

AGENDA

**Council Chambers
3760 Darrow Road
Stow, OH**

TIME: 5:30 P.M.

Committee Members: Kim Young, Chair; Kyle Herman, Vice-Chair; Matt Riehl, and Cyle Feldman

Meeting will be Live Streamed and Archived on the City Council webpage
<https://stowohio.org/244/City-Council> and You Tube @CityofStowOhio

1. Call To Order

2. Roll Call

3. Approval of Minutes

- a. May 14, 2026 Minutes
[2026-05-14 Planning Committee - DRAFT.pdf](#)

4. Planning Director's Report

5. Consideration of Business Items

- a. 2026-118 AN ORDINANCE AMENDING CERTAIN SECTIONS OF PART ELEVEN – PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF STOW; INCLUDING CHAPTER 1104 ENTITLED “USE STANDARDS”, SPECIFICALLY SECTION 1104.03 ENTITLED “PRINCIPAL USE TABLE” AND SECTION 1104.04(d) ENTITLED “AUTOMOTIVE/INDUSTRIAL USES”, CHAPTER 1109 ENTITLED “ACCESS AND MOBILITY STANDARDS”, SPECIFICALLY SECTION 1109.05 ENTITLED “VEHICLE PARKING” AND CHAPTER 1114 ENTITLED “DEFINITIONS” SPECIFICALLY SECTION 1114.07 ENTITLED “D’ DEFINITIONS”

P.C. 2026-014 - Zoning Text Amendment

Request: Request by the Planning Director per Section 1112.14 to amend Sections 1104.03, 1104.04, 1109.05, and 1114.07 of the Planning & Zoning Code to create regulations for Data Centers

Approved 4-0

[PC-2026-014 - Staff Report](#)

[2026-118 Chapter 1104-1109 and 1114-Data Centers.pdf](#)

[6-23-26 PC Presentation - Data Centers.pdf](#)

- b. 2026-119 A RESOLUTION GRANTING A CONDITIONAL ZONING CERTIFICATE TO NADER FAHMY, APPLICANT, ON BEHALF OF LEE GROSSCUP, OWNER, ON THE PROPERTY LOCATED AT 3983 DARROW ROAD (PARCEL NO. 56-05985)

P.C. 2026-017 - 3983 Darrow Road - Conditional Use - Restaurant

Applicant: Nader Fahmy

Owner: Lee Grosscup

Location: 3983 Darrow Rd. (Parcel #56-05985)

Acreage: 1.4 acres

Zoning: C-1 – Neighborhood Commercial

Request: Requesting approval of a conditional use for a restaurant use per Section 1104.03(A).

PC-2026-017 - Location Map
PC-2026-017 - Complete Packet
2026-119 CZC - Nader Fahmy.pdf
6-23-26 PC Presentation - Restaurant.pdf

6. **Public Comment Period**

7. **Adjournment**

ALL PERSONS WITH DISABILITIES:

The City of Stow will make the transition of all city business accessible via any reasonable accommodation. Please contact the Clerk of Council or Commission Secretary 48 hours in advance for the necessary arrangements.

PLEASE TURN OFF ALL CELL PHONES BEFORE THE MEETING

(Agendas, Minutes, Packets and Legislation posted at www.stowohio.gov)



Minutes of the Planning Committee held on Thursday, May 14, 2026, 5:37 pm

Call To Order

Due to technical difficulties, the minutes are a summary of the meeting.

Roll Call

Council Members Present:	Kim Young, Kyle Herman, Cyle Feldman, and Matt Riehl
Council Members Absent:	None.
City Officials Present:	John Baranek, Mario Fiocca, Kelly Coffey, Nick Wren, Kelly Toppin, Zack Cowan, Steve Hooten, Mike Jones, Jim McCleary, Bryan Snavelly, and Sonya Mottram

Approval of Minutes

- April 23, 2026 Planning Committee Minutes

2026-04-23 Planning Minutes - Draft.pdf 

Motion made by Matt Riehl, seconded by Cyle Feldman, to approve April 23, 2026 Planning Committee Minutes. Vote – Yeas: Kim Young, Kyle Herman, Cyle Feldman, Matt Riehl. Nays: None. Motion carried unanimously.

Planning Director's Report

Mr. Cowan stated the ACME grocery store on Kent Road had closed and that he believed the property owner was working to find a new tenant. He went on to say that the Wendy's restaurant on Darrow Road was closing on Sunday, May 17th. The owners are working with other potential tenants to fill that space.

Consideration of Business Items

- 2026-101 A RESOLUTION AMENDING RESOLUTION 2024-118, ALLOWING MODIFICATION OF THE SITE PLAN AND GRANTING CERTAIN VARIANCES ON THE PROPERTY LOCATED AT 3691 HUDSON DRIVE EXTENSION, IN THE CITY OF STOW, OH

2026-101 Location Map 

2026-101 PC-2026-011 - Complete Packet 

Mr. Cowan presented the application to the Planning Committee. He first provided a history of the property and project. The presentation was attached to the minutes. Mr. Cheatwood said he agreed to comply. He stated that the deeds need to be recorded with the County.

- Discussion: Data Centers

Mr. Herman suggested that any new data center be required to provide its own independent renewable energy source or its own independent water source, if feasible. He emphasized that the council first needed to discuss which approach it wanted to take before asking the planning and law departments to draft legislation, and he stated that he would value input from the city's expert staff as part of that process.

Mr. Feldman stated that the council was not there to debate whether data centers were good or bad but acknowledged they were coming. He expressed concern about electrical usage, noting residents frequently reported power outages. He also raised concerns about the water infrastructure, mentioning that he had voted to raise water rates after they had not been increased for about 20 years. He then directed a question to Mr. Cowan, asking whether, under Stow's new zoning code, the city had proper zoning controls for data centers.

Mr. Cowan explained that the updated zoning code did not include specific regulations for data centers because they had not been seen as a foreseeable issue. He noted that even mid-sized data centers required 25–50 megawatts of power and significant water that the city did not have, so they had not anticipated them. He added that it would be reasonable to add a defined use and supplemental regulations for data centers to the code, and he said he had already researched possible regulations and could bring proposals to the Planning Commission in June to start that process.

Mr. Feldman agreed it was important for the city to act on data center issues and cited Painesville Township's moratorium on data centers as an example, noting similar concerns about whether such facilities would benefit the community. Ms. Young said she liked the idea of a moratorium on data centers. Mrs. Coffey stated she also liked the idea of a moratorium but acknowledged that the approach of adding regulations made sense. She asked whether the proposed regulations would require data centers to provide their own power and water and confirmed her understanding of the process by which the matter would first go to the Planning Commission and then return to council. Mr. Cowan responded that regulations could indeed include requirements for providing energy-efficient power sources or recycled water resources and that there were many regulatory options that could be added. He clarified that if data centers were set up as a conditional use, the code amendment itself would still require three readings and a public hearing, but an individual conditional-use approval would not automatically require three readings unless council chose to do so.

Mr. Fiocca asked where a data center would be located under the city's current structure, suggesting that the only likely area was the industrial district in Ward Four and noting that most large open parcels were controlled by the city or the airport. Mr. Cowan responded that there were only a few large pieces of land left in the city, so there were not many siting options for a data center.

Public Comment Period

There were no public comments this evening.

Adjournment

Motion made by Matt Riehl, seconded by Kyle Herman, to adjourn. Vote – Yeas: Kim Young, Kyle Herman, Cyle Feldman, Matt Riehl. Nays: None. Motion carried unanimously.

The meeting adjourned at 5:43 p.m.

Clerk

Chairman

PLANNING COMMISSION

STAFF REPORT

June 23, 2026

Application #PC-26-14

Request:	Request by the Planning Director per Section 1112.14 to amend Sections 1104.03, 1104.04, 1109.05, and 1114.07 of the Planning & Zoning Code to create regulations for Data Centers
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Staff Review:

The purpose of the proposed zoning text amendments is to proactively establish clear regulations for data center development within the City of Stow. As demand for digital infrastructure continues to grow nationally and regionally, communities are increasingly seeing interest in large-scale data facilities. While data centers can provide economic benefits such as investment and tax revenue, they also present unique land use considerations, including significant energy consumption, limited employment density, building scale, and potential impacts on surrounding properties.

Currently, the City's zoning code does not specifically address data centers, creating uncertainty for both applicants and decision-makers. The proposed regulations are intended to define appropriate locations, establish performance standards, and ensure that any future data center development aligns with the City's land use goals, infrastructure capacity, and community character.

Amendments:

1114.07 – Definitions – Amendment establishes a clear definition for data centers and renumbers the definitions accordingly.

- **Data Centers.** A facility used primarily for the storage, management, processing, and dissemination of data and information, housing computer systems, servers, and associated components such as telecommunications and storage systems, including related infrastructure such as backup power generation, cooling systems, and network connectivity equipment.

1109.05 – Vehicle Parking

- Adds "Data Center" in Table 1109.05(C) and sets the minimum required parking at 1 space per 1,000 sq. ft.

1104.03 – Principal Use Table

- Adds "Data Center" to the use table as a conditional use in the Industrial zoning district and renumbers the uses accordingly.

1104.04 – Principal Use Supplemental Standards

- Creates regulations for data centers for setbacks, utility capacity, accessory utility structures, water usage and resource management, noise and operational standards, air quality and backup

power generation, thermal impacts and waste heat management, and review authority and performance standards.

1. Data Center.

- a. **Purpose and Intent.** This subsection establishes supplemental regulations for data centers to ensure compatibility with surrounding land uses, adequate infrastructure capacity, and responsible resource utilization.
- b. **Building Setback Adjacent to a residential use or zoning district.**
 - i. Minimum 75 feet from property line abutting or adjacent to a residential use or zoning district.
- c. **Infrastructure and Utility Capacity.** Applicants shall demonstrate the following as part of the site plan approval:
 - i. Availability of sufficient utility capacity to support the proposed use without creating negative impacts on the surrounding area or power grid;
 - ii. Coordination with applicable utility providers regarding service delivery, upgrades, and long-term capacity; and
 - iii. Efforts to procure renewable energy or carbon-free electricity, including, but not limited to, power purchase agreements, on-site renewable generation, or other verified sources.
- d. **Accessory Utility Structures.**
 - i. The following shall be permitted as accessory uses to a data center:
 - a. Electrical substations
 - b. Transformers
 - c. Switchgear
 - ii. All accessory utility structures and equipment shall comply with the applicable principal building setback requirements and shall be subject to all applicable screening requirements as detailed in Section 1106.03.
- e. **Water Usage and Resource Management.**
 - i. Applicants shall disclose the estimated daily water usage and estimated annual water consumption for the proposed facility.
 - ii. Use of water-efficient cooling systems and utilization of non-potable or recycled water sources shall be required.
 - iii. Discharge of industrial wastewater, cooling system blowdown, or chemical runoff to the municipal stormwater system or natural waterways is prohibited unless pretreated to meet all applicable state and federal water quality standards.
 - iv. The City reserves the right to require additional review or analysis which includes, but is not limited to, evaluation of system capacity and potential impacts on municipal and/or private water sources and baseline sampling and/or studies.
- f. **Noise and Operational Standards**
 - i. Noise generated by mechanical equipment, cooling systems, and backup generators shall not exceed 65 dBA measured at any property line of a non-residential district or 55 dBA measured at any property line adjoining a residential district.

- ii. The City may require submission of a noise study prepared by a qualified professional at the time of site plan review and/or if there is reason to believe a violation has occurred.
- g. **Air Quality and Backup Power Generation.**
 - i. Emergency generators shall be limited to:
 - a. True emergency use, including grid outages or public safety needs; and
 - b. Routine maintenance and testing.
 - ii. Participation in peak-shaving, demand response, or merchant power generation programs using fossil fuel generators is prohibited.
 - iii. New data centers shall not install diesel-fueled backup generators unless the applicant demonstrates that no feasible alternative exists. Preference shall be given to:
 - a. Battery energy storage systems;
 - b. Fuel cells powered by non-fossil fuels;
 - c. Renewable-backed microgrids or equivalent technologies.
 - iv. Applicants shall submit an air quality impact assessment prepared by a qualified professional, which shall evaluate:
 - a. Emissions of criteria pollutants, including PM2.5;
 - b. Cumulative impacts from all on-site generators operating simultaneously;
 - c. Impacts on nearby residential areas and sensitive receptors, including but not limited to schools, parks, and healthcare facilities.
- h. **Thermal Impacts and Waste Heat Management.**
 - i. Applicants shall evaluate and, where feasible, implement waste heat recovery systems for beneficial reuse, including but not limited to:
 - a. District heating systems;
 - b. Industrial processes;
 - c. Heating of adjacent buildings.
 - ii. Cooling equipment shall be:
 - a. Oriented away from residential areas to the maximum extent practicable;
 - b. Shielded, screened, or baffled in accordance with Section 1106.03 to reduce heat plume impacts;
 - c. Designed to minimize concentrated thermal discharge.
- i. **Review Authority and Performance Standards.**
 - i. The City may deny, condition, or require modification of any data center application if projected impacts exceed acceptable thresholds related to:
 - a. Air emissions;
 - b. Water use and water quality;
 - c. Waste heat and thermal discharge;
 - d. Noise;
 - e. Infrastructure capacity.

