form 48

PROPERTY PINS MUST BE LOCATED AND MARKED, AND THE PROPOSED PROJECT MUST BE IDENTIFIED WITH STAKES, STRING OR SPRAY. THE VILLAGE'S ZONING INSPECTOR WILL VISIT THE SITE. ONCE THE ZONING INSPECTOR HAS SIGNED OFF THE PLAN, A ZONING PERMIT WILL THEN BE ISSUED.

BUILDING PERMITS ARE ISSUED BY THE SUMMIT COUNTY BUILDING DEPARTMENT

COUNTY OF SUMMIT DIVISION OF BUILDING STANDARDS

1020 E. TALLMADGE AVE, AKRON, OH 44310

PHONE: 330-630-7280 FAX: 330-630-7296 www.co.summit.oh.us/executive/bldgstnds.htm

PROPERTY OWNER

Name _____
Address _____
Phone _____
Email _____

CONTRACTOR**

Name _____
Address _____
Phone _____
Email: _____

LOCATION OF PROJECT

Lot # _____
Allotment _____
Address _____

****CONTRACTOR'S SIGNS ARE
PROHIBITED (ORDINANCE NO.:64-
2000)**

THE ACCEPTANCE OF THIS APPLICATION CONSTITUTES AN AGREEMENT TO ABIDE BY ALL THE CONDITIONS HEREIN CONTAINED AND TO COMPLY WITH ALL ORDINANCES OF THE VILLAGE OF SILVER LAKE AND THE LAWS OF THE STATE OF OHIO AND THE COUNTY OF SUMMIT RELATING TO THE STRUCTURE HEREIN DESCRIBED AND/OR THE WORK TO BE DONE HEREUNDER.

SIGNATURE _____ DATE _____

CHECK LIST FOR SUBMITTED PLANS

The following items must be noted on the plans that are submitted to the Village. If the Planning and Zoning Coordinator has determined that an item has been omitted from the plans, the Coordinator has the authorization from the Planning and Zoning Commission to reject the proposed plans at the time the plans are submitted for insufficient information. Refer to Chapter 1107.04 APPLICATION REQUIREMENTS. Required: A minimum of three (3) complete sets of submitted plans/documents.

- SITE PLAN DRAWN TO SCALE W/ NORTH ARROW OR AERIAL PHOTO
- STREET NAME NOTED
- LOT LINES INCLUDING DIMENSIONS AND LOT SQUARE FOOTAGE
- FRONT, REAR AND SIDE SET BACK LINES
- DISTANCE FROM THE LOT LINES TO THE NEAREST POINT OF BUILDING(S) (INCLUDING OVERHANGS)
- EXISTING CONDITIONS NOTED ON PLANS
- ALL SETBACKS–CURRENT & PROPOSED–NOTED ON PLANS
- ALL EXISTING EASEMENTS
- SIZE AND LOCATION OF THE PROPOSED BUILDING, ADDITION, STRUCTURE OR FENCE
- IMPERVIOUS SURFACE CALCULATIONS*

*The applicant will need to provide all existing and proposed impervious areas as described below. Data/documents to be submitted:

Existing Conditions:

1. Lot area
2. Footprint area of the main building
3. Footprint area of all accessory buildings
4. Area of all pavements (driveways, walkways, patios, athletic courts, swimming pools, hot tubs, etc.)
5. Footprint area of porches, decks, stairs, ramps, retaining walls, etc.

Proposed Improvements:

1. Area of proposed structures (new homes, house additions, accessory buildings, etc.)
2. Area of new or expanded pavements (driveways, walkways, patios, athletic courts, swimming pools, hot tubs, etc.)
3. Area of new porches, decks, stairs, ramps, etc.

CONSTRUCTION DRAWINGS OF THE PROPOSED BUILDING OR ADDITION MUST INCLUDE THE FOLLOWING:

- FLOOR PLAN
- ELEVATION DRAWINGS INCLUDING HEIGHT OF BUILDING
- EXISTING GRADES
- ANY CHANGES IN ELEVATIONS
- SECTION DRAWINGS
- DRAINAGE– See Chapter 1339 Sanitation and Plumbing included in the packet
- DRIVEWAY LOCATION (EXISTING AND PROPOSED)

LANDSCAPING REQUIREMENTS (Refer to Chapter 1153 Landscaping Regulations)

- SHOW BY DISTANCE AND DESIGN EXISTING AND PROPOSED TREES, SHRUBS AND THE EXTENT AND TYPE OF GROUND COVER.
- IDENTIFY ALL PROPOSED PLANTS BY NAME AND SIZE AT INSTALLATION.

VILLAGE OF SILVER LAKE ZONING PERMIT FEES Due at the time of plan submittal.

Commencing work without first obtaining Planning and Zoning Approval will result in a 200 percent increase in the building permit fee.

APPLICATION/PERMIT FEE	\$ 25
CONDITIONAL USE/RECREATION USE	\$ 75 (Requires notification of neighbors)
REQUEST FOR VARIANCE	\$150 (Requires notification of neighbors)
DEMOLITION OF EXISTING BUILDINGS	\$ 25
PERFORMANCE BOND FOR DEMOLITION	\$500 (Refundable upon satisfactory completion of project)
ENGINEERING FEE (2 hr minimum) @\$100 pr hr	\$200 (Fee may increase depending on the length of time needed)
GRADING AND EXCAVATING	\$ 25 (Plus Engineering fees –2 hour min @ \$100 per hour)
RIGHT-OF-WAY PERMIT	No Charge (\$500 fine for failing to obtain permit)

Permits for roofing, siding, interior renovations, electrical, and heating/air conditioning DO NOT require a zoning permit but they DO require a building permit from the City of Stow's Building Department.

NO COMMERCIAL SIGNS (EXCEPT REAL ESTATE SIGNS) ARE PERMITTED IN THE VILLAGE

FEES FOR BUILDING A NEW HOME

PERFORMANCE BOND	\$300	Refundable upon satisfactory completion of a project
INSPECTIONS -2-	\$ 30	Streets and Public Way
INSPECTION (Sanitary & Storm)	\$ 20	
TEMPORARY WATER	\$105	
WATER DEPOSIT	\$150	New applicant only
WATER METER	\$100	
OUTSIDE READER	\$ 75	
SEWER TAP	\$250	Required when house is being built on a lot that has not had a house previously built
WATER TAP	\$225	Required when house is being built on a lot that has not had a house previously built
ROAD OPENING PERMIT FEE	\$150	If necessary
PERFORMANCE BOND	\$300	Refundable upon satisfactory completion of a project

DEMOLITION OF EXISTING BUILDINGS (Includes houses and garages)

DEMOLITION PERMIT	\$ 25
PERFORMANCE BOND*	\$500 Performance bond is refundable upon satisfactory completion of project

*An agreement must be signed stating that all standards as set forth in section 1345.04 of the Silver Lake Codified Ordinances will be met.

All house plans must include a site plan for review by the Village Engineer showing the following minimum information:

1. Bench mark. U.S.G.S. or assumed elevation.
2. Location of existing sanitary manholes on both sides of the lot, with pipe invert elevations.
3. Proposed sanitary sewer lateral size, location and slope.
4. Proposed roof and foundation drain with outlet location and elevation. Include existing ditch or storm sewer elevation at outlet.
5. Elevation of existing ground at front and back of house and elevation of proposed.
6. Elevation of curb (or edge of pavement) at both property lines and at center of lot in front of proposed house.

