

# HIGH STREET TRANSITIONAL BUSINESS OVERLAY DISTRICT

## §154.365 PURPOSE

The purpose of the High Street Transitional Business Overlay district is to allow for the conversion of residential uses and properties, which may no longer be appropriate in the High Street corridor near the I-76 interchange, to low-impact [non-residential](#) uses. The overlay provision allows the properties to maintain their current residential zoning so that if an approved [non-residential](#) use is ceased, the property could be returned to its previous residential use.

## §154.366 LOCATION

The High Street corridor shall consist of the properties between #630 through 660 High Street, inclusive and #647 through 743 High Street, inclusive, as noted on the map in [§154.372\(B\)](#).

## §154.367 ALLOWABLE NON-RESIDENTIAL USES

The following non-residential uses are permitted in the High Street Transitional Business Overlay District, subject to the Planning Commission's approval:

- (A) Professional offices for accountants, attorneys, architects, consultants, engineers, insurance, real estate and similar uses.
- (B) Studios for architectural, art, design, photography services and similar uses.
- (C) Personal Services, such as beauty salons, barbershops and day spas.
- (D) "Live-Work" Units, which shall be defined as a single-structure consisting of both a residential and commercial component. The live-work unit shall be the primary residence of the business operator.
- (E) Ancillary retail sales that do not exceed 200 sq. ft. of Gross Floor Area (GFA).
- (F) Other uses the Planning Commission determines to be of similar character and impact.

## §154.368 PROHIBITED USES

The following non-residential uses shall be prohibited in the High Street Transitional Business Overlay District:

- (A) The sale of food and drink for carry-out or on-premise consumption.
- (B) Veterinary services, including grooming, boarding and breeding.
- (C) Retail sales in excess of 200 sq. ft., excluding internet and mail order sales.
- (D) Sexually-oriented businesses.
- (E) The sale, repair or maintenance of vehicles, including but not limited to automobiles, trucks, boats, motorcycles, recreational vehicles, all-terrain vehicles and similar items.
- (F) Any use with drive-through facilities.
- (G) All other uses not expressly noted in [§154.367](#) and not determined by the Planning Commission to be of similar character and impact to the listed allowable non-residential uses.

## §154.369 LIMITATIONS ON NON-RESIDENTIAL USES

The following restrictions shall apply to non-residential uses in the High Street Transitional Business Overlay District:

- (A) Limitation on Square Footage of Non-Residential Uses:
- 1) When the original use is a permitted use, the floor area shall not exceed the floor area of the primary structure as listed in the Medina County Auditor's records as of the date these regulations are adopted.
  - 2) When the original use is a conditionally-permitted use or a non-conforming use, the floor area shall not exceed 1,500 sq. ft. or the actual floor area of the primary structure as listed in the Medina County Auditor's records as of the date these regulations are adopted; whichever is less.
- (B) New construction for a non-residential uses is discouraged. However, when new construction for a non-residential use is necessary, the structure shall be designed to look like other traditional single family dwellings found in the corridor and shall not exceed a floor area of 2,000 sq. ft. New construction shall comply with the underlying zoning setback and height requirements.
- (C) No building additions shall be permitted in order to expand an allowable non-residential uses beyond 10% of the structure's original size.
- (D) No non-residential use may be conducted in a detached garage or other accessory structure.
- (E) No non-residential business use in this overlay district may employ more than five (5) persons, including the owner/operator, at any given time.
- (F) All structures built for a residential use and converted to an allowable non-residential or mixed residential/commercial use shall be required to demonstrate compliance with applicable commercial building, fire and health codes and provide evidence of such compliance to the Building and Planning Department.

#### **§154.370 OFF-STREET PARKING/VEHICULAR ACCESS**

- (A) The Planning Commission may require shared access drive with adjacent properties.
- (B) Off-Street Parking:
- 1) The site's dimensions should be adequate to accommodate parking for the business use without impacting the established subdivision pattern or requiring the use of adjacent properties.
  - 2) The number of proposed parking spaces shall be the minimum necessary to serve the proposed commercial use and the number of spaces may be restricted by the Planning Commission.
  - 3) Parking facilities shall be located in such a manner as to minimize impacts on adjacent residential uses. The Planning Commission may require parking areas to be screened or buffered with fencing, walls, landscaping mounds with plantings or a combination of the above techniques.

- 4) Parking lots shall not be illuminated except by wall-mounted, shielded fixtures that direct light downward.

### **§154.371 SIGNAGE**

Signage for commercial uses shall be limited to the following:

- 1) One (1) non-illuminated wall-mounted plaque not exceeding three (3) square feet.
- 2) One (1) freestanding sign, subject to the following conditions:
  - (a) Signs shall be constructed of a natural material or a fabricated man-made material that simulates a natural material.
  - (b) The maximum display area for the sign shall not exceed 15 sq. ft.
  - (c) The maximum height of a freestanding sign shall not exceed five (5) feet.
  - (d) Interior illumination shall be prohibited. A freestanding sign may be illuminated by exterior, ground-mounted lighting, which must be extinguished by no later than 10 pm; or otherwise be non-illuminated.

### **§154.372 REVIEW AND APPROVAL PROCESS**

- (A) Any person who desires to convert an existing use to an allowable non-residential use within the boundaries of this overlay district must first submit an application for site plan review and approval to the Planning Commission in accordance to §154.070 of this Zoning Code.
- (B) The Planning Commission must find the proposed application conforms to these overlay provisions and §154.070 before issuing site plan approval subject to appropriate conditions.

### **§154.373 OVERLAY DISTRICT PROPERTY DATA & MAP**

- (A) Property Data

At the time of adoption of these provisions, the following properties are included in the transitional overlay district:

<b>Address</b>	<b>CL No.</b>	<b>PPN</b>	<b>Zoning</b>	<b>Use Description</b>	<b>Use Type</b>	<b>Sq. Ft. (Main Structure)</b>
630 High St.	3500	04020A09019	R-3	1-Family Dwelling	Permitted	2,378
650 High St.	3499	04020A09018	R-3	Medical Office	Conditional	2,625
660 High St.	3499	04020A09017	R-3	Vacant Land	---	---
660 High St.	3498	04020A09016	R-3	Charitable Org.	Conditional	4,284
647 High St.	3343	04020B08005	R-1	1-Family Dwelling	Permitted	1,458
657 High St.	3342	04020B08004	R-1	1-Family Dwelling	Permitted	2,020
675 High St.	9582	04020B08180	R-1	Medical Office	Conditional	5,548
701 High St.	3377 & 3378	04020B06196	R-1	1-Family Dwelling	Permitted	2,102
743 High St.	8168	04020B06106	R-1	Church	Conditional	28,990

(B) Overlay District Map