Resolution:

For your convenience, the following resolution may be considered by the Commission when making a motion:

"I move to recommend approval of application #PC-26-14"

("with the following conditions" if conditions are to be placed on the approval)."

ORDINANCE NO. 2026-118

REQUESTED BY PLANNING DIRECTOR
APPROVED BY PLANNING
INTRODUCED BY YOUNG

AN ORDINANCE AMENDING CERTAIN SECTIONS OF PART ELEVEN – PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF STOW; INCLUDING CHAPTER 1104 ENTITLED “USE STANDARDS”, SPECIFICALLY SECTION 1104.03 ENTITLED “PRINCIPAL USE TABLE” AND SECTION 1104.04(d) ENTITLED “AUTOMOTIVE/INDUSTRIAL USES”, CHAPTER 1109 ENTITLED “ACCESS AND MOBILITY STANDARDS”, SPECIFICALLY SECTION 1109.05 ENTITLED “VEHICLE PARKING” AND CHAPTER 1114 ENTITLED “DEFINITIONS” SPECIFICALLY SECTION 1114.07 ENTITLED “‘D’ DEFINITIONS”.

WHEREAS, the Planning Director has requested and the Planning Commission has recommend approval of certain amendments to the Planning and Zoning Code of the City of Stow to proactively establish clear regulations for data center development; and

WHEREAS, Council has reviewed Planning Commission’s recommendations and now wishes for this Resolution to be adopted accordingly;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STOW, COUNTY OF SUMMIT AND STATE OF OHIO:

SECTION 1. That Section 1104.03, entitled “Use Standards, specifically a portion of Table 1104.03 under Automotive/Industrial Uses, currently reads:

Table 1104.03: Principal Uses in All Districts (Cont.)										
Principal Uses	Supplemental Standards	R1	R2	R3	C-1	C-2	C-3	I	O	PI
Automotive/Industrial Uses (Cont.)										
Adult Use Cannabis Cultivator	1104.04(d)(1)							C		
Adult Use Cannabis Processing	1104.04(d)(1)							C		
Adult Use Cannabis Testing Laboratory	1104.04(d)(1)							C		
Airport and Airfield	1104.04(d)(2)							C	C	C
Artisan Manufacturing	1104.04(d)(3)				P	P	P			
Auto Sales/Rental	1104.04(d)(4)					C	C			
Brewery/Winery/ Distillery								P		
Car Wash	1104.04(d)(5)						C			
Construction Trade and Contractors Storage Yard								C		
Crematorium								C		
Equipment Repair Service	1104.04(d)(7)							P		
Fabrication and Assembly Operation								P		
Fuel Distribution Facility								C		
Gasoline Station	1104.04(d)(8)					C	P			
Laboratory/Research Facility							P	P		
Laundry and Cleaning Plant								P		
Lumber Mill, Yard and Building Material								C		

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Machine Shop									P		
Major Manufacturing									C		
Minor Manufacturing									P		
Oil and Gas Well	1104.04(d)(9)	C	C	C	C	C	C	C	C	C	C
Printing and Publishing Plant									P		
Self-Service Storage Facility	1104.04(d)(10)								C		
Truck Sales/Rental								C			
Truck Terminal									C		
Vehicle Service Station, Major	1104.04(d)(11)							C	P		
Vehicular Service Station, Minor	1104.04(d)(12)						C	C	P		
Wholesale, Warehousing and Distribution Facility									P		
Wireless Telecommunication Facility	1104.04(d)(13)	C	C	C	C	C	C	C	C	C	C

be, and the same is, hereby amended to read:

Table 1104.03: Principal Uses in All Districts (Cont.)											
Principal Uses	Supplemental Standards	R1	R2	R3	C-1	C-2	C-3	I	O	PI	
Automotive/Industrial Uses (Cont.)											
Adult Use Cannabis Cultivator	1104.04(d)(1)							C			
Adult Use Cannabis Processing	1104.04(d)(1)							C			
Adult Use Cannabis Testing Laboratory	1104.04(d)(1)							C			
Airport and Airfield	1104.04(d)(2)							C	C	C	
Artisan Manufacturing	1104.04(d)(3)				P	P	P				
Auto Sales/Rental	1104.04(d)(4)					C	C				
Brewery/Winery/ Distillery								P			
Car Wash	1104.04(d)(5)						C				
Construction Trade and Contractors Storage Yard								C			
Crematorium	1104.04(d)(6)							C			
Data Center	1104.04(d)(7)							C			
Equipment Repair Service	1104.04(d)(78)							P			
Fabrication and Assembly Operation								P			
Fuel Distribution Facility								C			
Gasoline Station	1104.04(d)(89)					C	P				
Laboratory/Research Facility							P	P			
Laundry and Cleaning Plant								P			
Lumber Mill, Yard and Building Material								C			
Machine Shop								P			
Major Manufacturing								C			
Minor Manufacturing								P			
Oil and Gas Well	1104.04(d)(910)	C	C	C	C	C	C	C	C	C	C
Printing and Publishing Plant								P			

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Self-Service Storage Facility	<u>1104.04(d)(11)</u>								C			
Truck Sales/Rental								C				
Truck Terminal									C			
Vehicle Service Station, Major	<u>1104.04(d)(12)</u>							C	P			
Vehicular Service Station, Minor	<u>1104.04(d)(13)</u>						C	C	P			
Wholesale, Warehousing and Distribution Facility									P			
Wireless Telecommunication Facility	<u>1104.04(d)(14)</u>	C	C	C	C	C	C	C	C	C	C	C

SECTION 2. That Section 1104.04(d), entitled “Automotive/Industrial Uses” which currently reads:

(d) Automotive/ Industrial Uses.

(1) Adult Use Cannabis Dispensary, Cultivator, Processing, Testing Laboratory, Dispensary.

A. Only one adult-use cannabis dispensary shall be permitted in the City of Stow.

B. Adult Use Cannabis was legalized in the state of Ohio, effective December 7, 2023. Adult Use cannabis dispensaries, cultivators, processors, and testing labs may be conditionally permitted upon the review and recommendation of the Planning Commission and upon approval by Council, subject to the criteria and conditions set forth in this Section (1104.04(d)(1)). These regulations are established in order to ensure that the operation of adult use cannabis dispensaries, cultivators, processors, and testing laboratories compatible with commercial operations in the City's commercial and industrial zoning districts.

C. All adult use cannabis cultivators, processors, and testing laboratories shall not be located within one (1) mile of another current or proposed adult use cannabis cultivators, processors, and testing laboratories.

D. Adult-use cannabis facilities including dispensary, cultivators, processors, and testing laboratories are prohibited from incorporating drive-through services or outdoor storage facility.

E. No adult use cannabis facility including, dispensary, cultivators, processors, and testing laboratories shall be located within a 1,000-foot buffer from the boundary of the parcel where the adult use cannabis facility is located to the boundary of a parcel where a school, place of worship, public library, public playground, public park, or opioid treatment facility exists or is proposed, at the time of application.

(2) Airport and Airfield.

A. Airport and airfield shall be located on a collector or arterial street.

B. A six (6) foot-high fence shall enclose the operation where a safety hazard exists.

(3) Artisan Manufacturing.

A. Outdoor storage shall be prohibited.

B. Outdoor operations or activities may be approved with a temporary use permit.

C. Retail sales of goods manufactured on-site shall be required and shall comprise a minimum of twenty-five percent (25%) of the total area of the building. Retail sales areas shall be located on the ground floor and shall be directly adjacent to storefront windows.

D. Manufacturing areas are encouraged to be visible from retail areas.

(4) Auto Sales/Rental.

A. Vehicle display areas shall:

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i. Be exempt from interior parking lot landscape requirements.
ii. Be allowed to cluster required perimeter parking lot landscape requirements to preserve views to displayed vehicles.

iii. Be located on hard-surfaced areas as approved by the City Engineer.

B. All displayed vehicles shall be operable and suitable for driving. Vehicles which are not operable or suitable for driving shall be stored indoors or in parking areas for a period not to exceed twenty-four (24) hours.

C. All work on vehicles, including but not limited to cleaning, servicing and repair, shall be done only inside a suitable service building.

D. Auto sales/rental may be combined with other automotive uses if the total lot area equals the sum of the areas required for each use.

E. Auto sales/rental shall include a building for sales/office activities.

F. Outside loudspeakers are prohibited.

(5) Car Wash.

A. A car wash may be combined with a gasoline station provided all standards for gasoline stations are met.

B. All car wash facilities where vehicles are moved through the facility by a chain conveyor, rollover or other similar method shall be equipped with and maintain in operation:

i. Blow dryers to prevent excess water from pooling within the right-of-way, and

ii. A water recycling system that shall recycle a minimum of fifty percent (50%) of the water being used by the facility.

C. Hours of operation shall be restricted to between 7:00 a.m. and 9:00 p.m. only, when adjacent to residential districts.

D. All mechanical equipment, excluding self-service vacuum units, shall be enclosed within a building.

E. All facilities shall be designed and configured such that any outdoor spraying preparation or drying activities are directed away from any abutting residential properties.

F. All car wash facilities and accessory equipment such as vacuums, dryers, accessory buildings, etc. shall be set back a minimum of 100 feet from any residential use or property in a residential district.

G. If self-service vacuum facilities are provided they shall be setback a minimum of twenty (20) feet from all property lines, unless otherwise specified.

H. Car wash facilities shall be located at an intersection of two arterial streets, an arterial street and a highway, or an arterial street and a collector street only.

I. A proposed carwash shall not be located within one mile of an existing carwash.

(6) Crematorium.

A. The structure shall be located at least 250 feet from a Residential District or dwelling.

B. Crematory shall be operated in conformance with all applicable local, State and Federal laws and regulations.

(7) Equipment Repair Services.

A. All work shall be performed entirely within a building. While work is being performed on equipment, the equipment shall remain entirely within the building.

B. The facility shall be located at least 100 feet from any dwelling or Residential District.

(8) Gasoline Station.

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A. Gasoline stations shall be located at an intersection of two (2) arterial streets, an arterial street and a highway, or an arterial street and a collector street only.

B. Gasoline stations shall have no less than 120 feet of frontage on each of the two intersecting streets.

C. Gasoline station canopy shall comply with the standards set forth in Section [1110.05\(a\)](#), Awning/Canopy Signs, of the Sign Standards.

D. Access drives shall be located at least 100 feet from an intersection and the location, number and width of shall comply with the regulations specified in Section [1109.03](#).

E. Fuel pumps may be erected in a front yard but not less than forty (40) feet from the street right-of-way; pavement in association with a gasoline pump shall be located no less than twenty (20) feet from the street right-of-way. The resulting open space shall be landscaped and maintained in accordance with Section [1108.06](#) and, except for entrance and exit drives and permitted signs, shall not be used for any other purpose.

F. A fuel pump canopy may be constructed over the pump island provided the canopy shall be no closer than twenty (20) feet to the right-of-way.

G. Fuel pump canopy support columns shall be fully clad in a Tier 1 material as detailed in Section [1107.02\(b\)](#) consistent with the material utilized on the principal building.

H. Fuel pump canopy roofs shall be steel construction. Plastic and similar materials are prohibited.

I. Fuel pump canopy height shall not exceed the height of the principal building or nineteen (19) feet, whichever is greater.

J. Fuel pump canopy lighting shall be fully recessed.

K. The only services permitted to be performed on a vehicle shall be the dispensing of fuel, oil, air and windshield wiper fluid, etc.

L. Rollover car wash facilities shall be permitted as an accessory use if all applicable supplemental standards for car washes are met.

(9) Oil and Gas Well.

A. Purpose.

i. Gas and oil wells shall be permitted only under the following conditions and such other conditions as determined by the City to safeguard the health, safety, and welfare of the community.

ii. These regulations are established to conditionally permit drilling of gas and oil wells in industrial, and certain commercial and residential, zones of the City. They also set minimum standards, in accordance with Ohio R.C. Ch. 1509, to ensure that drilling, fracturing, production, termination, and removal of wells are safe and compatible with surrounding land uses.

iii. The Planning Commission has full authority to make recommendations as necessary, and Council has final authority to impose conditions to enforce the purpose and requirements of these regulations. Each application will be considered on its own merit, and compliance with these regulations applies to property owners, heirs, assignees, and drilling or production companies and their successors.