Connection of storm and/or sanitary sewer laterals to existing sewers shall be inspected by an engineer designated by the Village and/or the Service Director. Notify the Village 24 hours in advance for inspections and do not cover pipe connections until inspection and approval is given by the Village.

Zoning Questions & Answers

Q. Do I need to complete an application?

A. Yes. ALL structures, including, but not limited to a shed, fence, retaining wall, garage, porch, an addition to the existing house, adding or removing windows and doors, etc. must go to the Planning Commission for approval prior to construction. Be prepared to verify your property lines. All projects must be staked-out prior to the Village's inspection. The zoning permit must be displayed throughout the project and until completion.

Q. What is the purpose of a zoning and/or building permit?

A. Permits allow for the enforcement of codes which have been adopted as law by the Village of Silver Lake for the benefit of all residents. The enforcement of codes is carried out to protect the public health, safety and welfare. The Village of Silver Lake and the Summit County Building Department are required to assure safe construction.

Q. Who obtains the actual zoning permit?

A. The property owner or general contractor or subcontractor may take out a zoning permit.

Q. Do I need a permit for an accessory use structure, i.e., shed, detached garage, gazebo?

A. Yes. ALL accessory use structures require a zoning permit. Accessory structures less than 100 square feet are exempted from the building permit requirement but must meet all other requirements as set forth in Chapter 11 of the Planning and Zoning Code. Structures more than 144 square feet up to 500 square feet are conditionally permitted (requiring notice to neighboring property owners) and require a zoning permit and a building permit. An accessory structure more than 500 square feet will require Board of Zoning Appeals approval.

Q. Do I need a permit to build a deck?

A. Yes. ALL decks require a zoning and a building permit.

Q. Do I need a permit to install a fence in my yard?

A. Yes. A zoning permit is required for all fence type structures. A building permit is NOT required.

Q. Do I need a permit to re-roof my home?

A. Yes. A building permit must be obtained from the Summit County Building Department. A zoning permit is not required from the Village.

Q. Do I need a permit to install siding or new windows on my house?

A. Siding does not require a zoning permit; HOWEVER, a building permit must first be obtained from the Summit County Building Department. New windows DO require a zoning permit. A zoning permit is NOT required for replacement windows if the existing window opening is not being altered.

Q. How do I obtain a zoning permit?

A. A packet of information is available at Village Hall. Complete the Application for Zoning Permit; submit the proper plans as noted on the application and the application fee. The Planning and Zoning Commission reviews all plans submitted. The Planning and Zoning Commission meets the 2nd and 4th Monday of each month at 6:00 p.m.

Q. What is the next step once my plans have been approved by the Planning and Zoning Commission?

A. Before a zoning permit can be issued, property pins must be located and marked and the proposed project must be identified with stakes, string or sprayed for the Zoning Inspector's approval.

Q. What do I do with my permit after I receive approval?

A. All permits must be posted on the applicant's home in a location that is visible from the street.

Village Hall
2961 Kent Road
Silver Lake, Ohio 44224
(330) 923-5233
Fax (330) 923-6965



Home Owner's Name:

Address:

IMPERVIOUS SURFACE RATIO WORKSHEET

Maximum Impervious Cover (MIC)

IMPERVIOUS SURFACE means a surface that has been compacted or covered with a layer of material so that it is highly resistant to or prevents infiltration by storm water. It includes surfaces such as gravel, or clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar surfaces.

IMPERVIOUS SURFACE RATIO (ISR) means a measure of the intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the gross land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area.

LOT AREA: The area included within the lot lines of the lot. No public right-of-way shall be included in the calculation of the lot area.

EXISTING IMPERVIOUS SURFACES:

Building footprint: _____ SQ.FT
 Accessory Building: _____ SQ.FT
 Parking and Drive Areas: _____ SQ.FT
 Decks, Patio & Pool Areas: _____ SQ.FT
 Walkways: _____ SQ.FT
 Other: _____ SQ.FT

TOTAL **EXISTING** IMPERVIOUS SURFACE: _____ SQ. FT.

$$\frac{\text{Total Existing Impervious Surface}}{\text{Lot Area}} = \text{Existing Impervious Surface \%}$$

PROPOSED IMPERVIOUS SURFACES:

Building footprint: _____ SQ.FT
 Accessory Building: _____ SQ.FT
 Parking and Drive Areas: _____ SQ.FT
 Decks, Patio & Pool Areas: _____ SQ.FT
 Walkways: _____ SQ.FT
 Other: _____ SQ.FT

TOTAL **PROPOSED** IMPERVIOUS SURFACE: _____ SQ. FT

$$\frac{\text{Total Proposed Impervious Surface}}{\text{Lot Area}} = \text{Proposed Impervious Surface \%}$$

I, _____, certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete.

Signature: _____ Date: _____

In the event that there is a conflict of information contained herein, the adopting Zoning Resolution shall apply.

1133.03 AREA, YARD AND HEIGHT REQUIREMENTS - MAIN BUILDINGS.

Lots in the Residential District shall be occupied by no more than one residential building per lot and further, shall be developed and maintained in accordance with the following regulations, except as modified by the provisions herein for legally established nonconforming uses. The following are all minimum dimensions, unless otherwise noted.

- (a) Lot size, minimum square feet 20,000
- (b) Lot width at building line 120 feet
- (c) Street frontage 75
- (d) Lot depth 150
- (e) Coverage by main building, maximum 18% of lot area
- (f) Front yard depth 50
- (g) Side yard 10
corner lots, from side street 30
- (h) Rear yard depth (except as provided in (k) below) 40
- (i) Dwelling Unit Area (sq. ft.)
 - 1 story building 1,500
 - 2 story building 2,000

(j) Height. The height of a dwelling shall not exceed two and one half stories or thirty feet above finished grade. Chimneys may exceed this limitation but are limited to a maximum of 15 feet above the roof line.

(k) The front of any residence shall be within a setback variation up to 20% (50 foot setback would allow up to 10 feet, etc.) of any adjacent residence and no less than (f) above. Rear yards abutting Silver Lake, Crystal Lake and the Cuyahoga River, shall comply with the riparian setback development standards in this Code. Such abutting rear yards shall also maintain a rear yard equal to 50% of the lot depth unless a variance is granted.

(l) Maximum Impervious Cover (MIC) Limitations and Procedures.

(1) The following schedule sets the maximum impervious cover for residential lots:

- A. .24 acres or less - MIC equals 40% of lot size;
- B. .25 acres - .49 acres - MIC equals 33% of lot size or 0.1 acre (4,356 SF), whichever is greater;
- C. .5 acres - .99 acres - MIC equals 26% of lot size or 0.165 acre (7,187 SF), whichever is greater;
- D. 1.0 acre or more - MIC equals 20% of lot size or 0.26 acre (11,326 SF), whichever is greater.

(2) Applications for projects requiring Planning Commission approval shall be submitted to the Village Engineer as required by Section [1161.03\(a\)](#) of this Code. When the Engineer determines that the MIC restrictions in this section have been exceeded, the Engineer shall require in all such cases a storm water management permit and a hydrological control plan, referenced in Section [1161.03\(c\)](#) and [1161.04](#) of this Code. After evaluation by the Engineer based on sound engineering practices, the Planning Commission shall review the application, hydrological control plan, and Engineering evaluation. The Commission shall approve or deny such application as a conditional use when the project exceeds the MIC restriction for the lot involved. The Commission shall utilize the standards for a conditional use contained in Section [1133.06](#) of this Code.

