



Building Department
3760 Darrow Road, Stow, Ohio
330.689.2729

Chapter 2

PLANNING AND ZONING REQUIREMENTS

PLANNING APPROVAL PROCESS

All new commercial or industrial structures must be reviewed by the Planning Department, the Planning Commission and approved by City Council. The following is a summary of the process:

1. Administrative Review - The first step is submit an application to the Planning Department along with a site plan showing property lines, rights-of-way, building location, parking areas and landscaping. Building elevations from all sides are also required. The application must be submitted 8 days prior to the Planning Commission meeting date.
2. Planning Commission Hearing [Meets 2nd & 4th Tuesdays] Proposal is reviewed by the Planning Commission who makes a recommendation that is forwarded to the Planning Committee of Council. Applicant or representative must attend meeting.
3. Planning Committee of Council [Meets 2nd & 4th Mondays] Proposal is reviewed considering Planning Commission's recommendation, draft legislation is prepared and it is forwarded to City Council for final action. Applicant or representative must attend meeting.
4. City Council [Meets 2nd & 4th Thursdays] City Council takes final action on proposal. Applicant is not always required to attend.

5.

ZONING

The Zoning Code divides the City into specific "districts" or "zones" that contain a separate list of permitted uses and development standards for each district. The zoning districts are based on the overall comprehensive plan for the City. For example, retail uses are generally concentrated at main intersections away from residential homes, and industrial companies are only permitted in industrial districts (I-1 & I-2).

The Zoning code is intended to maintain the design and character of a Zoning district. In addition to the types of uses permitted, the code requires

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specific minimum distances between buildings or parking areas and property lines known as building or parking setbacks. The minimum lot area, maximum building coverage and minimum open space are also regulated. Below is a summary of the regulations by Zoning District. For a complete list of the permitted uses and other applicable regulations you may contact the Planning Department (330) 689-2819 or access the zoning code on the City's website www.stow.oh.us.

Zoning District Regulations

District	Minimum Lot Area	Min. Lot Width	Building Setbacks			Parking Setbacks			
			Front (a)	Rear & Side	Rear & Side (d)	Front	Rear & Side	Rear & Side (d)	
C-2 Limited Retail	20,000 sq. ft.	100 ft		40 ft	10 ft	40 ft	20 ft	10 ft	25 ft
C-3 Community Retail	40,000 sq. ft.	120 ft		60 ft	20 ft	40 ft	20 ft	10 ft	25 ft
C-4 General Business	40,000 sq. ft.	120 ft		80 ft	20 ft	40 ft	20 ft	10 ft	25 ft
C-5 Highway Services	40,000 sq. ft.	120 ft		80 ft	20 ft	40 ft	20 ft	10 ft	25 ft
C-6 Office	40,000 sq. ft.	120 ft		80 ft	25 ft	50 ft	20 ft	10 ft	25 ft
C-7 Office / Multi-Fam.	5 acres	300 ft		80 ft	30 ft	60 ft	40 ft	10 ft	30 ft
C-8 Office/ Service	40,000 sq. ft. (e)	200 ft	50 ft (b)(c)	30 ft	50 ft	20 ft	10 ft	30 ft	
I-1 Limited Industrial	40,000 sq. ft.	120 ft		40 ft	20 ft	40 ft	20 ft	10 ft	25 ft
I-2 Industrial	40,000 sq. ft.	120 ft		40 ft	20 ft	40 ft	20 ft	10 ft	25 ft

- a. On corner lots, the minimum depth of a front yard adjacent to the side streets is 40 feet.
- b. For private internal streets within a C-8 development, the minimum front yard is 20 feet.
- c. For C-8 Districts, the minimum setback from S.R. 8 is 40 feet.
- d. If adjacent to a Residential District
- e. In a C-8 District, the minimum area for development is 3 acres.

Maximum Density & Minimum Landscaped Open Space

District	Maximum Floor Area Ratio	Maximum Building Coverage	Minimum Landscaped Open Space
C-2	25%	20%	25%
C-3	35%	23%	25%
C-4	35%	23%	25%
C-5	35%	23%	25%
C-6	35%	20%	25%
C-7	45%	20%	25%
C-8	40%	25%	25%