B. Permit Required.

i. No person shall drill a well for gas, oil, or other hydrocarbons within the City limits until compliance with this chapter, other applicable Code provisions, and City regulations is achieved, and a conditional use certificate has been approved by Council and a permit issued by the Building Department.

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157 ii. Conditional use certificates are valid for one (1) year and expire unless drilling
158 commences within that period.

159 iii. No person may drill more than two wells at one time. No property owner or drilling
160 company may hold more than two conditional use certificates at the same time. Additional
161 certificates may be applied for only after the completion of previous wells, and compliance with
162 prior regulations will factor into review of new applications.

163 C. Permit Application And Fees.

164 i. Any property owner, person, company, or corporation wishing to drill a well shall apply
165 for a conditional use certificate from the Planning Commission.

166 ii. Applications shall include a completed form, required information, and the fee
167 established by ordinance for each well. Fees are non-refundable, regardless of certificate denial, dry
168 holes, or failure to drill.

169 D. Easements Within City Property; Fees. No certificate holder may place gas lines or
170 equipment on public property without Council approval. If approved, a fee will be set by ordinance.
171 Permission requires:

172 i. Posting a restoration bond,

173 ii. Landscaping of equipment areas,

174 iii. Minimum line depth of thirty (30) inches, and

175 iv. Insurance covering property damage and personal injury for the life of the pipeline.

176 v. Any conflicts with public utilities shall be resolved at the owner's expense.

177 E. Locational Objectives And Criteria.

178 i. Preference is given to sites in industrial zones.

179 ii. Sites should not hinder future development on the parcel or neighboring parcels.

180 iii. Gas wells shall be at least 100 feet from power lines.

181 iv. Future residential buildings shall be at least 200 feet from wells or equipment.

182 v. No wells or equipment may be within 500 feet of schools, churches, hospitals, theaters, or
183 assembly halls.

184 vi. Non-industrial sites may be considered if:

185 a) Existing natural or man-made features screen wells,

186 b) Sites are 500 feet from major residential subdivisions,

187 c) Sites are 500 feet from clusters, PUDs, or multi-family developments of twenty (20)+
188 dwellings,

189 d) Sites avoid minor residential streets for equipment access, and

190 e) Sites avoid areas of significant natural or recreational value.

191 vii. Sour gas processing sites shall be at least 1,000 feet from residences.

192 viii. Council may modify requirements if strict compliance is an undue burden and no
193 hazard is created.

194 ix. Planning Commission and Council may consider additional special conditions to prevent
195 undue hazard.

196 F. Procedure And General Requirements.

197 i. Public Hearing and Notice: Applicants shall schedule a public hearing and notify all
198 residents within 1,200 feet at least three weeks prior. A final notice shall be sent one week before
199 drilling.

200 ii. Certificate Issuance and Liability Insurance: Council approval required. Insurance

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covering five hundred thousand dollars (\$500,000) property damage and one million dollars (\$1,000,000) personal injury shall be maintained for the well's life. Costs of insurance increases or damages shall be paid by the applicant.

iii. Inspections and Certificate Revocation: Planning Director or City Engineer may inspect at any time. Noncompliance may result in revocation, stopping drilling or production, and potential misdemeanor charges.

G. Specific Requirements.

i. Limits on Unitizing Properties: Owners cannot unitize identical property under multiple agreements.

ii. Drilling Equipment and Crew Training.

a) Rotary and cable tools shall meet safety standards and have blowout preventers or master valves.

b) Crews shall be trained; sanitary facilities required.

iii. Protection of Fresh Water Wells: Certificate holders shall prevent contamination and provide potable water within 1,000 feet if necessary.

iv. Waste Management: No waste may enter sewers, watercourses, or soil outside containment.

v. Storage Tanks and Production Equipment: Height limits, consolidation of equipment, road setbacks, and access drives required.

vi. Diking of Storage Tanks: Dikes shall contain all tank contents and prevent environmental damage.

vii. Access to Well Site: Culverts and gravel drives are required to prevent mud on public streets.

viii. Maintenance of Site and Streets: Certificate holders shall keep streets clean; failure may lead to revocation and bond forfeiture.

ix. Noise Control: Engine noise limited to seventy (70) decibels at 300 feet.

x. Site Restoration: Sites shall be restored within one year with grading and vegetation.

xi. Equipment, Operation, and Maintenance: Pipelines, pumps, and production equipment shall follow safety standards, underground power lines, automatic shut-off valves, and air emission control.

xii. Fencing and Landscaping.

a) Eight (8) foot fence required around wellhead and equipment.

b) Vision-obscuring fences in residential areas.

c) Landscaping required in non-industrial zones within 300 feet of non-industrial areas.

xiii. Maintenance Guarantee. Five hundred dollars (\$500.00) cash bond for ongoing maintenance.

xiv. Conversion, Reopening, and Deepening of Wells. Requires prior Council approval.

xv. Abandoning Wells. Shall notify inspector; wells shall be pulled/plugged, equipment removed, and site restored.

xvi. Exceptions shall be Requested in writing; Council discretion.

xvii. City may use consultants at applicant's expense for evaluation and monitoring.

xviii. Well and Equipment Identification: Permanent signs with well info, owner, and emergency contact shall be posted.

(10) Self-Service Storage Facility.

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A. In All Districts.

i. Permitted Activities. The only activities permitted in individual storage units shall be the rental of the unit and the deposit or pick-up of goods and/or property.

ii. Hours of Operation. Self-Service Storage facilities shall not operate or allow tenant access between the hours of 9:00 p.m. and 8:00 a.m. if the site abuts residentially developed parcel or residentially zoned parcel.

iii. Loading and unloading shall be oriented towards the side and rear lot lines.

iv. Self-service storage facilities shall not be located within 500 feet of State Route 8 unless another use, permitted in an I District, is located between State Route 8 and the self-service storage facility.

v. A free-standing self-service storage facility shall be permitted provided it contains a minimum of ten (10) units per building.

B. Industrial Districts.

i. Principal Building. A conforming principal building is required and shall have a minimum frontage build out of sixty percent (60%).

ii. Unit Location. Self-Service Storage units accessed from the outside shall be located to the rear of a principal building.

iii. Outdoor Storage. Vehicles, recreational vehicles, boats, and other similar items may be stored outdoors if located behind a principal building and if meeting all accessory outdoor storage standards.

C. Commercial Districts.

i. Unit Location. Self-Service Storage units shall be located within a building and accessed internally. Outdoor entrances to Self-Service Storage are prohibited.

ii. Business Office. The building with the Self-Service Storage units shall include a business office with a front entrance facing the street to allow pedestrian access.

iii. Screening. If Self-Service Storage units are visible from the exterior, glazing shall be tinted to screen the units and reduce glare of interior lighting.

(11) Vehicular Service Station, Major.

A. All work shall be performed entirely within a building. During the time work is performed on a vehicle, the vehicle shall be entirely within the building.

B. The facility shall be located at least 100 feet from a dwelling or residence district.

(12) Vehicular Service Station, Minor.

A. All repairs shall take place entirely within a suitable service building. During the time work is performed on a vehicle, the vehicle shall be entirely within the building.

B. A vehicular service station that also sells gasoline shall comply with all supplemental standards applicable to gasoline stations.

C. Permanent outdoor storage in the C-3 district is prohibited.

D. Limited temporary display/sales adjacent to the principal structure must be shown on an approved site plan in the C-3 district.

E. Overnight storage of products or equipment within an approved temporary display/sales area is not permitted within the C-3 district.

(13) Wireless Telecommunication Facility.

A. Purpose and Intent. This subsection creates the framework for the siting of wireless telecommunication facilities in a manner which protects the public health, safety, and general

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welfare of the community, provides comprehensive service to the community, and implements the City's Policies for said facilities, as detailed below. The provisions of this subsection are in addition to, and do not replace, any obligations an applicant may have under any franchises, licenses, encroachments, or other permits issued by the City.

i. Facilitate the comprehensive provision of wireless telecommunication services to the residents and businesses of the City of Stow.

ii. Maximize the use of existing and approved telecommunication towers, buildings, and structures to accommodate new wireless telecommunication antennas in order to minimize the number of telecommunication towers needed to comprehensively serve the community.

iii. Minimize the number, height, obtrusiveness, and the visual impacts of telecommunications towers, associated equipment, and buildings.

iv. Direct and allow wireless telecommunication facilities to areas which are least disruptive to residential, park, open space, and greenway uses and to be as unobtrusive and invisible as reasonably possible.

v. Ensure that the height of telecommunications towers has the least visual impact and is no greater than required to achieve service area requirements and potential co-location.

vi. Site telecommunications towers to minimize locations which are visually solitary or prominent when viewed from residential areas or any public right-of-way.

vii. Site telecommunications towers at locations which are obscured by vegetation, tree cover, topographic features, buildings or other structures to the maximum extent feasible.

viii. Protect views of and vistas from architecturally or historically significant structures and historically significant landscapes so that these architectural or historical resources are not impaired or diminished by the placement of telecommunications towers.

ix. Avoid potential damage to adjacent properties from telecommunication towers failure through structural design standards and setback requirements.

B. General Applicability. The provisions of this subsection shall apply to the following:

i. Wireless telecommunication facilities (towers and associated equipment) that are or will be operated by a licensed wireless telecommunication service provider which consists of the equipment and structures involved in the receiving or transmitting of electromagnetic waves associated with wireless telecommunication services.

ii. Small wireless telecommunication towers that meet the following characteristics:

a) Each antenna is located inside an enclosure of no more than six (6) cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six (6) cubic feet;

b) All other wireless equipment associated with the facility is cumulatively no more than twenty-eight (28) cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other services; and

c) An antenna array feature that is attached to a telecommunications tower or building to transmit or receive radio waves. For this subsection, this does not include antenna dishes or other antenna features on individual homes or businesses that are intended to receive radio or television broadcasts, or internet communication for said use.

C. Amateur Radio Exemption. These provisions neither apply to nor shall be construed to apply to Amateur Radio Operators who are licensed to operate a radio or transmitter by the Federal Communications Commission under Part 97 of the Federal Communications Commission's Rules.

D. Interference with Public Safety Telecommunications. No new or existing telecommunications service shall interfere with public safety telecommunications. Before the introduction of new service or changes in existing service, telecommunication providers shall notify the City at least ten (10) calendar days in advance of such changes and allow the City to monitor interference levels during the testing process.

E. Compliance with Other Laws. A telecommunications tower shall be erected and operated in compliance with the most current Federal Communication Commission and Federal Aviation Administration rules and regulations and other applicable federal and state standards. All telecommunications towers shall comply with all ordinances of the City which are not in conflict with this subsection.

F. Wireless Telecommunication Facilities Establishment and Siting Alternatives Analysis.

i. Co-location Preference. The City shall promote the co-location of wireless telecommunications equipment on existing towers, buildings, or utilities elements. New standalone wireless telecommunication facilities (towers) may only be allowed where co-location of said facilities on existing towers, buildings, or public infrastructure elements are deemed infeasible through a siting alternatives analysis.

ii. Siting Alternatives Analysis. For all new, standalone wireless telecommunication towers, the applicant shall provide a siting alternatives analysis to determine whether co-location on existing structures is feasible within the applicant's search ring, including information pertaining to the fair market value of similar contracts - this shall be provided as part of the permitting process and submittal requirements pursuant to Chapter [1112](#). The siting alternatives analysis shall determine the feasibility of co-locating the new telecommunication facilities/equipment in the following situations. (i) Co-location on existing towers; (ii) Placement on City-owned Structure or Building; (iii) Placement on Existing Structure or Building; and (iv) Construction of New Tower Structure or Substantial Modification of Existing Structure. The following describes the various co-location situations.

a) Co-location Standards. The colocation or placement of new telecommunications antennas upon existing telecommunications towers, light poles, and/or buildings.

b) City-owned Structure or Building. The utilization of existing City-owned structures and buildings for placement of antenna and associated equipment or buildings, including surface-mounted and roof-mounted applications of telecommunication antennas on existing buildings and structure-mounted applications of telecommunication antennas on water towers, electric line transmission towers, or other existing structures.

c) Existing Structure or Building Utilization. The utilization of all other existing structures and buildings for placement of antenna and associated equipment or buildings, including surface mounted and roof-mounted applications of telecommunication antennas on existing buildings and structure-mounted applications of telecommunication antennas on existing structures.

iii. Consulting Option. As part of the review procedures, the Planning Director shall determine the sufficiency of the information. The City may choose to hire an outside consultant to conduct a third-party review of the siting alternatives analysis in the following situations: (i) where there are disputes of the findings between the applicant and the Planning Director and/or (ii) where

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expert consultation is deemed necessary to reach conclusions of the analysis. Where the City utilizes a consultant in its application review, the fee for such services shall be paid by the applicant.

