

Appendix 5

Portage County Community Zoning Measures
for Natural Resources Protection

Political Unit	Flood Plain Zoning	Open Space Conservation	Planned Unit Developments	Protection Environmental Zoning	Other Zoning Measures
Cities					
Aurora City	^	^	Min 300 acres 20% in open space	^	^
Kent City	Flood plain protection –no build zone	Min lot size 5 acres	Min 10 acres 30% in open space	^	^
Ravenna City	^	^	Min 30 acres 30% in open space	^	^
Streetsboro City	Flood hazard areas – single-family dwellings and non-intensive uses	Min lot size 2 acres	Min 80 acres 20% in open space	^	^
Villages					
Brady Lake Village	^	^	^	^	^
Garrettsville Village	^	Min lot size 5 acres	Min 20 acres 30% in open space	^	^
Hiram Village	^	Min lot size 5 acres	Min 30 acres 20% in open space	^	^
Mantua Village	See: Environmental Protection Zoning	Min lot size 5 acres	Min 15 acres 50% in open space	Flood hazard areas – no build zone, except for non-intensive uses Steep slopes – 70% to 85% kept as permanent open space Wetlands – no specific requirements Forested land – 50% can be cleared Riparian buffer – 25 to 100 feet	

Appendix 5. Zoning for Resource Protection

Political Unit	Flood Plain Zoning	Open Space Conservation	Planned Unit Developments	Protection Environmental Zoning	Other Zoning Measures
Mogadore Village	^	^	^	^	^
Sugar Bush Knolls	^	^	^	^	^
Windham	^	Min lot size 5 acres	Min 20 acres 30% in open space	^	^
Townships					
Atwater	^	^	Min 20 acres 20% in open space	^	
Brimfield	See: Environmental Protection Zoning & Other Zoning Measures	Min lot size 5 acres	Min 20 acres 20% or 40% in open space*	Flood hazard areas – shall be permanent open space Steep slopes – 70% to 85% permanent open space Wetlands – 25 foot buffers Forested land – 60% can be cleared Riparian buffer – 25 to 300 feet	Rural Residential Zoning District – discourage development in flood plains and environmentally sensitive areas: Min lot size 3 acres
Charlestown	^	Min lot size 5 acres		^	
Deerfield	^	^	Min 20 acres 40% in open space	^	Residential/Commercial Zoning District – riparian buffer – 100 feet
Edinburg	^	^	^	^	
Franklin	Flood plain protection –no build zone	Min lot size 5 acres	Min 30 acres 25% in open space	^	Large Scale Development requirements: Min 30 acres, 5 acres or more in open space (PUD)
Freedom	^	^	Min 20 acres 40% in open space	^	
Hiram	^	Min lot size 5 acres	Min 20 acres 40% or 50% in open space*	In PUD – Wetland buffers –25 ft. to 75 ft. Riparian buffer – 25 ft. to 150 ft.	
Mantua	In PUD - Flood plain protection – no build zone	^	Min 20 acres 40% in open space	In PUD – Wetland buffer – 25 feet Riparian buffer – 25 feet	

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Political Unit	Flood Plain Zoning	Open Space Conservation	Planned Unit Developments	Protection Environmental Zoning	Other Zoning Measures
Nelson	^	Min lot size 5 acres	Min acres not specified 40% or 50% in open space*	In PUD – Wetland buffer – 150 feet Riparian buffer – 150 feet	
Palmyra	^	^	^	^	
Paris	^	^	^	^	
Randolph	^	^	^		
Ravenna	See: Environmental Protection Zoning	^	Min 10 to 30 acres* 40% in open space	Flood hazard areas – shall be permanent open space Steep slopes – 70% to 85% permanent open space Wetlands – no specific requirements Forested land – 75% can be cleared Riparian buffer – 50 to 100 feet	
Rootstown	^	Min lot size 5 acres	Min 5 to 25 acres* 40% or 50% in open space*	^	Planned Commercial Overlay District. Min acres not specified, 25% in open space (PUD)
Shalersville	Flood hazard areas – no build zone, except for non-intensive uses	^	^	^	
Suffield	^	Min lot size 5 acres	Min 15 acres 35% in open space	^	Residential Business Overlay District. Min . 15 acres, 35% in open space (PUD)
Windham	Flood hazard areas – may not be used in manner to increase flood hazard	^	^	^	

* requirements vary based on individual zoning district

^ no requirements identified

Dated 2005.

