

150.216 Commercial, Industrial, Central Business or Multi-Family Revised Use

A) Permitting

- a. Submit a Zoning Permit Application to Village Clerk (with fees and deposit).
- b. Approval of Architectural upgrades (new facades, repainting, new awnings, new storefronts, new finishes etc.) is required for properties within the Central Business District and Planned Unit Developments.
- c. Submit information regarding the revised use and detail how the revised use is consistent with the current zoning.
- d. Submit information regarding proposed interior and exterior modifications.
- e. Submit information regarding parking requirements and traffic impacts.
- f. Provide information relative to proposed fire prevention/protection systems as well as ingress/egress diagrams.
- g. The Planning Commission and Fire Department review the application.
- h. The applicant may be required to obtain a Building Permit from Summit County. Portage County does not issue building permits within the Village.
- i. Application materials shall include information pertaining to hours of business operation, number of employees, parking facilities, overnight parking, site lighting, impacts on neighboring property uses, delivery frequency and size of trucks, chemical storage, odors, outdoor storage and the intended general use/occupancy of the property.

B) Village Fees

- a. Zoning Permit Application fee required.
- b. Deposits are required to cover direct costs to the Village and provide money for the Village to correct sub-standard or incomplete work (within the R/W). Refer to the *Village Permits and Approvals Fee Schedule* for application and deposit fees.
- c. Deposits may be increased by the Village for complicated or larger projects.
- d. Unused deposits as determined by the Village will be returned upon the Village's approval of the work.

C) Village Standards

- a. The general requirements of Chapter 150 of the Village Code apply to all work covered by this section.
- b. Refer to district regulations (R-1, R-2, CB etc.) for district specific regulations and standards.
- c. The contractor performing work within the Village is responsible for worker and public safety. Compliance with 29CFR 1926 Subpart P and OSHA excavation requirements are the responsibility of the contractor performing the work.
- d. Fire lanes, hydrant requirements etc. must meet the approval of the Mogadore Fire Department.
- e. A Village approved rapid entry key retention box shall be provided.
- f. The proposed fire suppression/prevention systems must be approved by the Summit County Building Department. Ingress/egress must be acceptable to

both the Summit County Building Department and the Mogadore Fire Department.

- g. The revised use is to be consistent with the subject zoning district.
- h. Submittals for improvements in zoning districts that employ cohesive layout, design, aesthetic and architectural standards to achieve an inherent look or feel will be subjected to a higher level of architectural and design review to ensure compliance with the definition of the zoning district and maintain the character of the area that current occupants support and expect (e.g. PUD's and Central Business District).
- i. Comply with Summit County Building Department standards.

D) Inspections

- a. Provide the Summit County Building Department with the required notice to schedule fire system inspection and testing activities. Provide the Mogadore Fire Department a 24 hour notice of any scheduled fire system inspections.
- b. The Summit County Building Department is responsible for all building construction inspections.

VILLAGE OF MOGADORE ZONING PERMIT

135 S. Cleveland Ave., Mogadore, OH 44260
Phone: 330-628-4896 Fax 330-628-5850



DATE: _____

APPLICANT NAME: _____ PHONE: _____ EMAIL: _____

APPLICANT ADDRESS: _____

CONTRACTOR NAME: _____ PHONE: _____ EMAIL: _____

CONTRACTOR ADDRESS: _____

LOCATION OF WORK: _____

TYPE OF CONSTRUCTION: _____

ZONING DISTRICT: _____

ANTICIPATED START DATE: _____ ANTICIPATED COMPLETION DATE: _____

VILLAGE COMMENTS: _____

APPROVED: _____ PERMIT #: _____ DATE: _____

FEE: _____ DEPOSIT: _____ PAID: _____

INSPECTED: _____ DATE: _____

NOTE: VILLAGE INSPECTION FEES AND RESTORATION DEPOSIT MAY BE REQUIRED. INSPECTION FEES AND RESTORATION DEPOSIT ARE BASED ON THE TYPE AND DURATION OF THE WORK BEING PERFORMED.

Application is made for a zoning permit within a Village limits as indicated and in accordance with the following conditions:

1. The applicant agrees to keep this permit on the work site and notify the Village a minimum of 48 hours in advance of any work. The applicant also understands that it is solely responsible to notify OHIO811 a minimum of 48 hours in advance of any excavation. Building permit cards must be displayed on the street side of construction site at all times. The Summit County Building Department will perform all inspections (330-926-2414). No Construction can commence until a building permit is issued by Summit County. Upon building completion, a certificate of occupancy must be issued by the county prior to occupancy of the structure.
2. Applicant will acquire an approved Zoning Permit from the Village prior to applying for a Building Permit from Summit County.
3. If the property is currently or will be served by an on-site septic system, the applicant must provide a copy of the appropriate county health department approval of the existing or proposed system.

APPLICANT SIGNATURE: _____