G. Telecommunication Tower and Antenna Array Design Standards. The following design standards apply to new telecommunication towers and associated antenna array facilities. These standards do not apply to co-location activities on existing towers, buildings, or public infrastructure elements.

i. Height. The maximum height of a telecommunications tower, including antenna array, shall be less than 200 feet above grade, whereas, Small Wireless Telecommunications towers shall be limited to fifty (50) feet above grade.

ii. Location. Telecommunication towers and antenna arrays shall not be located within 300 feet of an existing or future thoroughfare.

iii. Setbacks Required. Telecommunication towers, including antenna array shall be setback at least one-hundred twenty-five percent (125%) the height of the tower from any lot line or a distance equal to their engineered fall zone at a minimum, whichever is greater.

iv. Guys and Guy Anchors. All guys and guy anchors shall be located within the buildable area of the lot and shall not be located within any required setback, required landscape area, wetland feature, or watercourse riparian buffer.

v. Security Fencing. Security fencing shall surround the telecommunications tower base, all guy anchors, and equipment. The compound area and all guy anchors shall be secured with a fence of not less than six (6) feet in height nor more than ten (10) feet in height. A security wire (barbed, razor, etc.) may be located on the telecommunications tower-side of the fence but shall not extend above the top of the fence. The type of fence selected shall, in the determination of the Planning Director, be compatible with development in the surrounding area. A chain link fence, if used, shall be black vinyl coated.

vi. Structural Design. A telecommunications tower shall be designed and built so as to:

a) Be capable of use by at least two (2) wireless communications providers for a telecommunications tower less than eighty (80) feet in height;

b) Be capable of use by three (3) or more wireless communications providers for a telecommunications tower of eighty (80) feet in height or greater;

c) Accommodate antenna arrays consisting of nine (9) to twelve (12) antennas for each array, provided, however, this regulation shall not apply to slick antenna applications;

d) Locate such antenna arrays within fifteen (15) vertical feet of each other;

e) Have no more than three (3) degrees of twist and sway at the top elevation; and,

f) Provide internal cable routing for all tapering monopole telecommunication towers.

g) Meet or exceed associated State and Federal structural standards relating to telecommunication standards (e.g., EIA-222)

vii. Signs Prohibition. No lettering, symbols, images, trademarks, signs, or advertising shall be placed on or affixed to any part of a telecommunications tower, antenna array or antenna, other than as required by Federal Communications Commission regulations regarding tower registration or other applicable law.

viii. Lights. No signals, lights or other illumination shall be permitted on telecommunications towers unless required by the Federal Communications Commission, the Federal Aviation Administration, or the City.

ix. Engineering Compliance for Modifications. If any additions, changes or modifications

are to be made to a telecommunications tower, the Planning Director may require proof, through the submission of engineering and structural data, that the addition, change or modification conforms to structural wind load and all other requirements of the City's Building Code.

H. Separation and Location.

i. New Wireless Telecommunication Towers. New telecommunication towers are subject to the following minimum separation radius from another telecommunications tower - in determining the required separation between telecommunication towers of different heights, the required separation for the taller tower shall apply.

a) Quarter mile radius for proposed telecommunications towers less than eighty (80) feet in height;

b) Half mile radius for proposed telecommunications towers of eighty (80) feet in height or greater but less than 120 feet in height; or

c) One-mile radius for proposed telecommunications towers 120 feet in height or greater.

ii. Small Wireless Telecommunication Towers. New small wireless telecommunication towers are subject to the following minimum separation radius from another telecommunications tower, measured from the bases.

a) For the same wireless telecommunication provider. Each new small wireless telecommunication facility shall not be located such that the anticipated coverage ring of the small wireless telecommunication facility substantially overlaps the coverage ring of any other wireless telecommunication facility. Substantial overlap shall be defined as the more than ten percent (10%) overlap between the anticipated coverage ring of a new small wireless telecommunication facility and the coverage ring of other existing facilities of the same provider.

(i) Coverage ring shall be defined as the approximate area of coverage that each small wireless telecommunication facility is able to provide; or in the case of new small wireless telecommunication facilities, the approximate area the small wireless telecommunication facility is anticipated to provide.

(ii) Coverage is defined as the area in which a person or entity can establish an electronic connection with the small wireless telecommunication facility.

b) For different wireless telecommunication providers. Each new small wireless telecommunication facility of different providers shall not be located within three hundred 300 feet of another small wireless telecommunication facility unless the applicant can show that locating the small wireless telecommunication facility within the prescribed distance is necessary.

iii. Deviations. As part of a Conditional Use Permit review, the City may authorize deviations from these separation standards due to special circumstances relating to natural features, scarcity of available land, and telecommunications operating standards.

I. Wireless Telecommunications Antennas Mounted on Existing Buildings or Structures. The following design standards apply to antennas associated with wireless communication operations and mounted on existing buildings and structures.

i. Roof-Mount Elements. Roof-mounted wireless telecommunications antennas are permitted on buildings and structures in all districts. Said elements shall be subject to the following standards.

a) Whip telecommunication/antenna features (an antenna which transmits signals in 360 degrees) shall not exceed the height of the building by more than fifteen (15) feet and shall be no closer than fifteen (15) feet to the perimeter of the building.

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b) Non-whip telecommunication/ antenna features shall not exceed the height of the building by more than ten (10) feet and shall be no closer than ten (10) feet to the perimeter of the building.

c) The telecommunications antenna and associated equipment located on buildings shall be screened in elevation view with enclosures or façades having an appearance that blends with the building on which they are located; and be located so they are not overtly visible from an adjacent public right of way.

ii. Surface-Mount Elements. Surface mounted telecommunications antennas (an antenna attached to a building exterior wall) are permitted on buildings or structures in all districts and subject to the following standards.

a) Telecommunications/antenna features shall be mounted flush with the exterior of the building or structure so that it projects no more than thirty (30) inches from the surface to which it is attached.

b) The telecommunications/ antenna appearance shall blend with the surrounding surface of the building or structure in terms of color and materials.

c) Surface-mount elements are subject to applicable design standards in National Register listed properties and historic districts, Local historic districts, and locally designated historic landmarks.

iii. Elements Attached to Other Existing Structures. Telecommunications antennas are permitted on existing utility, lighting, telecommunications towers, and other structures in all districts and subject to the following standards.

a) Existing utility, lighting, telecommunications towers, and other structures used to affix telecommunication/ antenna features shall not exceed fifty (50) feet in height above grade.

b) The telecommunications antenna shall not exceed the height of the existing structure by more than ten (10) feet for a non-whip antenna or fifteen (15) feet for a whip antenna.

c) Existing structures may be rebuilt/ modified to support the load of the new telecommunications antenna and subject to the City's building permitting standards.

iv. Existing structure mounted elements are subject to applicable design standards in National Register listed properties and historic districts, Local historic districts, and locally designated historic landmarks.

v. Separation Standards. Telecommunications antennas and associated features located on existing buildings or structures are not subject to the separation requirements stated above.

vi. Photo Simulation Requirements. As part of the application process, applicants shall provide photo simulations showing the site of the existing structure with a photo realistic representation of the proposed telecommunications antenna and the existing structure or any proposed reconstruction of the structure as it would appear viewed from the closest R-1, R-2, R-3, or C1 District and from adjacent public right of way. The applicant shall also submit photographs of the same views as in the photo simulations showing the current appearance of the site without the proposed telecommunications antenna.

J. Abandonment and Removal of Telecommunications Towers, Antenna Arrays, and Associated Equipment. The following standards apply to all telecommunication features and their associated elements - these standards ensure inoperable features are removed, whereas habitable buildings are exempt from these requirements.

i. Abandonment. Telecommunications towers, antenna arrays, and associated equipment

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which have not been used for a period of one (1) year shall be deemed abandoned and shall be removed from the site.

ii. Notice Required. The owner of the telecommunications tower and the last service provider to use a telecommunications tower shall notify the Planning Director within thirty (30) days that use of a telecommunications tower has been discontinued.

iii. Security Reduction. Any reduction in the security fund provided, because of deductions of fines, penalties, or removal costs, shall be replenished to the total of the required amount within thirty (30) days after notice from the City of the amount deducted and the deficiency created hereby.

iv. Refund. Within a reasonable period of time, not to exceed three months after the telecommunications tower and/ or antenna array is removed, any remaining funds on deposit with the City pursuant to this subsection, after application and above all expenses provided for herein, shall be refunded to the appropriate owner or provider who created the security fund.

K. Special Requirements for Small Wireless Telecommunication Facilities Located within the Public Right-of-Way. To protect the unique aesthetics of the City, to minimize new visual, aesthetic, and public safety impacts, and to reduce the need for additional antenna-supporting structures, the City prefers that small wireless telecommunication facilities be located outside the public right-of-way; co-located on existing utility poles or wireless support structures; concealed; and have their accessory equipment mounted on the utility pole or wireless support structure. The following requirements are intended to be reasonable for small wireless telecommunication facilities located within the public right-of-way while avoiding the intangible public harm of unsightly or out-of-character deployments and are implemented as requirements for an application for small wireless telecommunication facilities. Unless otherwise defined by this Code, all definitions are the same as defined in § 4349.0314 of the Ohio Statutes as amended.

i. Siting Hierarchy of Small Wireless Telecommunication Facilities Located within the Public Right-of-way. Any applicant for a new small wireless telecommunication facility shall evaluate the reasonable feasibility of co-locating new antennas and equipment on existing utility poles, light pole fixtures, or wireless support structures within the applicant's search ring. Co-location on existing utility poles, light pole fixtures, or wireless support structures is not reasonably feasible if colocation is technically or commercially impractical or the owner of the existing utility poles, light pole fixtures, or wireless support structures has refused in writing to the requesting party, after having been offered the fair market fee for co-location, to enter into a contract for such use at fair market value. Minor alterations or adjustments to the location or technical specifications of the small wireless telecommunication facility as a result of co-locating on an existing utility pole, light pole fixture, or wireless support structure shall not constitute a technical or commercial impracticality. The applicant shall provide to the City all information necessary to determine whether co-location on existing utility poles, light pole fixtures, or wireless support structures is reasonably feasible, including information pertaining to the fair market value of similar contracts. The City shall determine the sufficiency of the information and may employ such experts as outside consultants to evaluate the information. In the event that the City determines outside consultants are necessary, the fee for such consultant shall be paid by the applicant. Development of small wireless telecommunication facilities shall be in accordance with the following siting alternatives hierarchy. The order of ranking, from highest to lowest, shall be from sub-Section (i), to sub-Section (ii), outlined below. Where a lower ranked alternative is proposed, the applicant must demonstrate by substantial evidence that higher ranked

options are not technically feasible or available.

a) Co-location. The co-location of small wireless telecommunication facility on existing utility poles, light pole fixtures, or wireless support structures and associated equipment or buildings shall comply with the following regulations:

(i) Height. Each new small wireless telecommunication facility shall not extend more than ten (10) feet above the existing utility pole, light pole fixture, or wireless support structure on which it is co-located. No new small wireless telecommunication facility shall be co-located on any utility pole, light pole fixture, or wireless support structure that is less than fifteen (15) feet above grade.

(ii) Separation. Colocation of small wireless telecommunication facilities on existing utility poles, light pole fixtures, or wireless support structures are not subject to a separation requirement.

(iii) Objective Design Standards. Small wireless telecommunication facilities to be co-located on an existing utility pole, light pole fixture, or wireless support structure shall be designed to match the style and color of the existing utility pole, light pole fixture, or support structure and designed such that all cabling is inside the existing utility pole, light pole fixture, or wireless support structure, provided, however if cabling cannot be located inside the existing utility pole, light pole fixture, or support structure that cabling is located within a solid enclosure that is designed to match the style and color of the existing utility pole, light pole fixture, or support structure.

1. All small wireless telecommunication facilities shall be stealth antenna facilities. Stealth antenna and accessory equipment must be shrouded or otherwise concealed.

2. To mitigate the visual impacts of unsightly or out-of-character small wireless telecommunication facilities, ground equipment shall be screened, to the extent possible as approved by the government body with jurisdiction of the right-of-way in which the small wireless telecommunication facility is to be located.

