

## CHAPTER 142

### PASSIVE PUBLIC PARK DISTRICT

142.01 Purpose.

142.02 Use Regulations.

#### 142.01 PURPOSE.

The Passive Public Park District is established to protect and preserve park lands, wilderness areas, open spaces, and scenic areas; to conserve fish and wildlife, to promote forestry, wetlands, and other natural habitats; and to promote natural green spaces for the community. Passive Public Park District uses are intended to be passive in nature to prevent the disturbance of the natural terrain, habitat and wildlife of the area.

#### 142.02 USE REGULATIONS.

- (a) Permitted Uses: Only the following uses shall be permitted within a Passive Public Park District(s) as designated on the township zoning map:

Tree farms operated on a non-profit basis, not for commercial logging.

Cross-country skiing and snow shoeing in areas designated by the applicant.

Constructed wetlands.

Fishing in areas designated by applicable park board regulations.

Open agricultural uses not requiring extensive cultivation such as orchards and meadows.

Botanical gardens.

Pedestrian walkways, sidewalks, trails and bicycle paths.

- (b) Prohibited Uses: The following uses, though not an exclusive list, are specifically prohibited within a Passive Public Park District:

Horses, stables and trails.

Any motorized vehicle except within designated off-street parking areas.

Ball fields.

Vehicle washing.

Golf courses.  
Tennis courts.  
Hunting.  
Dumping of trash, waste or other materials of any kind.  
Any buildings, structures or uses prohibited in an Active Public Park District.  
Any use not listed as either permitted or conditional in a Passive Public Park District shall be prohibited.

- (c) Conditional Uses: Only the following conditional uses shall be allowed and must be approved by the Board of Zoning Appeals.

All buildings and structures including:

Shelters.  
Observation decks.  
Platforms.  
Pavilions.  
Storage sheds.  
Patios.  
Restroom facilities.

Signs shall be in accordance with Chapter 173.

- (d) Conditional use considerations: The Board of Zoning Appeals may refuse to approve a conditional use on the grounds that it fails to provide unity of development with other properties, fails to protect the public from a dangerous arrangement of vehicles, fails to adequately protect or buffer other property from any conflicting uses or districts, or is not consistent with the purposes of the Passive Public Park District. The provisions of Chapter 117.12 shall apply as well.

- (e) Application Requirements.

None of the conditional uses authorized for a Passive Public Park District may be allowed until a site plan and an application for a conditional zoning certificate have been submitted and approved pursuant to Chapters 109 and 117 of this resolution. In addition to the conditions set forth in said chapter, the site plan and application shall include the following information:

The location and dimensions of automobile parking, loading and unloading spaces as outlined in Chapter 169 of this resolution.

The location and dimensions of all vehicular drives, entrances, and exits.

Plans for compliance with soil sedimentation, erosion control and Stormwater management regulations enforced by the Geauga Soil and Water Conservation District or this resolution.

Proposed regulations to govern any conditional use.

Park rules as submitted by the applicant.

- (f) Maximum height of buildings and structures: The maximum height of any building or structure, with the exception of radio and telecommunications towers as outlined in Chapter 186 of this code, shall not exceed twenty-four (24) feet above the finished grade level.
- (g) Minimum lot area shall be two acres.
- (h) Minimum lot frontage shall be 60 feet, unless the lot is adjacent to another lot within an active public park district which has frontage on an existing road and is under the same ownership. The minimum lot width shall be 60 feet.
- (i) Maximum lot coverage shall be 10 percent.
- (j) Minimum setback of any buildings, structures or uses shall be 100 feet from residentially zoned property line in accordance with Section 117.13 (b) (1).
- (k) Storage of maintenance and park related equipment, as well as any central trash collection areas, shall be in a fully enclosed building.
- (l) Minimum distance between buildings on a lot shall be 20 feet.
- (m) Proof of compliance with the regulations of the applicable governmental agency regarding water and sewage facilities, if any, shall be provided.