(3) Where the maximum building footprint is exceeded, the project cannot commence unless a variance is obtained by the Board of Building and Zoning Appeals, regardless of Planning Commission approval as a conditional use of projects exceeding MIC requirements.

(Ord. 13-2017. Passed 10-2-17.)

PLANNING AND ZONING INFORMATION

The purpose of a permit allows for the enforcement of codes which have been adopted as law by the Village of Silver Lake for the benefit of all residents. The enforcement of codes is carried out to protect the public health, safety and welfare. The Village of Silver Lake and the County of Summit Ohio Board of Building Standards are required to assure safe construction.

Refer to the APPLICATION FOR ZONING PERMIT for additional information.

The Planning and Zoning Commission meets the 2nd and 4th Mondays of each month at **6:00 p.m.** providing there are plans to review and there is a quorum (3 members of the Commission).

Plans must be submitted no later than noon the **Wednesday BEFORE** the next scheduled Planning and Zoning meeting.

All dimensions must be shown including lot lines, required set back lines, planned set back lines, dimensions from lot lines to building faces, and to overhangs. (See Section 1107.04 Application Requirements)

Proper drainage, i.e. tie-ins, downspouts, **MUST** be noted on the plans.

BEFORE a zoning permit can be issued, property pins must be located and marked and the proposed project must be located with stakes, string or sprayed for the Zoning Inspector's approval.

Once plans are approved by the Planning Commission and the Zoning Inspector, the zoning permit must be picked up at Village Hall **BEFORE** going to the Summit County Building Departments for the building permit.

If an applicant's proposal has been referred to the Board of Zoning Appeals for a variance, the Board of Zoning Appeals **REQUIRES** a survey of the property be prepared by a registered State of Ohio professional surveyor. A meeting will not be scheduled until the proper survey has been submitted and the \$150 application fee paid.

CONTRACTORS AND SUBCONTRACTORS MUST MEET ALL INCOME TAX REPORTING REQUIREMENTS: Regional Income Tax Agency Business Registration Form 48

Income Tax Questionnaire

Employers doing business within the Village of Silver Lake are required to deduct, at the time of payment of salaries, wages, commissions or other compensation, 2 percent (2%) of total gross wages earned as a result of performing work within the Village of Silver Lake.

Every employer who is required to deduct the tax at the source is liable directly to the Village of Silver Lake and/or the Regional Income Tax Agency (RITA) for payment of such tax whether actually collected from their employees or not. Also, the net profit from income earned within the Village of Silver Lake is subject to the tax. Both withholding and tax on profits are due quarterly.

If you need further assistance, please call Lora Wilmoth at Village Hall 330.923.5233.

EXAMPLE of BANK LOCATION SURVEY



7630 BRIXTON CREST
CANFIELD, OH 44406
(330)261-0311
ERIC@ECHLANDSURVEYING.COM

MORTGAGE LOCATION SURVEY

TITLE COMPANY: METRO LAND TITLE AGENCY

LENDER:

BUYER:

SELLER:

ADDRESS: 336 WEST EARLE AVENUE
YOUNGSTOWN, OHIO 44511

CITY OF YOUNGSTOWN

REPLAT Y.C.L. NO. 15480 & 15481

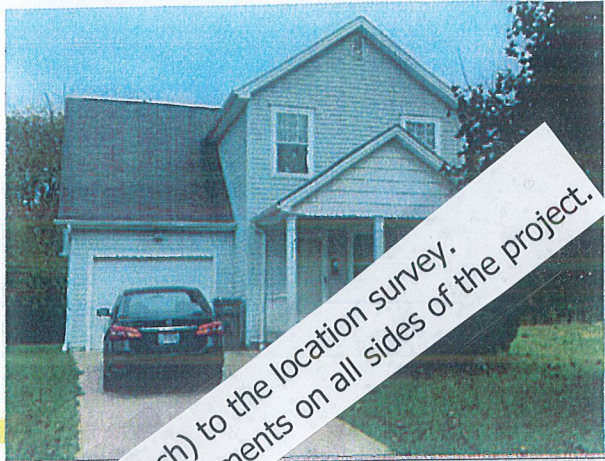
PLAT BOOK 101/PAGE 56 - Y.C.L. 15480

JOB NUMBER: 19-2-014

ORDER NUMBER:

SURVEY DATE: 10/18/19

WE HEREBY CERTIFY THAT THE FOREGOING MORTGAGE LOCATION SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-38, OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT IN CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. THIS SURVEY IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED FOR THE CONSTRUCTION OF IMPROVEMENTS.



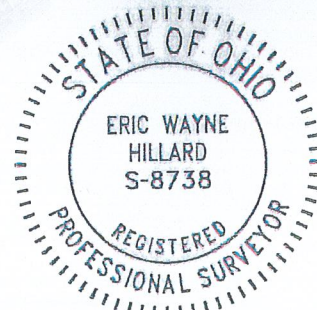
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15480

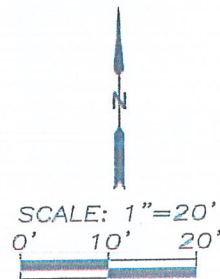
THIS WAS PREPARED IN
AND IS NOT A BOUNDARY SURVEY
SURVEY IS NOT A BOUNDARY
MOVEMENTS.

Add your proposed project (sketch) to the location survey.
Be sure to include setback measurements on all sides of the project.