(iv) Engineer's Certification. Prior to installation of a small wireless telecommunication facility or equipment, the City shall be provided with an engineer's certification that existing utility pole, light pole fixture, or wireless support structure will support the proposed small wireless telecommunication facility or equipment.

b) New Small Wireless Telecommunication Facilities. Construction of new small wireless telecommunication facilities on new utility poles or wireless support structures and associated equipment or buildings shall comply with the following regulations:

(i) Height. The maximum height of new utility poles or wireless support structures shall be fifty (50) feet above grade. Each new small wireless telecommunication facility shall not extend more than ten (10) feet above the utility pole or wireless support structure on which it is located. Notwithstanding the above, in no instance in an area zoned for detached residential dwellings where the existing utilities are installed underground shall a utility pole or wireless support structure exceed forty (40) feet above grade. No new small wireless telecommunication facility shall be located on any utility pole or wireless support structure that is less than fifteen (15) feet above grade.

(ii) Location. No portion of a new utility pole or wireless support structure associated with a small wireless telecommunication facility may be placed in the public right-of-way in a manner that does any of the following: obstructs pedestrians or vehicular or bicycle access, obstructs sight lines or visibility for traffic, traffic signage, or signals; public art or focal points, or interferes with access by persons with disabilities. An applicant may be required to place equipment in vaults

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located underground to avoid obstructions or interference. To the greatest extent possible, a new utility pole or wireless support structure associated with a small wireless telecommunication facility shall align with existing utility poles, light pole fixtures, or wireless support structures installed in the right-of-way.

(iii) Separation. New small wireless telecommunication facilities shall have the following minimum separation radius from another small wireless telecommunication facility: For the same wireless telecommunication provider: Each new small wireless telecommunication facility shall not be located such that the anticipated coverage ring of the small wireless telecommunication facility substantially overlaps the coverage ring of any other wireless telecommunication facility. Substantial overlap shall be defined as more than ten percent (10%) overlap between the anticipated coverage ring of a new small wireless telecommunication facility and the coverage ring of any other existing wireless telecommunication facility of the same provider; this definition shall also apply between the anticipated coverage rings of two (2) or more new small wireless telecommunication facilities. Coverage Ring shall be defined as the approximate area of coverage that each small wireless telecommunication facility is able to provide; or in the case of new small wireless telecommunication facilities, the approximate area the small wireless telecommunication facility is anticipated to provide. Coverage is defined as the area in which a person or entity is able to establish an electronic connection with the small wireless telecommunication facility.

(iv) Review. If an applicant desires that a new small wireless telecommunication facility be located within the prescribed distance and is necessary, such small wireless telecommunication facility shall be reviewed by the Planning Director and approved on a case-by-case basis.

(v) Separation from different provider. For different wireless telecommunication providers, each new small wireless telecommunication facility of different providers shall not be located within 300 feet of another small wireless telecommunication facility unless the applicant can show that locating the small wireless telecommunication facility within the prescribed distance is necessary. Such small wireless telecommunication facility shall be reviewed by the Planning Director and approved on a case-by-case basis.

(vi) Objective Design Standards. Small wireless telecommunication facilities and utility poles and wireless support structures shall be compatible with the surrounding area. Where existing street light fixtures are present, the utility pole or wireless support structure color shall match that of the street light fixture pole and shall be located in such a manner as to visually appear to be part of a common scheme of street light fixture pole placement.

1. Utility poles and wireless support structures shall be made of galvanized steel or comparable material except when otherwise required by applicable federal or state regulations. Wood utility poles and wireless support structures are prohibited.

2. Small wireless telecommunication facilities shall be located, designed, and/or screened to blend in with the existing natural or built surroundings to reduce the visual impacts as much as possible, and to be compatible with neighboring land uses and the character of the community.

3. All small wireless telecommunication facilities shall be stealth antenna facilities. Stealth antenna and accessory equipment must be shrouded or otherwise concealed.

4. To mitigate the visual impacts of unsightly or out-of-character small wireless telecommunication facilities, ground equipment shall be screened, to the extent possible as approved

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by the government body with jurisdiction of the right-of-way in which the small wireless telecommunication facility is to be located.

ii. Maintenance.

a) All small wireless telecommunication facilities and related equipment, including but not limited to fences, cabinets, poles, and landscaping, shall be maintained in good working condition over the life of the use. This shall include keeping the structures maintained to the visual standards established at the time of approval. The small wireless telecommunication facilities shall remain free from trash, debris, litter, graffiti, and other forms of vandalism. Any damage shall be repaired as soon as practicable, and in no instance more than thirty (30) calendar days from the date of notification by the City. In public rights-of-way, damaged or deteriorated components must be corrected within five business days of notification.

b) No lettering, symbols, images, trademarks, signs, or advertising shall be placed on or affixed to any part of a small wireless telecommunication facility, other than as required by Federal Communications Commission regulations regarding small wireless telecommunication facilities registration or other applicable law.

iii. Filing Requirements. All applications for a small wireless telecommunications facility shall be required to meet the filing requirements specified in Section [1104.04\(d\)\(13\)K.\(i\)\(b\)](#).

be, and the same is, hereby amended to read:

(d) Automotive/ Industrial Uses.

(1) Adult Use Cannabis Dispensary, Cultivator, Processing, Testing Laboratory, Dispensary.

A. Only one adult-use cannabis dispensary shall be permitted in the City of Stow.

B. Adult Use Cannabis was legalized in the state of Ohio, effective December 7, 2023. Adult Use cannabis dispensaries, cultivators, processors, and testing labs may be conditionally permitted upon the review and recommendation of the Planning Commission and upon approval by Council, subject to the criteria and conditions set forth in this Section ([1104.04\(d\)\(1\)](#)). These regulations are established in order to ensure that the operation of adult use cannabis dispensaries, cultivators, processors, and testing laboratories compatible with commercial operations in the City's commercial and industrial zoning districts.

C. All adult use cannabis cultivators, processors, and testing laboratories shall not be located within one (1) mile of another current or proposed adult use cannabis cultivators, processors, and testing laboratories.

D. Adult-use cannabis facilities including dispensary, cultivators, processors, and testing laboratories are prohibited from incorporating drive-through services or outdoor storage facility.

E. No adult use cannabis facility including, dispensary, cultivators, processors, and testing laboratories shall be located within a 1,000-foot buffer from the boundary of the parcel where the adult use cannabis facility is located to the boundary of a parcel where a school, place of worship, public library, public playground, public park, or opioid treatment facility exists or is proposed, at the time of application.

(2) Airport and Airfield.

A. Airport and airfield shall be located on a collector or arterial street.

B. A six (6) foot-high fence shall enclose the operation where a safety hazard exists.

(3) Artisan Manufacturing.

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- 685 A. Outdoor storage shall be prohibited.
- 686 B. Outdoor operations or activities may be approved with a temporary use permit.
- 687 C. Retail sales of goods manufactured on-site shall be required and shall comprise a minimum
- 688 of twenty-five percent (25%) of the total area of the building. Retail sales areas shall be located on
- 689 the ground floor and shall be directly adjacent to storefront windows.
- 690 D. Manufacturing areas are encouraged to be visible from retail areas.
- 691 (4) Auto Sales/Rental.
- 692 A. Vehicle display areas shall:
- 693 i. Be exempt from interior parking lot landscape requirements.
- 694 ii. Be allowed to cluster required perimeter parking lot landscape requirements to preserve
- 695 views to displayed vehicles.
- 696 iii. Be located on hard-surfaced areas as approved by the City Engineer.
- 697 B. All displayed vehicles shall be operable and suitable for driving. Vehicles which are not
- 698 operable or suitable for driving shall be stored indoors or in parking areas for a period not to exceed
- 699 twenty-four (24) hours.
- 700 C. All work on vehicles, including but not limited to cleaning, servicing and repair, shall be
- 701 done only inside a suitable service building.
- 702 D. Auto sales/rental may be combined with other automotive uses if the total lot area equals
- 703 the sum of the areas required for each use.
- 704 E. Auto sales/rental shall include a building for sales/office activities.
- 705 F. Outside loudspeakers are prohibited.
- 706 (5) Car Wash.
- 707 A. A car wash may be combined with a gasoline station provided all standards for gasoline
- 708 stations are met.
- 709 B. All car wash facilities where vehicles are moved through the facility by a chain conveyor,
- 710 rollover or other similar method shall be equipped with and maintain in operation:
- 711 i. Blow dryers to prevent excess water from pooling within the right-of-way, and
- 712 ii. A water recycling system that shall recycle a minimum of fifty percent (50%) of the
- 713 water being used by the facility.
- 714 C. Hours of operation shall be restricted to between 7:00 a.m. and 9:00 p.m. only, when
- 715 adjacent to residential districts.
- 716 D. All mechanical equipment, excluding self-service vacuum units, shall be enclosed within a
- 717 building.
- 718 E. All facilities shall be designed and configured such that any outdoor spraying preparation
- 719 or drying activities are directed away from any abutting residential properties.
- 720 F. All car wash facilities and accessory equipment such as vacuums, dryers, accessory
- 721 buildings, etc. shall be set back a minimum of 100 feet from any residential use or property in a
- 722 residential district.
- 723 G. If self-service vacuum facilities are provided they shall be setback a minimum of twenty
- 724 (20) feet from all property lines, unless otherwise specified.
- 725 H. Car wash facilities shall be located at an intersection of two arterial streets, an arterial
- 726 street and a highway, or an arterial street and a collector street only.
- 727 I. A proposed carwash shall not be located within one mile of an existing carwash.
- 728 (6) Crematorium.

- 729 A. The structure shall be located at least 250 feet from a Residential District or dwelling.
730 B. Crematory shall be operated in conformance with all applicable local, State and Federal
731 laws and regulations.

732 (7) **Data Center.**

733 A. **Purpose and Intent.** This subsection establishes supplemental regulations for data
734 centers to ensure compatibility with surrounding land uses, adequate infrastructure capacity,
735 and responsible resource utilization.

736 B. **Building Setback Adjacent to a residential use or zoning district.**

737 i. **Minimum 75 feet from property line abutting or adjacent to a residential use or**
738 **zoning district.**

739 C. **Infrastructure and Utility Capacity.** Applicants shall demonstrate the following as
740 part of the site plan approval:

741 i. **Availability of sufficient utility capacity to support the proposed use without**
742 **creating negative impacts on the surrounding area or power grid;**

743 ii. **Coordination with applicable utility providers regarding service delivery,**
744 **upgrades, and long-term capacity; and**

745 iii. **Efforts to procure renewable energy or carbon-free electricity, including, but not**
746 **limited to, power purchase agreements, on-site renewable generation, or other verified sources.**

747 D. **Accessory Utility Structures.**

748 i. **The following shall be permitted as accessory uses to a data center:**

749 a. **Electrical substations**

750 b. **Transformers**

751 c. **Switchgear**

752 ii. **All accessory utility structures and equipment shall comply with the applicable**
753 **principal building setback requirements and shall be subject to all applicable screening**
754 **requirements as detailed in Section 1106.03.**

755 E. **Water Usage and Resource Management.**

756 i. **Applicants shall disclose the estimated daily water usage and estimated annual**
757 **water consumption for the proposed facility.**

758 ii. **Use of water-efficient cooling systems and utilization of non-potable or recycled**
759 **water sources shall be required.**

760 iii. **Discharge of industrial wastewater, cooling system blowdown, or chemical runoff**
761 **to the municipal stormwater system or natural waterways is prohibited unless pretreated to**
762 **meet all applicable state and federal water quality standards.**

763 iv. **The City reserves the right to require additional review or analysis which**
764 **includes, but is not limited to, evaluation of system capacity and potential impacts on**
765 **municipal and/or private water sources and baseline sampling and/or studies.**

766 F. **Noise and Operational Standards**

767 i. **Noise generated by mechanical equipment, cooling systems, and backup**
768 **generators shall not exceed 65 dBA measured at any property line of a non-residential district**
769 **or 55 dBA measured at any property line adjoining a residential district.**

770 ii. **The City may require submission of a noise study prepared by a qualified**
771 **professional at the time of site plan review and/or if there is reason to believe a violation has**
772 **occurred.**

G. Air Quality and Backup Power Generation.

i. Emergency generators shall be limited to:

- a. True emergency use, including grid outages or public safety needs; and**
- b. Routine maintenance and testing.**

ii. Participation in peak-shaving, demand response, or merchant power generation programs using fossil fuel generators is prohibited.

iii. New data centers shall not install diesel-fueled backup generators unless the applicant demonstrates that no feasible alternative exists. Preference shall be given to:

- a. Battery energy storage systems;**
- b. Fuel cells powered by non-fossil fuels;**
- c. Renewable-backed microgrids or equivalent technologies.**

iv. Applicants shall submit an air quality impact assessment prepared by a qualified professional, which shall evaluate:

- a. Emissions of criteria pollutants, including PM2.5;**
- b. Cumulative impacts from all on-site generators operating simultaneously;**
- c. Impacts on nearby residential areas and sensitive receptors, including but not limited to schools, parks, and healthcare facilities.**

H. Thermal Impacts and Waste Heat Management.

i. Applicants shall evaluate and, where feasible, implement waste heat recovery systems for beneficial reuse, including but not limited to:

- a. District heating systems;**
- b. Industrial processes;**
- c. Heating of adjacent buildings.**

I. Review Authority and Performance Standards.

i. The City may deny, condition, or require modification of any data center application if projected impacts exceed acceptable thresholds related to:

- a. Air emissions;**
- b. Water use and water quality;**
- c. Waste heat and thermal discharge;**
- d. Noise;**
- e. Infrastructure capacity.**

(78.) Equipment Repair Services.

A. All work shall be performed entirely within a building. While work is being performed on equipment, the equipment shall remain entirely within the building.

B. The facility shall be located at least 100 feet from any dwelling or Residential District.

(89.) Gasoline Station.

A. Gasoline stations shall be located at an intersection of two (2) arterial streets, an arterial street and a highway, or an arterial street and a collector street only.

B. Gasoline stations shall have no less than 120 feet of frontage on each of the two intersecting streets.

C. Gasoline station canopy shall comply with the standards set forth in Section [1110.05\(a\)](#), Awning/Canopy Signs, of the Sign Standards.

D. Access drives shall be located at least 100 feet from an intersection and the location, number and width of shall comply with the regulations specified in Section [1109.03](#).

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E. Fuel pumps may be erected in a front yard but not less than forty (40) feet from the street right-of-way; pavement in association with a gasoline pump shall be located no less than twenty (20) feet from the street right-of-way. The resulting open space shall be landscaped and maintained in accordance with Section 1108.06 and, except for entrance and exit drives and permitted signs, shall not be used for any other purpose.

F. A fuel pump canopy may be constructed over the pump island provided the canopy shall be no closer than twenty (20) feet to the right-of-way.

G. Fuel pump canopy support columns shall be fully clad in a Tier 1 material as detailed in Section 1107.02(b) consistent with the material utilized on the principal building.

H. Fuel pump canopy roofs shall be steel construction. Plastic and similar materials are prohibited.

I. Fuel pump canopy height shall not exceed the height of the principal building or nineteen (19) feet, whichever is greater.

J. Fuel pump canopy lighting shall be fully recessed.

K. The only services permitted to be performed on a vehicle shall be the dispensing of fuel, oil, air and windshield wiper fluid, etc.

L. Rollover car wash facilities shall be permitted as an accessory use if all applicable supplemental standards for car washes are met.

(910) Oil and Gas Well.

A. Purpose.

i. Gas and oil wells shall be permitted only under the following conditions and such other conditions as determined by the City to safeguard the health, safety, and welfare of the community.

ii. These regulations are established to conditionally permit drilling of gas and oil wells in industrial, and certain commercial and residential, zones of the City. They also set minimum standards, in accordance with Ohio R.C. Ch. 1509, to ensure that drilling, fracturing, production, termination, and removal of wells are safe and compatible with surrounding land uses.

iii. The Planning Commission has full authority to make recommendations as necessary, and Council has final authority to impose conditions to enforce the purpose and requirements of these regulations. Each application will be considered on its own merit, and compliance with these regulations applies to property owners, heirs, assignees, and drilling or production companies and their successors.

B. Permit Required.

i. No person shall drill a well for gas, oil, or other hydrocarbons within the City limits until compliance with this chapter, other applicable Code provisions, and City regulations is achieved, and a conditional use certificate has been approved by Council and a permit issued by the Building Department.

ii. Conditional use certificates are valid for one (1) year and expire unless drilling commences within that period.

iii. No person may drill more than two wells at one time. No property owner or drilling company may hold more than two conditional use certificates at the same time. Additional certificates may be applied for only after the completion of previous wells, and compliance with prior regulations will factor into review of new applications.

C. Permit Application And Fees.

i. Any property owner, person, company, or corporation wishing to drill a well shall apply

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for a conditional use certificate from the Planning Commission.

ii. Applications shall include a completed form, required information, and the fee established by ordinance for each well. Fees are non-refundable, regardless of certificate denial, dry holes, or failure to drill.

D. Easements Within City Property; Fees. No certificate holder may place gas lines or equipment on public property without Council approval. If approved, a fee will be set by ordinance. Permission requires:

i. Posting a restoration bond,

ii. Landscaping of equipment areas,

iii. Minimum line depth of thirty (30) inches, and

iv. Insurance covering property damage and personal injury for the life of the pipeline.

v. Any conflicts with public utilities shall be resolved at the owner's expense.

E. Locational Objectives And Criteria.

i. Preference is given to sites in industrial zones.

ii. Sites should not hinder future development on the parcel or neighboring parcels.

iii. Gas wells shall be at least 100 feet from power lines.

iv. Future residential buildings shall be at least 200 feet from wells or equipment.

v. No wells or equipment may be within 500 feet of schools, churches, hospitals, theaters, or assembly halls.

vi. Non-industrial sites may be considered if:

a) Existing natural or man-made features screen wells,

b) Sites are 500 feet from major residential subdivisions,

c) Sites are 500 feet from clusters, PUDs, or multi-family developments of twenty (20)+ dwellings,

d) Sites avoid minor residential streets for equipment access, and

e) Sites avoid areas of significant natural or recreational value.

vii. Sour gas processing sites shall be at least 1,000 feet from residences.

viii. Council may modify requirements if strict compliance is an undue burden and no hazard is created.

ix. Planning Commission and Council may consider additional special conditions to prevent undue hazard.

F. Procedure And General Requirements.

i. Public Hearing and Notice: Applicants shall schedule a public hearing and notify all residents within 1,200 feet at least three weeks prior. A final notice shall be sent one week before drilling.

ii. Certificate Issuance and Liability Insurance: Council approval required. Insurance covering five hundred thousand dollars (\$500,000) property damage and one million dollars (\$1,000,000) personal injury shall be maintained for the well's life. Costs of insurance increases or damages shall be paid by the applicant.

iii. Inspections and Certificate Revocation: Planning Director or City Engineer may inspect at any time. Noncompliance may result in revocation, stopping drilling or production, and potential misdemeanor charges.

G. Specific Requirements.

i. Limits on Unitizing Properties: Owners cannot unitize identical property under multiple

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905 agreements.

906 ii. Drilling Equipment and Crew Training.

907 a) Rotary and cable tools shall meet safety standards and have blowout preventers or
908 master valves.

909 b) Crews shall be trained; sanitary facilities required.

910 iii. Protection of Fresh Water Wells: Certificate holders shall prevent contamination and
911 provide potable water within 1,000 feet if necessary.

912 iv. Waste Management: No waste may enter sewers, watercourses, or soil outside
913 containment.

914 v. Storage Tanks and Production Equipment: Height limits, consolidation of equipment,
915 road setbacks, and access drives required.

916 vi. Diking of Storage Tanks: Dikes shall contain all tank contents and prevent
917 environmental damage.

918 vii. Access to Well Site: Culverts and gravel drives are required to prevent mud on public
919 streets.

920 viii. Maintenance of Site and Streets: Certificate holders shall keep streets clean; failure
921 may lead to revocation and bond forfeiture.

922 ix. Noise Control: Engine noise limited to seventy (70) decibels at 300 feet.

923 x. Site Restoration: Sites shall be restored within one year with grading and vegetation.

924 xi. Equipment, Operation, and Maintenance: Pipelines, pumps, and production equipment
925 shall follow safety standards, underground power lines, automatic shut-off valves, and air emission
926 control.

927 xii. Fencing and Landscaping.

928 a) Eight (8) foot fence required around wellhead and equipment.

929 b) Vision-obscuring fences in residential areas.

930 c) Landscaping required in non-industrial zones within 300 feet of non-industrial areas.

931 xiii. Maintenance Guarantee. Five hundred dollars (\$500.00) cash bond for ongoing
932 maintenance.

933 xiv. Conversion, Reopening, and Deepening of Wells. Requires prior Council approval.

934 xv. Abandoning Wells. Shall notify inspector; wells shall be pulled/plugged, equipment
935 removed, and site restored.

936 xvi. Exceptions shall be Requested in writing; Council discretion.

937 xvii. City may use consultants at applicant's expense for evaluation and monitoring.

938 xviii. Well and Equipment Identification: Permanent signs with well info, owner, and
939 emergency contact shall be posted.

940 (4011) Self-Service Storage Facility.

941 A. In All Districts.

942 i. Permitted Activities. The only activities permitted in individual storage units shall be the
943 rental of the unit and the deposit or pick-up of goods and/or property.

944 ii. Hours of Operation. Self-Service Storage facilities shall not operate or allow tenant
945 access between the hours of 9:00 p.m. and 8:00 a.m. if the site abuts residentially developed parcel
946 or residentially zoned parcel.

947 iii. Loading and unloading shall be oriented towards the side and rear lot lines.

948 iv. Self-service storage facilities shall not be located within 500 feet of State Route 8 unless

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another use, permitted in an I District, is located between State Route 8 and the self-service storage facility.

v. A free-standing self-service storage facility shall be permitted provided it contains a minimum of ten (10) units per building.

B. Industrial Districts.

i. Principal Building. A conforming principal building is required and shall have a minimum frontage build out of sixty percent (60%).

ii. Unit Location. Self-Service Storage units accessed from the outside shall be located to the rear of a principal building.

iii. Outdoor Storage. Vehicles, recreational vehicles, boats, and other similar items may be stored outdoors if located behind a principal building and if meeting all accessory outdoor storage standards.

C. Commercial Districts.

i. Unit Location. Self-Service Storage units shall be located within a building and accessed internally. Outdoor entrances to Self-Service Storage are prohibited.

ii. Business Office. The building with the Self-Service Storage units shall include a business office with a front entrance facing the street to allow pedestrian access.

iii. Screening. If Self-Service Storage units are visible from the exterior, glazing shall be tinted to screen the units and reduce glare of interior lighting.

~~(412)~~ Vehicular Service Station, Major.

A. All work shall be performed entirely within a building. During the time work is performed on a vehicle, the vehicle shall be entirely within the building.

B. The facility shall be located at least 100 feet from a dwelling or residence district.

~~(4213)~~ Vehicular Service Station, Minor.

A. All repairs shall take place entirely within a suitable service building. During the time work is performed on a vehicle, the vehicle shall be entirely within the building.

B. A vehicular service station that also sells gasoline shall comply with all supplemental standards applicable to gasoline stations.

C. Permanent outdoor storage in the C-3 district is prohibited.

D. Limited temporary display/sales adjacent to the principal structure must be shown on an approved site plan in the C-3 district.

E. Overnight storage of products or equipment within an approved temporary display/sales area is not permitted within the C-3 district.

~~(4314)~~ Wireless Telecommunication Facility.

A. Purpose and Intent. This subsection creates the framework for the siting of wireless telecommunication facilities in a manner which protects the public health, safety, and general welfare of the community, provides comprehensive service to the community, and implements the City's Policies for said facilities, as detailed below. The provisions of this subsection are in addition to, and do not replace, any obligations an applicant may have under any franchises, licenses, encroachments, or other permits issued by the City.

i. Facilitate the comprehensive provision of wireless telecommunication services to the residents and businesses of the City of Stow.

ii. Maximize the use of existing and approved telecommunication towers, buildings, and structures to accommodate new wireless telecommunication antennas in order to minimize the

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number of telecommunication towers needed to comprehensively serve the community.

iii. Minimize the number, height, obtrusiveness, and the visual impacts of telecommunications towers, associated equipment, and buildings.

iv. Direct and allow wireless telecommunication facilities to areas which are least disruptive to residential, park, open space, and greenway uses and to be as unobtrusive and invisible as reasonably possible.

v. Ensure that the height of telecommunications towers has the least visual impact and is no greater than required to achieve service area requirements and potential co-location.

vi. Site telecommunications towers to minimize locations which are visually solitary or prominent when viewed from residential areas or any public right-of-way.

vii. Site telecommunications towers at locations which are obscured by vegetation, tree cover, topographic features, buildings or other structures to the maximum extent feasible.

viii. Protect views of and vistas from architecturally or historically significant structures and historically significant landscapes so that these architectural or historical resources are not impaired or diminished by the placement of telecommunications towers.

ix. Avoid potential damage to adjacent properties from telecommunication towers failure through structural design standards and setback requirements.