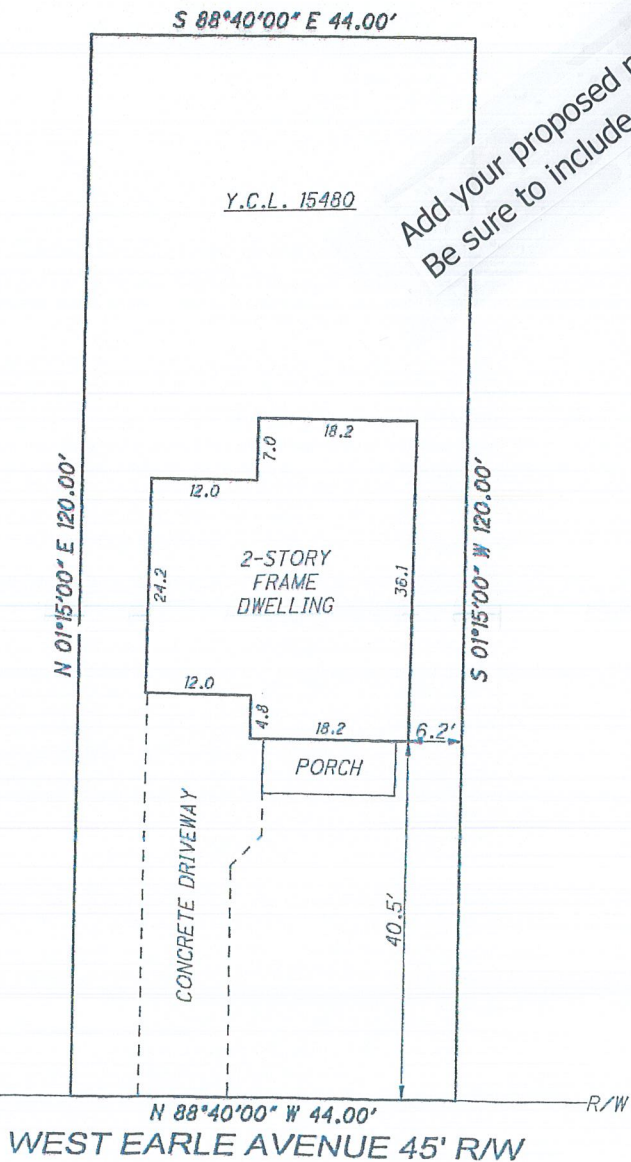
STATE OF OHIO
ERIC WAYNE
HILLARD
S-8738
REGISTERED
PROFESSIONAL SURVEYOR



Eric Wayne Hall

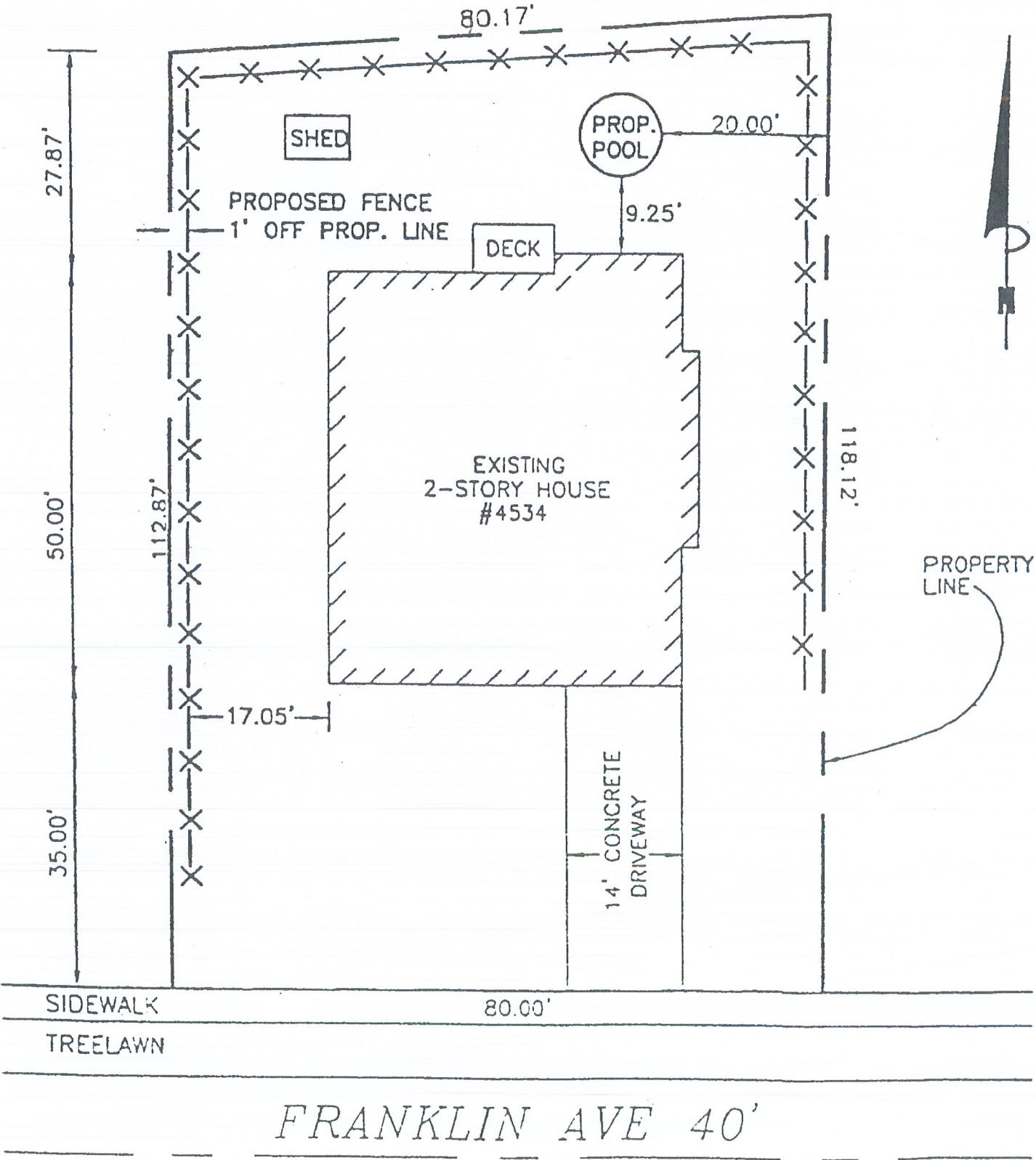


ENCROACHMENTS: NONE APPARENT



WHEN PREPARING A SITE PLAN FOR AN ACCESSORY BUILDING, POOL, DECK, FENCE, OR ADDITION, PLEASE SHOW ALL DIMENSIONS OF PROPOSED AND EXISTING STRUCTURES AS WELL AS DISTANCES FROM REAR YARD, SIDE YARDS, FRONT YARD, HOUSE, ETC.

SAMPLE



BUILDING HEIGHT INTERPRETATION

BUILDING: Any structure having a roof supported by columns or by walls and intended for the shelter, housing, or enclosure of persons, animals, or property.

BUILDING HEIGHT: “Height of building” means the vertical distance measured from the average finished grade across the front of the building to the highest point, of the coping of a flat roof or the roof ridge of a pitched roof.

“Roof ridge line” means the line formed by the intersection of the two sloping sides of a pitched roof, representing generally the highest point of such roof.

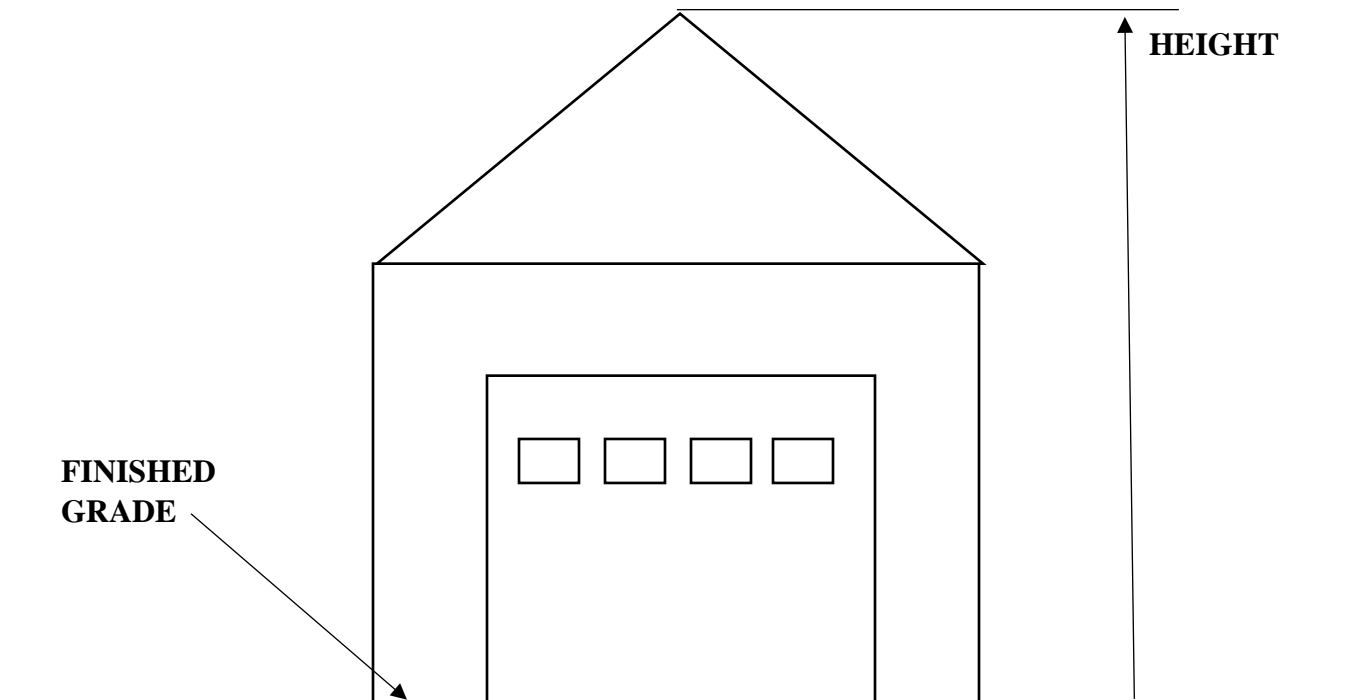
“Finished grade” means the elevation of the finished surface of the ground adjoining the building after final grading and normal settlement.

1133.03 AREA, YARD AND HEIGHT REQUIREMENTS-MAIN BUILDINGS

(j) Height. The height of a dwelling shall not exceed two and one half stories or thirty feet above finished grade. Chimneys and antennas located on a dwelling may exceed this limitation but are limited to a maximum of 15 feet above the roof line.

1133.04 AREA, YARD AND HEIGHT REQUIREMENTS-ACCESSORY USES

(2) All accessory buildings, including unattached garages, shall be located in the rear yard, at least 15 feet from any main building, and at least ten feet from any lot line. Accessory buildings shall not exceed fifteen (15) feet above the finished grade.





SM

Village of Silver Lake
 2961 Kent Road
 Silver Lake, Ohio 44224-3098
 Phone: 330-923-5233, Fax: 330-923-6965



SM

Income Tax Questionnaire

VILLAGE OF SILVER LAKE INCOME TAX

According to Section 171.03 of the Silver Lake Codified Ordinances, contractors and subcontractors are required to pay the 2% Village income tax on any net profits, wages, commissions, and/or other compensation earned for work done or services performed or rendered in the Village of Silver Lake.

*Please complete the following and return this form to the **Clerk-Treasurer, 2961 Kent Road, Silver Lake, OH 44224-3098**, as soon as possible.*

CONTRACTOR: _____

ADDRESS: _____

PHONE/FAX: _____

AS THE CONTRACTOR, do you have an income tax account for Silver Lake Income Tax with the Regional Income Tax Agency (RITA)?

YES () NO () UNSURE () If NO or UNSURE, please complete the following:

LOCATION OF IMPROVEMENT SITE: _____

APPROX. START DATE: _____ APPROX. COMPLETION DATE: _____

Please check the following:

Type of Improvement: New () Addition () Alteration () Repair () Other _____

Residential: New Home () Garage () Addition () Deck () Other _____

Non-Residential Commercial () School () Other _____

SUBCONTRACTOR LISTING

EXCAVATING

Phone/Fax _____

PLUMBING

Phone/Fax _____

HEATING/AIR COND.

Phone/Fax _____

ELECTRICAL

Phone/Fax _____

STRUCTURAL

Phone/Fax _____

MASONRY

Phone/Fax _____

PAINTING

Phone/Fax _____

MECHANICAL

Phone/Fax _____

INSULATION

Phone/Fax _____

CONTINUE ON OTHER SIDE.....

DRYWALL/ACOUSTICAL**ROOFING****FINISHED CONCRETE**

Phone/Fax_____

Phone/Fax_____

Phone/Fax_____**ADDITIONAL SUBCONTRACTORS**

Phone/Fax_____

Phone/Fax_____

Phone/Fax_____

Phone/Fax_____

Phone/Fax_____

Phone/Fax_____

Phone/Fax_____

Phone/Fax_____

Phone/Fax_____**ADDITIONAL COMMENTS OR INFORMATION:**

Thank You for your cooperation. If you have any questions regarding this form, please contact Silver Lake Village Hall at 330-923-5233. Questions regarding income tax compliance may be directed to the Regional Income Tax Agency (RITA) at 1-800-223-2517 or 1-800-860-RITA.

Please sign and date this form:

Signature

Date

FEDERAL IDENTIFICATION NUMBER

SOCIAL SECURITY NUMBER (COMPLETE **ONLY** IF A SOLE PROPRIETOR)FILING STATUS: ☐ CORPORATION ☐ ESTATE/TRUST ☐ LLC ☐ NON-PROFIT ☐ PARTNERSHIP ☐ S-CORP. ☐ SOLE PROPRIETOR

RITA LOCATION NAME AND ADDRESS AS USED FOR BUSINESS PURPOSES

BUSINESS NAME: _____ PHONE: (_____) _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

IF CORPORATE SUBSIDIARY, GIVE NAME AND ADDRESS OF PARENT COMPANY MAIN OFFICE

BUSINESS NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

IF SOLE PROPRIETORSHIP, GIVE OWNER'S NAME AND HOME ADDRESS

NAME: _____ PHONE: (_____) _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

WHAT DATE DID YOU BEGIN OPERATIONS IN A RITA MUNICIPALITY _____

PLEASE LIST THE COMPANY NAICS CODE OR CHECK THE BOX THAT BEST DESCRIBES THE COMPANY BUSINESS TYPE

 NAICS _____ ☐ TRANSPORTATION ☐ NON MANUFACTURING ☐ MANUFACTURING ☐ WHOLESALE
☐ RETAIL ☐ FINANCE ☐ SERVICES ☐ PUBLIC ADMINISTRATION ☐ NON CLASSIFICATION

EMPLOYEE INFORMATION

 DO YOU HAVE ANY EMPLOYEES? (CHECK ONLY **ONE**) ☐ YES ☐ NO ARE CONTRACTORS UTILIZED? (CHECK ONLY **ONE**) ☐ YES* ☐ NO
 *IF YES COMPLETE REVERSE SIDE.

IF YOU HAVE EMPLOYEES PROCEED WITH EMPLOYEE INFORMATION. IF YOU DO NOT HAVE EMPLOYEES PROCEED TO THE PROFIT/LOSS SECTION.

NUMBER OF EMPLOYEES AT RITA LOCATION: _____ MONTHLY GROSS PAYROLL AT RITA LOCATION: _____

WILL YOU BE WITHHOLDING RESIDENCE TAX ONLY? ☐ YES ☐ NO

SEND WITHHOLDING TAX FORMS TO

BUSINESS NAME: _____ PHONE: (_____) _____

CARE OF: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

IF YOU ARE A NON-PROFIT ORGANIZATION STOP HERE AND SIGN AT BOTTOM

PROFIT/LOSS INFORMATION

ENDING DAY OF FISCAL YEAR IF OTHER THAN CALENDAR YEAR _____ / _____ / _____
MONTH DAY YEAR

SEND NET PROFIT TAX RETURN TO

BUSINESS NAME: _____ PHONE: (_____) _____

CARE OF: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

THE INFORMATION HEREBY SUBMITTED IS TRUE AND CORRECT.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____ TITLE: _____ PHONE: _____

REGIONAL INCOME TAX AGENCY

ATTN: BUSINESS REGISTRATION
P.O. BOX 477900 BROADVIEW HEIGHTS, OH 44147-7900CLEVELAND TOLL FREE:
(800) 860-RITA (7482)COLUMBUS TOLL FREE: (866) 721-RITA (7482)
TDD: (440) 526-5332YOUNGSTOWN TOLL FREE: (866) 750-RITA (7482)
FAX: (440) 526-3136