B. General Applicability. The provisions of this subsection shall apply to the following:

i. Wireless telecommunication facilities (towers and associated equipment) that are or will be operated by a licensed wireless telecommunication service provider which consists of the equipment and structures involved in the receiving or transmitting of electromagnetic waves associated with wireless telecommunication services.

ii. Small wireless telecommunication towers that meet the following characteristics:

a) Each antenna is located inside an enclosure of no more than six (6) cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six (6) cubic feet;

b) All other wireless equipment associated with the facility is cumulatively no more than twenty-eight (28) cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other services; and

c) An antenna array feature that is attached to a telecommunications tower or building to transmit or receive radio waves. For this subsection, this does not include antenna dishes or other antenna features on individual homes or businesses that are intended to receive radio or television broadcasts, or internet communication for said use.

C. Amateur Radio Exemption. These provisions neither apply to nor shall be construed to apply to Amateur Radio Operators who are licensed to operate a radio or transmitter by the Federal Communications Commission under Part 97 of the Federal Communications Commission's Rules.

D. Interference with Public Safety Telecommunications. No new or existing telecommunications service shall interfere with public safety telecommunications. Before the introduction of new service or changes in existing service, telecommunication providers shall notify the City at least ten (10) calendar days in advance of such changes and allow the City to monitor interference levels during the testing process.

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E. Compliance with Other Laws. A telecommunications tower shall be erected and operated in compliance with the most current Federal Communication Commission and Federal Aviation Administration rules and regulations and other applicable federal and state standards. All telecommunications towers shall comply with all ordinances of the City which are not in conflict with this subsection.

F. Wireless Telecommunication Facilities Establishment and Siting Alternatives Analysis.

i. Co-location Preference. The City shall promote the co-location of wireless telecommunications equipment on existing towers, buildings, or utilities elements. New standalone wireless telecommunication facilities (towers) may only be allowed where co-location of said facilities on existing towers, buildings, or public infrastructure elements are deemed infeasible through a siting alternatives analysis.

ii. Siting Alternatives Analysis. For all new, standalone wireless telecommunication towers, the applicant shall provide a siting alternatives analysis to determine whether co-location on existing structures is feasible within the applicant's search ring, including information pertaining to the fair market value of similar contracts - this shall be provided as part of the permitting process and submittal requirements pursuant to Chapter [1112](#). The siting alternatives analysis shall determine the feasibility of co-locating the new telecommunication facilities/equipment in the following situations. (i) Co-location on existing towers; (ii) Placement on City-owned Structure or Building; (iii) Placement on Existing Structure or Building; and (iv) Construction of New Tower Structure or Substantial Modification of Existing Structure. The following describes the various co-location situations.

a) Co-location Standards. The colocation or placement of new telecommunications antennas upon existing telecommunications towers, light poles, and/or buildings.

b) City-owned Structure or Building. The utilization of existing City-owned structures and buildings for placement of antenna and associated equipment or buildings, including surface-mounted and roof-mounted applications of telecommunication antennas on existing buildings and structure-mounted applications of telecommunication antennas on water towers, electric line transmission towers, or other existing structures.

c) Existing Structure or Building Utilization. The utilization of all other existing structures and buildings for placement of antenna and associated equipment or buildings, including surface mounted and roof-mounted applications of telecommunication antennas on existing buildings and structure-mounted applications of telecommunication antennas on existing structures.

iii. Consulting Option. As part of the review procedures, the Planning Director shall determine the sufficiency of the information. The City may choose to hire an outside consultant to conduct a third-party review of the siting alternatives analysis in the following situations: (i) where there are disputes of the findings between the applicant and the Planning Director and/or (ii) where expert consultation is deemed necessary to reach conclusions of the analysis. Where the City utilizes a consultant in its application review, the fee for such services shall be paid by the applicant.

G. Telecommunication Tower and Antenna Array Design Standards. The following design standards apply to new telecommunication towers and associated antenna array facilities. These standards do not apply to co-location activities on existing towers, buildings, or public infrastructure elements.

i. Height. The maximum height of a telecommunications tower, including antenna array, shall be less than 200 feet above grade, whereas, Small Wireless Telecommunications towers shall

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be limited to fifty (50) feet above grade.

ii. Location. Telecommunication towers and antenna arrays shall not be located within 300 feet of an existing or future thoroughfare.

iii. Setbacks Required. Telecommunication towers, including antenna array shall be setback at least one-hundred twenty-five percent (125%) the height of the tower from any lot line or a distance equal to their engineered fall zone at a minimum, whichever is greater.

iv. Guys and Guy Anchors. All guys and guy anchors shall be located within the buildable area of the lot and shall not be located within any required setback, required landscape area, wetland feature, or watercourse riparian buffer.

v. Security Fencing. Security fencing shall surround the telecommunications tower base, all guy anchors, and equipment. The compound area and all guy anchors shall be secured with a fence of not less than six (6) feet in height nor more than ten (10) feet in height. A security wire (barbed, razor, etc.) may be located on the telecommunications tower-side of the fence but shall not extend above the top of the fence. The type of fence selected shall, in the determination of the Planning Director, be compatible with development in the surrounding area. A chain link fence, if used, shall be black vinyl coated.

vi. Structural Design. A telecommunications tower shall be designed and built so as to:

a) Be capable of use by at least two (2) wireless communications providers for a telecommunications tower less than eighty (80) feet in height;

b) Be capable of use by three (3) or more wireless communications providers for a telecommunications tower of eighty (80) feet in height or greater;

c) Accommodate antenna arrays consisting of nine (9) to twelve (12) antennas for each array, provided, however, this regulation shall not apply to slick antenna applications;

d) Locate such antenna arrays within fifteen (15) vertical feet of each other;

e) Have no more than three (3) degrees of twist and sway at the top elevation; and,

f) Provide internal cable routing for all tapering monopole telecommunication towers.

g) Meet or exceed associated State and Federal structural standards relating to telecommunication standards (e.g., EIA-222)

vii. Signs Prohibition. No lettering, symbols, images, trademarks, signs, or advertising shall be placed on or affixed to any part of a telecommunications tower, antenna array or antenna, other than as required by Federal Communications Commission regulations regarding tower registration or other applicable law.

viii. Lights. No signals, lights or other illumination shall be permitted on telecommunications towers unless required by the Federal Communications Commission, the Federal Aviation Administration, or the City.

ix. Engineering Compliance for Modifications. If any additions, changes or modifications are to be made to a telecommunications tower, the Planning Director may require proof, through the submission of engineering and structural data, that the addition, change or modification conforms to structural wind load and all other requirements of the City's Building Code.

H. Separation and Location.

i. New Wireless Telecommunication Towers. New telecommunication towers are subject to the following minimum separation radius from another telecommunications tower - in determining the required separation between telecommunication towers of different heights, the required separation for the taller tower shall apply.

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1125 a) Quarter mile radius for proposed telecommunications towers less than eighty (80) feet
1126 in height;

1127 b) Half mile radius for proposed telecommunications towers of eighty (80) feet in height
1128 or greater but less than 120 feet in height; or

1129 c) One-mile radius for proposed telecommunications towers 120 feet in height or greater.

1130 ii. Small Wireless Telecommunication Towers. New small wireless telecommunication
1131 towers are subject to the following minimum separation radius from another telecommunications
1132 tower, measured from the bases.

1133 a) For the same wireless telecommunication provider. Each new small wireless
1134 telecommunication facility shall not be located such that the anticipated coverage ring of the small
1135 wireless telecommunication facility substantially overlaps the coverage ring of any other wireless
1136 telecommunication facility. Substantial overlap shall be defined as the more than ten percent (10%)
1137 overlap between the anticipated coverage ring of a new small wireless telecommunication facility
1138 and the coverage ring of other existing facilities of the same provider.

1139 (i) Coverage ring shall be defined as the approximate area of coverage that each small
1140 wireless telecommunication facility is able to provide; or in the case of new small wireless
1141 telecommunication facilities, the approximate area the small wireless telecommunication facility is
1142 anticipated to provide.

1143 (ii) Coverage is defined as the area in which a person or entity can establish an
1144 electronic connection with the small wireless telecommunication facility.

1145 b) For different wireless telecommunication providers. Each new small wireless
1146 telecommunication facility of different providers shall not be located within three hundred 300 feet
1147 of another small wireless telecommunication facility unless the applicant can show that locating the
1148 small wireless telecommunication facility within the prescribed distance is necessary.

1149 iii. Deviations. As part of a Conditional Use Permit review, the City may authorize
1150 deviations from these separation standards due to special circumstances relating to natural features,
1151 scarcity of available land, and telecommunications operating standards.

1152 I. Wireless Telecommunications Antennas Mounted on Existing Buildings or Structures. The
1153 following design standards apply to antennas associated with wireless communication operations and
1154 mounted on existing buildings and structures.

1155 i. Roof-Mount Elements. Roof-mounted wireless telecommunications antennas are
1156 permitted on buildings and structures in all districts. Said elements shall be subject to the following
1157 standards.

1158 a) Whip telecommunication/antenna features (an antenna which transmits signals in 360
1159 degrees) shall not exceed the height of the building by more than fifteen (15) feet and shall be no
1160 closer than fifteen (15) feet to the perimeter of the building.

1161 b) Non-whip telecommunication/ antenna features shall not exceed the height of the
1162 building by more than ten (10) feet and shall be no closer than ten (10) feet to the perimeter of the
1163 building.

1164 c) The telecommunications antenna and associated equipment located on buildings shall
1165 be screened in elevation view with enclosures or façades having an appearance that blends with the
1166 building on which they are located; and be located so they are not overtly visible from an adjacent
1167 public right of way.

1168 ii. Surface-Mount Elements. Surface mounted telecommunications antennas (an antenna

attached to a building exterior wall) are permitted on buildings or structures in all districts and subject to the following standards.

a) Telecommunications/antenna features shall be mounted flush with the exterior of the building or structure so that it projects no more than thirty (30) inches from the surface to which it is attached.

b) The telecommunications/ antenna appearance shall blend with the surrounding surface of the building or structure in terms of color and materials.

c) Surface-mount elements are subject to applicable design standards in National Register listed properties and historic districts, Local historic districts, and locally designated historic landmarks.

iii. Elements Attached to Other Existing Structures. Telecommunications antennas are permitted on existing utility, lighting, telecommunications towers, and other structures in all districts and subject to the following standards.

a) Existing utility, lighting, telecommunications towers, and other structures used to affix telecommunication/ antenna features shall not exceed fifty (50) feet in height above grade.

b) The telecommunications antenna shall not exceed the height of the existing structure by more than ten (10) feet for a non-whip antenna or fifteen (15) feet for a whip antenna.

c) Existing structures may be rebuilt/ modified to support the load of the new telecommunications antenna and subject to the City's building permitting standards.

iv. Existing structure mounted elements are subject to applicable design standards in National Register listed properties and historic districts, Local historic districts, and locally designated historic landmarks.

v. Separation Standards. Telecommunications antennas and associated features located on existing buildings or structures are not subject to the separation requirements stated above.

vi. Photo Simulation Requirements. As part of the application process, applicants shall provide photo simulations showing the site of the existing structure with a photo realistic representation of the proposed telecommunications antenna and the existing structure or any proposed reconstruction of the structure as it would appear viewed from the closest R-1, R-2, R-3, or C1 District and from adjacent public right of way. The applicant shall also submit photographs of the same views as in the photo simulations showing the current appearance of the site without the proposed telecommunications antenna.

J. Abandonment and Removal of Telecommunications Towers, Antenna Arrays, and Associated Equipment. The following standards apply to all telecommunication features and their associated elements - these standards ensure inoperable features are removed, whereas habitable buildings are exempt from these requirements.

i. Abandonment. Telecommunications towers, antenna arrays, and associated equipment which have not been used for a period of one (1) year shall be deemed abandoned and shall be removed from the site.

ii. Notice Required. The owner of the telecommunications tower and the last service provider to use a telecommunications tower shall notify the Planning Director within thirty (30) days that use of a telecommunications tower has been discontinued.

iii. Security Reduction. Any reduction in the security fund provided, because of deductions of fines, penalties, or removal costs, shall be replenished to the total of the required amount within thirty (30) days after notice from the City of the amount deducted and the deficiency created hereby.

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iv. Refund. Within a reasonable period of time, not to exceed three months after the telecommunications tower and/ or antenna array is removed, any remaining funds on deposit with the City pursuant to this subsection, after application and above all expenses provided for herein, shall be refunded to the appropriate owner or provider who created the security fund.