CONTRACTOR INFORMATION

MUNICIPALITY: _____

ADDRESS OF CONSTRUCTION SITE: _____

BUILDING PERMIT #: _____

TOTAL CONTRACT AMOUNT: \$ _____

As the contractor, will your company be withholding local income tax from all employees on the job? ☐ YES ☐ NO

COMPANY/ADDRESS - CITY, STATE AND ZIP		OFFICER/OWNER NAME PHONE NUMBER	SOCIAL SECURITY OR FEDERAL I.D. NUMBER	ESTIMATED START DATE	NUMBER OF EMPLOYEES	ESTIMATED WAGES PER MONTH	TRADE
CONTRACTOR GWS							
CONTRACTOR SCB							
CONTRACTOR SCB							
CONTRACTOR SCB							
CONTRACTOR SCB							
CONTRACTOR SCB							
CONTRACTOR SCB							

If necessary attach a separate sheet

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CODIFIED ORDINANCES OF SILVER LAKE

PART ELEVEN - PLANNING AND ZONING CODE

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CHAPTER 1107 **Administration and Enforcement**

1107.01 INTENT.

It is the intent of these regulations to establish procedures which ensure compliance with this Zoning Code and which ensure equitable and expeditious handling of applications for subdivision approvals, building permits and occupancy permits, as further regulated in the Building Code, and Subdivision Regulations. Specifically, the purposes and relationships of these Municipal authorizations are as set forth below:

- (a) Subdivision Approvals. Subdivision approvals are required in order to certify that proposed lots comply with the Zoning Code and other applicable Municipal ordinances and requirements prior to consideration of an application for a building permit.
- (b) Building Permits. Building permits are established to authorize proposed construction or similar activity in compliance with the Building Code, Zoning Code, and other applicable municipal ordinances and requirements.
- (c) Occupancy Permits. Occupancy permits are established to authorize initial occupancy of a building or land subsequent to completion of activity in compliance with the Zoning Code, Building Code, and other applicable municipal ordinances and requirements. (Ord. 17-1994. Passed 6-6-94.)

1107.02 APPLICABILITY.

Subdivision approvals, building permits, and occupancy permits shall be required for activities listed below. No such activity, nor grading and excavation in preparation for such activity shall be commenced prior to the granting of the required authorization. Questions regarding applicability should be directed to the Building Inspector prior to the commencement of activity.

- (a) Subdivision Approval Required. For Subdivision of land to create one or more additional recorded lots or to alter existing lot lines.
- (b) Building Permit Required. For erection of a new building or other structure, and enlargement, additions, alteration, change, remodeling, demolition or moving of a building or other structure, any work involving the installation of one or more electrical, gas, water, sewer or heating lines, fences, walls, accessory uses or buildings, and the excavation or grading of land, and the installation or paving of a driveway. The installation of electrical, gas, water, sewer or heating service may be approved by the Building Inspector; excavation and grading shall be approved by the Village Engineer. All other work enumerated herein shall be approved by the Planning Commission.
- (c) Occupancy Permit Required:
 - (1) For initial occupancy of a building or land, and completion of an activity requiring approval from the Planning Commission.
 - (2) For nonresidential uses, occupancy which commences with a change in use. A permit will be required whether the occupancy is a main or secondary use, and an inspection shall be required on change of tenancy, business ownership, termination of vacancy, in addition to initial occupancy or completion of building.
 - (3) When an occupancy permit is required by the above, no person shall use or permit the use of any building or part thereof, until the Building Inspector has issued a certificate of occupancy stating that the building and premises comply with the Building Code and the provisions of the Zoning Code; except that nothing in this section shall prevent the continuance of the present occupancy or use of any premises or of any existing building.
 - (4) The Building Inspector shall issue a certificate of occupancy within five (5) working days after application has been filed in his office, provided that the building and premises, and all construction thereon, complies with the Building and Zoning Codes of the Village. (Ord. 17-1994. Passed 6-6-94.)

1107.03 CONDITIONS FOR ISSUANCE OF PERMITS.

- (a) Permits shall be issued only for applications, work, and uses in full compliance with the Zoning Code, Building Code and other applicable Municipal ordinances and requirements.
- (b) No permits shall be issued prior to granting of required variances by the Board of Zoning Appeals (see Chapter [1109](#)); and approvals by the other municipal officers, and bodies as required below.
- (c) No permits shall be issued for a building on a lot which is not located in a duly recorded subdivision, and is not located on a street, and for which improvements required by the Municipality have not been installed or acceptably guaranteed.

1107.04 APPLICATION REQUIREMENTS.

All applications for subdivision approvals, building permits or occupancy permits made by or on behalf of the owner shall be submitted to the Clerk of Council of the Village, and shall include the information hereinafter required unless found inapplicable by the approving authority. For an occupancy permit the information submitted with the building permit application should generally be sufficient. Each application shall be signed by the applicant, and submitted with a plan of the improvements in triplicate, prepared by an architect, engineer, or surveyor acceptable to the Planning Commission.

(a) Narrative Information.

- (1) Name, address, and telephone number of applicant and property owner.
- (2) Address and parcel number(s) of the subject property.
- (3) Legal description of the property, including any applicable easements or restrictions of record.
- (4) Zoning district, existing and proposed use(s).
- (5) For all uses proposed or retained; building and structure heights, number of parking spaces, total building coverage, and floor area.

(b) Plans. All plans shall be drawn to scale, of one inch equals twenty feet, or smaller scale if required to show entire property, indicating the following minimum information. The approving authority may require additional information, or where applicable may delete certain of the following requirements.

(1) Subdivisions. See subdivision requirements in Title 7, infra.

(2) Building permits.

- A. The address, and/or lot number, street name, dimensions of the lot, and north arrow.
- B. Existing buildings located upon the lot.
- C. The size and location of the proposed building, or addition for which the application is made.
- D. Plan drawings of the building or addition (minimum 17 x 22 inches) for floor plans, elevations, section plans and plot plans drawn to the following scale:
 1. Floor plan 1/4" = 1'
 2. Elevation drawings 1/4" = 1'
 3. Section drawings 3/8" = 1'
 4. Plot plan 1" = 20'
- E. The plans shall include existing grades and any changes in elevation which shall affect drainage from or onto adjacent property or abutting streets.
- F. All dimensions must be shown including lot lines, required set back lines, planned set back lines, dimensions from lot lines to building faces, and to overhangs.
- G. Existing or new property pins shall be indicated. If pins are not found they shall be placed.
- H. Plot plan drawings shall show finished elevation of the final grade, footer, basement floor and first floor on new construction.
- I. Landscape and open space plans, including tree locations and the location of trees to be removed.
- J. Driveway locations, and the composition thereof. (Ord. 17-1994. Passed 6-6-94.)

1107.05 REVIEW AND APPROVAL PROCEDURES.

The following procedures are established to govern the review and approval of applications for subdivision approvals, minor subdivision approvals, building permits, and occupancy permits.

(a) Acceptance by Building Inspector. The Building Inspector shall promptly review each application submitted to determine whether all required information has been provided. If the application is deemed insufficient, the Building Inspector shall promptly notify the applicant of necessary changes. If the application is deemed sufficient in terms of required information and the application fee has been paid, the Building Inspector shall officially accept the application on the date he makes that determination.

(b) Transmittal for Review. Upon official acceptance of the application, the Building Inspector shall transmit copies to the Municipal bodies and officers responsible for review or approval, as stated below. The Building Inspector shall issue no permits prior to required approvals.

(1) Architectural Board of Review. The Architectural Board of Review shall review, approve or disapprove all building permit applications, which require Planning Commission approval. The Board shall review such applications for compliance with the Building Code, general design standards, and design standards established in this Zoning Code.

(2) Planning and Zoning Commission. The Planning and Zoning Commission shall review, approve or disapprove all subdivision, and Building Permit Applications in accordance with the provisions of this Zoning Code, and the applicable provisions of the Building Code.

(3) Municipal Engineer. The Municipal Engineer shall approve or disapprove all subdivision applications, and any proposed change in grade which require a building permit or require a storm water management system as provided in Chapter [1161](#).

- (4) Council. Council approval shall be required of all subdivision applications as hereinafter set forth.
- (c) Each Municipal body or official which reviews and either approves or disapproves an application shall memorialize its decision, including a copy of the plan(s) submitted for approval, in a minute book kept for that purpose. A copy of each such memorial shall be delivered to the Clerk of Council of the Village, who shall maintain a record book of all actions by the various municipal bodies acting upon said applications. (Ord. 17-1994. Passed 6-6-94.)

1107.06 EXPIRATION AND RENEWAL OF APPROVALS AND PERMITS.

In order to ensure that the intent of Municipal authorizations is not altered by changing circumstances, the following regulations are established governing the expiration of approvals and permits.

- (a) Building Permits. Building permits shall be issued for a one year period. A building permit may be renewed if there has been substantial work towards completion, and construction is being diligently pursued. The Building Inspector may renew the permit for a one year period.
- (b) Occupancy Permits. Occupancy permits shall be issued for an indefinite period for residential uses, and upon any change in use for nonresidential uses. (Ord. 17-1994. Passed 6-6-94.)

1107.07 FEES AND DEPOSITS.

Fees, as set by Council, shall be imposed to cover routine administrative costs incurred by the Municipality in processing various applications. Monetary deposits shall be required to cover variable costs for consulting services and the advertising of hearings. No application shall be officially accepted and dated until all required fees and deposits have been paid.

- (a) Council may establish fees for application for subdivisions, building permits, occupancy permits, variance and rezonings.
- (b) For applications requiring approval by the Planning and Zoning Commission, or the Board of Zoning Appeals the applicant shall be required to deposit a sum as specified by ordinance sufficient to cover expenses incurred by the Municipality for advertisements, for services performed by the Municipal Engineer, Law Director, and other outside expenses related to review of an application. Such expenses shall be approved for payment by the Clerk of Council. Upon final disposition of the application, any remaining balance of the deposit shall be returned to the applicant. (Ord. 17-1994. Passed 6-6-94.)

CHAPTER 1133

Residential District

1133.01 INTENT.

It is the intent of these district regulations to promote development of esthetically pleasing, well spaced, and architecturally sound housing, under conditions which maximize safety and good building principles, and minimize environmental and other disturbances to neighboring residents. (Ord. 17-1994. Passed 6-6-94.)

1133.02 PERMITTED USES.

- (a) Main Use - One single family detached dwelling per lot.
- (b) Accessory Uses.
- (1) Private garages, driveways, and walkways.
 - (2) Private swimming pools and other private recreational uses.
 - (3) Landscape features and private gardens.
 - (4) Fences and walls.
 - (5) Central air-conditioner, heat pumps, storage sheds and roof top antennas, except satellite dishes.
 - (6) Home occupations. (Ord. 24-2001. Passed 4-16-01.)
 - (7) Public utility equipment and facilities, including telecommunications equipment and facilities (except wireless telecommunications facilities as defined in Section [1137.08](#)), only when in compliance with all applicable laws for such facilities. (Ord. 24-2001. Passed 4-16-01.)

1133.03 AREA, YARD AND HEIGHT REQUIREMENTS - MAIN BUILDINGS.

Lots in the Residential District shall be occupied by no more than one residential building per lot and further, shall be developed and maintained in accordance with the following regulations, except as modified by the provisions herein for legally established nonconforming uses. The following are all minimum dimensions, unless otherwise noted.

- | | |
|--|-----------------|
| (a) Lot size, minimum square feet | 20,000 |
| (b) Lot width at building line | 120 feet |
| (c) Street frontage | 75 |
| (d) Lot depth | 150 |
| (e) Coverage by main building, maximum | 18% of lot area |
| (f) Front yard depth | 50 |
| (g) Side yard | 10 |
| corner lots, from side street | 30 |

- (h) Rear yard depth (except as provided in (k) below) 40
 - (i) Dwelling Unit Area (sq. ft.)
 - 1 story building 1,500
 - 2 story building 2,000
 - (j) Height. The height of a dwelling shall not exceed two and one half stories or thirty feet above finished grade. Chimneys may exceed this limitation but are limited to a maximum of 15 feet above the roof line.
 - (k) The front of any residence shall be within a setback variation up to 20% (50 foot setback would allow up to 10 feet, etc.) of any adjacent residence and no less than (f) above. Rear yards abutting Silver Lake, Crystal Lake and the Cuyahoga River, shall comply with the riparian setback development standards in this Code. Such abutting rear yards shall also maintain a rear yard equal to 50% of the lot depth unless a variance is granted.
 - (l) Maximum Impervious Cover (MIC) Limitations and Procedures.
 - (1) The following schedule sets the maximum impervious cover for residential lots:
 - A. .24 acres or less - MIC equals 40% of lot size;
 - B. .25 acres - .49 acres - MIC equals 33% of lot size or 0.1 acre (4,356 SF), whichever is greater;
 - C. .5 acres - .99 acres - MIC equals 26% of lot size or 0.165 acre (7,187 SF), whichever is greater;
 - D. 1.0 acre or more - MIC equals 20% of lot size or 0.26 acre (11,326 SF), whichever is greater.
 - (2) Applications for projects requiring Planning Commission approval shall be submitted to the Village Engineer as required by Section 1161.03(a) of this Code. When the Engineer determines that the MIC restrictions in this section have been exceeded, the Engineer shall require in all such cases a storm water management permit and a hydrological control plan, referenced in Section 1161.03(c) and 1161.04 of this Code. After evaluation by the Engineer based on sound engineering practices, the Planning Commission shall review the application, hydrological control plan, and Engineering evaluation. The Commission shall approve or deny such application as a conditional use when the project exceeds the MIC restriction for the lot involved. The Commission shall utilize the standards for a conditional use contained in Section 1133.06 of this Code.
 - (3) Where the maximum building footprint is exceeded, the project cannot commence unless a variance is obtained by the Board of Building and Zoning Appeals, regardless of Planning Commission approval as a conditional use of projects exceeding MIC requirements.
- (Ord. 13-2017. Passed 10-2-17.)

1133.04 AREA, YARD AND HEIGHT REGULATION; ACCESSORY USES.

Accessory uses shall not be located in required yards except as permitted herein.

- (a) Garages and other Accessory Uses. Each residential building shall have an attached garage, providing a minimum of 240 square feet of area, but providing storage for not more than three private motor cars.
 - (1) Garages unattached to the dwelling may be permitted, but only as provided below, and shall be located in the rear yard, at least 15 feet from any main building.
 - (2) All accessory buildings, including unattached garages, shall be located in the rear yard and at least ten feet from any lot line. Accessory buildings shall not exceed fifteen feet in height above the finished grade.
 - (3) The combined floor area of all accessory buildings on a lot, including unattached garages, shall not exceed 500 square feet or sixty percent (60%) of the gross ground coverage of the principal building, whichever is less. The combined total of all accessory buildings shall not cover more than twenty percent (20%) of the rear yard.
 - (4) All accessory buildings or structures, including unattached garages, over 144 square feet in gross ground coverage, are conditionally permitted uses subject to approval of the Planning Commission pursuant to Section 1133.06, with notice to neighboring property owners in the manner provided in Section 1109.04(c).

(Ord. 88-1996. Passed 12-2-96.)
- (b) Driveways. Each residential building shall be served by a driveway located on the same lot and at least ten feet in width. Such driveway may be located in any required yard with the exception of side yards less than twelve feet in width. Additionally, each driveway shall be set back at least two feet from any residential building, except at the point of access to an attached garage, and a minimum distance of six feet from a driveway on an adjoining lot.
- (c) Fences, Walls and Hedges. Fences, and walls shall be of uniform design and shall be well maintained. No fence, wall or hedge shall be in excess of 40 inches above established grade in a front or side yard abutting a street, whether the street is graded or not. No fence, wall or hedge shall obstruct the vision of street traffic. Wire fences and solid fences shall only be permitted in rear yards. Barbed wire fences and electric fences are prohibited within the Village. Fences in side and rear yards other than those abutting a street shall not be in excess of 7 feet in height.
- (d) Recreational Uses. All recreational uses are conditionally permitted uses subject to approval of the Planning Commission, with notice to neighboring property owners in the manner provided in Section 1109.04(c).
 - (1) Swimming pools. Swimming pools shall be located only in rear yards and shall be a minimum distance of ten feet from each lot line. Any swimming pool in which water may collect in excess of 1 ½ feet shall be enclosed by a wall or fence not less than 5 feet in height. A building or existing wall may be used as part of the enclosure. All gates providing access to the pool or pool area shall be of self-closing and self-latching construction with the latch at least 4 feet from ground level, shall be designed to permit locking and shall be kept locked when the pool is not in actual

use or is unattended. In no case shall the fence include design features that would facilitate its ascent or permit the passage of a child's body as determined by the Building Inspector.

(2) Recreation courts. Tennis, basketball and other recreation courts shall be located only in rear yards and shall be set back from each lot line a minimum distance of ten feet, as measured from the enclosing fence, or if no fence is required, from the edge of the court surface. All lighting shall be compatible with the neighborhood, and subject to Planning Commission approval.

Tennis courts shall be enclosed by a metal link or mesh fence at least nine feet in height but not more than 12 feet in height above finished grade. None of the above regulations shall be deemed to prohibit placement of a basketball backboard on a garage wall, or roof.

(3) Other recreational uses. Other recreational uses such as hot tubs, skate board ramps, and any other recreational facility requiring construction thereof are conditionally permitted upon application to the Planning and Zoning Commission, and shall require a building permit based upon plans submitted by the owner or agent of the owner in compliance with the provisions above. (Ord. 17-1994. Passed 6-6-94.)

(e) Satellite Receivers, Dishes and Antennas.

(1) All antennas (including amateur radio antennas and satellite receivers and dishes), for which a building permit is required under Chapter 1361 of the Building Code of the Village of Silver Lake, are conditionally permitted upon application to and approval by the Planning and Zoning Commission, with notice to neighboring property owners in the manner provided in Section 1109.04(c).

(2) Each application for approval of an antenna shall provide the information and comply with the other requirements of Chapter 1361 of the Building Code of the Village of Silver Lake. (Ord. 91-1995. Passed 9-18-95.)

(f) Accessory Uses Proximate to Silver Lake, Crystal Lake and the Cuyahoga River.

(1) Notwithstanding regulations in Section 1133.04 to the contrary, accessory uses on lots in the Residential District abutting the shoreline of Silver Lake and Crystal Lake shall be located no closer than forty feet from the property line abutting either lake.

(2) Accessory uses on lots in the Residential District abutting the shoreline of the Cuyahoga River shall be located no closer than forty feet of the river's normal high water mark.

(3) All accessory uses on lots in the Residential District abutting the shoreline of Silver Lake, Crystal Lake and the Cuyahoga River located to the rear of main buildings shall be conditionally permitted uses subject to the approval of the Planning Commission, with notice to neighboring property owners in the manner provided in Section 1109.04(c). (Ord. 99-1997. Passed 12-15-97.)

1133.05 HOME OCCUPATIONS; RENTING ROOMS.

(a) Home Occupations. Home occupations, including home offices are only permitted if in conformance with the following standards:

(1) Employment. The occupation is conducted only by members of the family residing in the dwelling.

(2) Area. The occupation is conducted wholly within a dwelling, and the space used occupies no more than one room of the dwelling. No accessory building or structure shall be utilized for the occupation.

(3) Manufacturing Restricted. No goods may be manufactured, with the exception of hand made crafts.

(4) Environmental impact. No use shall be permitted which creates noise, dust, odor, glare, smoke, vibration, electrical interference, fire hazard or any other hazard to an extent or frequency greater than that usually experienced in an average residential occupancy in the district in question.

(5) Exterior appearance. The residential character of the building in which the occupation occurs shall not be diminished. No sign or other outward evidence of the occupation shall be displayed.

(6) The following businesses are prohibited in a dwelling (which list is not exclusive):

A. Any sales of goods or services to the public which require the customer to enter upon the premises.

B. Any sale of goods or services to the public which utilize the home and/or its premises for the placement of tangible inventory for sale or installation.

C. Repairs to vehicles.

D. Towing of vehicles.

E. Nursing homes.

F. Child care facilities which are subject to state licensing requirements.

(b) Renting of Rooms Prohibited. No one shall rent a room in a residential dwelling within the Village. (Ord. 17-1994. Passed 6-6-94; Ord. 89-1996. Passed 12-2-96.)

1133.06 CONDITIONAL USE STANDARDS.

(a) The Planning Commission shall review an application for a conditional use, if such use is specifically authorized in this Code, in terms of the following standards, and must find that the use or uses proposed:

(1) Will be in accordance with the provisions, intent and purposes of the Zoning Ordinance;

(2) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the character of the general vicinity as zoned in the Zoning Ordinance;

- (3) Will not be hazardous or disturbing to neighboring uses;
 - (4) Will be served by essential public facilities and services;
 - (5) Will not create excessive additional requirements at public cost of public facilities and services, and will not be detrimental to the economic welfare of the community;
 - (6) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property, or the general welfare by reason of the creation of adverse traffic conditions or the production of excessive noise, smoke, fumes, glare, odors, dust, gas, flame, vibration, etc.
- (b) The Planning Commission may impose such additional conditions and safeguards as it may deem necessary for the general welfare, for the protection of individual property rights, and for insuring that the intent and objectives of the Zoning Ordinance will be observed. A conditional use shall not be established unless approved the Planning Commission as above.
(Ord. 17-1994. Passed 6-6-94.)

1133.07 SITE PLAN REVIEW FOR UTILITIES.

No expansion of an existing use dedicated in Section [1133.02](#)(b)(7) above shall be permitted, nor shall a new use described in Section [1133.02](#)(b)(7) above be established unless a site plan for the proposed development is approved by the Planning Commission and Council, utilizing the standards set forth in Section [1133.06](#). (Ord. 24-2001. Passed 4-16-01.)