K. Special Requirements for Small Wireless Telecommunication Facilities Located within the Public Right-of-Way. To protect the unique aesthetics of the City, to minimize new visual, aesthetic, and public safety impacts, and to reduce the need for additional antenna-supporting structures, the City prefers that small wireless telecommunication facilities be located outside the public right-of-way; co-located on existing utility poles or wireless support structures; concealed; and have their accessory equipment mounted on the utility pole or wireless support structure. The following requirements are intended to be reasonable for small wireless telecommunication facilities located within the public right-of-way while avoiding the intangible public harm of unsightly or out-of-character deployments and are implemented as requirements for an application for small wireless telecommunication facilities. Unless otherwise defined by this Code, all definitions are the same as defined in § 4349.0314 of the Ohio Statutes as amended.

i. Siting Hierarchy of Small Wireless Telecommunication Facilities Located within the Public Right-of-way. Any applicant for a new small wireless telecommunication facility shall evaluate the reasonable feasibility of co-locating new antennas and equipment on existing utility poles, light pole fixtures, or wireless support structures within the applicant's search ring. Co-location on existing utility poles, light pole

fixtures, or wireless support structures is not reasonably feasible if colocation is technically or commercially impractical or the owner of the existing utility poles, light pole fixtures, or wireless support structures has refused in writing to the requesting party, after having been offered the fair market fee for co-location, to enter into a contract for such use at fair market value. Minor alterations or adjustments to the location or technical specifications of the small wireless telecommunication facility as a result of co-locating on an existing utility pole, light pole fixture, or wireless support structure shall not constitute a technical or commercial impracticality. The applicant shall provide to the City all information necessary to determine whether co-location on existing utility poles, light pole fixtures, or wireless support structures is reasonably feasible, including information pertaining to the fair market value of similar contracts. The City shall determine the sufficiency of the information and may employ such experts as outside consultants to evaluate the information. In the event that the City determines outside consultants are necessary, the fee for such consultant shall be paid by the applicant. Development of small wireless telecommunication facilities shall be in accordance with the following siting alternatives hierarchy. The order of ranking, from highest to lowest, shall be from sub-Section (i), to sub-Section (ii), outlined below. Where a lower ranked alternative is proposed, the applicant must demonstrate by substantial evidence that higher ranked options are not technically feasible or available.

a) Co-location. The co-location of small wireless telecommunication facility on existing utility poles, light pole fixtures, or wireless support structures and associated equipment or buildings shall comply with the following regulations:

(i) Height. Each new small wireless telecommunication facility shall not extend more than ten (10) feet above the existing utility pole, light pole fixture, or wireless support structure on which it is co-located. No new small wireless telecommunication facility shall be co-located on any utility pole, light pole fixture, or wireless support structure that is less than fifteen (15) feet above

grade.

(ii) Separation. Colocation of small wireless telecommunication facilities on existing utility poles, light pole fixtures, or wireless support structures are not subject to a separation requirement.

(iii) Objective Design Standards. Small wireless telecommunication facilities to be co-located on an existing utility pole, light pole fixture, or wireless support structure shall be designed to match the style and color of the existing utility pole, light pole fixture, or support structure and designed such that all cabling is inside the existing utility pole, light pole fixture, or wireless support structure, provided, however if cabling cannot be located inside the existing utility pole, light pole fixture, or support structure that cabling is located within a solid enclosure that is designed to match the style and color of the existing utility pole, light pole fixture, or support structure.

1. All small wireless telecommunication facilities shall be stealth antenna facilities. Stealth antenna and accessory equipment must be shrouded or otherwise concealed.

2. To mitigate the visual impacts of unsightly or out-of-character small wireless telecommunication facilities, ground equipment shall be screened, to the extent possible as approved by the government body with jurisdiction of the right-of-way in which the small wireless telecommunication facility is to be located.

(iv) Engineer's Certification. Prior to installation of a small wireless telecommunication facility or equipment, the City shall be provided with an engineer's certification that existing utility pole, light pole fixture, or wireless support structure will support the proposed small wireless telecommunication facility or equipment.

b) New Small Wireless Telecommunication Facilities. Construction of new small wireless telecommunication facilities on new utility poles or wireless support structures and associated equipment or buildings shall comply with the following regulations:

(i) Height. The maximum height of new utility poles or wireless support structures shall be fifty (50) feet above grade. Each new small wireless telecommunication facility shall not extend more than ten (10) feet above the utility pole or wireless support structure on which it is located. Notwithstanding the above, in no instance in an area zoned for detached residential dwellings where the existing utilities are installed underground shall a utility pole or wireless support structure exceed forty (40) feet above grade. No new small wireless telecommunication facility shall be located on any utility pole or wireless support structure that is less than fifteen (15) feet above grade.

(ii) Location. No portion of a new utility pole or wireless support structure associated with a small wireless telecommunication facility may be placed in the public right-of-way in a manner that does any of the following: obstructs pedestrians or vehicular or bicycle access, obstructs sight lines or visibility for traffic, traffic signage, or signals; public art or focal points, or interferes with access by persons with disabilities. An applicant may be required to place equipment in vaults located underground to avoid obstructions or interference. To the greatest extent possible, a new utility pole or wireless support structure associated with a small wireless telecommunication facility shall align with existing utility poles, light pole fixtures, or wireless support structures installed in the right-of-way.

(iii) Separation. New small wireless telecommunication facilities shall have the following minimum separation radius from another small wireless telecommunication facility: For the same wireless telecommunication provider: Each new small wireless telecommunication facility shall not be located such that the anticipated coverage ring of the small wireless telecommunication

facility substantially overlaps the coverage ring of any other wireless telecommunication facility. Substantial overlap shall be defined as more than ten percent (10%) overlap between the anticipated coverage ring of a new small wireless telecommunication facility and the coverage ring of any other existing wireless telecommunication facility of the same provider; this definition shall also apply between the anticipated coverage rings of two (2) or more new small wireless telecommunication facilities. Coverage Ring shall be defined as the approximate area of coverage that each small wireless telecommunication facility is able to provide; or in the case of new small wireless telecommunication facilities, the approximate area the small wireless telecommunication facility is anticipated to provide. Coverage is defined as the area in which a person or entity is able to establish an electronic connection with the small wireless telecommunication facility.

(iv) Review. If an applicant desires that a new small wireless telecommunication facility be located within the prescribed distance and is necessary, such small wireless telecommunication facility shall be reviewed by the Planning Director and approved on a case-by-case basis.

(v) Separation from different provider. For different wireless telecommunication providers, each new small wireless telecommunication facility of different providers shall not be located within 300 feet of another small wireless telecommunication facility unless the applicant can show that locating the small wireless telecommunication facility within the prescribed distance is necessary. Such small wireless telecommunication facility shall be reviewed by the Planning Director and approved on a case-by-case basis.

(vi) Objective Design Standards. Small wireless telecommunication facilities and utility poles and wireless support structures shall be compatible with the surrounding area. Where existing street light fixtures are present, the utility pole or wireless support structure color shall match that of the street light fixture pole and shall be located in such a manner as to visually appear to be part of a common scheme of street light fixture pole placement.

1. Utility poles and wireless support structures shall be made of galvanized steel or comparable material except when otherwise required by applicable federal or state regulations. Wood utility poles and wireless support structures are prohibited.

2. Small wireless telecommunication facilities shall be located, designed, and/or screened to blend in with the existing natural or built surroundings to reduce the visual impacts as much as possible, and to be compatible with neighboring land uses and the character of the community.

3. All small wireless telecommunication facilities shall be stealth antenna facilities. Stealth antenna and accessory equipment must be shrouded or otherwise concealed.

4. To mitigate the visual impacts of unsightly or out-of-character small wireless telecommunication facilities, ground equipment shall be screened, to the extent possible as approved by the government body with jurisdiction of the right-of-way in which the small wireless telecommunication facility is to be located.

ii. Maintenance.

a) All small wireless telecommunication facilities and related equipment, including but not limited to fences, cabinets, poles, and landscaping, shall be maintained in good working condition over the life of the use. This shall include keeping the structures maintained to the visual standards established at the time of approval. The small wireless telecommunication facilities shall remain free from trash, debris, litter, graffiti, and other forms of vandalism. Any damage shall be

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repaired as soon as practicable, and in no instance more than thirty (30) calendar days from the date of notification by the City. In public rights-of-way, damaged or deteriorated components must be corrected within five business days of notification.

b) No lettering, symbols, images, trademarks, signs, or advertising shall be placed on or affixed to any part of a small wireless telecommunication facility, other than as required by Federal Communications Commission regulations regarding small wireless telecommunication facilities registration or other applicable law.

iii. Filing Requirements. All applications for a small wireless telecommunications facility shall be required to meet the filing requirements specified in Section 1104.04(d)(4314)K.(i)(b).

SECTION 3. That Section 1109.05, entitled “Vehicle Parking” specifically a portion of Table 1109.05(c) under Automotive/Industrial Principal Uses, currently reads:

Table 1109.05(c): Minimum Parking Required per Use	
Use	Minimum Parking Spaces Required
<i>Automotive/Industrial Principal Uses</i>	
Adult Use Cannabis Cultivator	1/1,000 sq ft
Adult Use Cannabis Processing	
Adult Use Cannabis Testing Laboratory	
Airport and Airfield	1/500 sq ft of indoor area
Artisan Manufacturing	1/500 sq ft
Auto Sales/Rental	1/400 sq ft of sales room, plus 1/auto service stall
Brewery/Winery/Distillery	1/1,000 sq ft
Car Wash	2/car wash lane
Construction Trade and Contractors Storage Yard	1/1,000 sq ft
Crematorium	
Equipment Repair Service	
Fabrication and Assembly Operation	
Fuel Distribution Facility	
Gasoline Station	1/250 sq ft
Laboratory/Research Facility	1/1,000 sq ft
Laundry and Cleaning Plant	
Lumber Mill, Yard and Building Material	
Machine Shop	
Major Manufacturing	
Minor Manufacturing	
Oil and Gas Well	n/a
Printing and Publishing Plant	1/1,000 sq ft
Self-Service Storage Facility	1/20 storage units
Truck Sales/Rental	1/400 sq ft of sales room, plus 1 /auto service stall
Truck Terminal	1/250 sq ft
Vehicle Service Station, Major	1/400 sq ft of sales room, plus 1/auto service stall
Vehicle Service Station, Minor	

City of Stow, Ohio
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Wholesale, Warehousing and Distribution Facility	1/1,000 sq ft
Wireless Telecommunication Facility	n/a

be, and the same is, hereby amended to read:

Table 1109.05(c): Minimum Parking Required per Use	
Use	Minimum Parking Spaces Required
<i>Automotive/Industrial Principal Uses</i>	
Adult Use Cannabis Cultivator	1/1,000 sq ft
Adult Use Cannabis Processing	
Adult Use Cannabis Testing Laboratory	
Airport and Airfield	1/500 sq ft of indoor area
Artisan Manufacturing	1/500 sq ft
Auto Sales/Rental	1/400 sq ft of sales room, plus 1/auto service stall
Brewery/Winery/Distillery	1/1,000 sq ft
Car Wash	2/car wash lane
Construction Trade and Contractors Storage Yard	1/1,000 sq ft
Crematorium	
Data Center	1/1,000 sq ft
Equipment Repair Service	
Fabrication and Assembly Operation	
Fuel Distribution Facility	
Gasoline Station	1/250 sq ft
Laboratory/Research Facility	1/1,000 sq ft
Laundry and Cleaning Plant	
Lumber Mill, Yard and Building Material	
Machine Shop	
Major Manufacturing	
Minor Manufacturing	
Oil and Gas Well	n/a
Printing and Publishing Plant	1/1,000 sq ft
Self-Service Storage Facility	1/20 storage units
Truck Sales/Rental	1/400 sq ft of sales room, plus 1 /auto service stall
Truck Terminal	1/250 sq ft
Vehicle Service Station, Major	1/400 sq ft of sales room, plus 1/auto service stall
Vehicle Service Station, Minor	
Wholesale, Warehousing and Distribution Facility	1/1,000 sq ft
Wireless Telecommunication Facility	n/a

SECTION 4. That Section 1114.07, entitled “‘D’ Definitions” which currently reads:

(a) Damaged or Diseased Trees. Trees that have split trunk, broken tops, heart rot, insect or fungus problems that will lead to imminent death, undercut root systems that put the tree in

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imminent danger of falling, lean as a result of root failure that puts the tree in imminent danger of falling, or any other condition that puts the tree in imminent danger of being uprooted or falling into or along a stream or onto a structure.

(b) Defined Drainage Channel. A natural or man-made depression in the terrain which is constructed and is maintained and altered by the water and sediment it carries for the purpose of conveying stormwater runoff.

(c) Density. The number of dwelling units located on an acre of land.

(d) Development. Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

(e) Distillery. An establishment primarily engaged in the manufacturing of fortified spirits, permitted to operate in accordance with the Ohio Revised Code and regulations of the Ohio Department of Commerce. Distilleries shall have a production capacity of more than 25,000 gallons per year. This definition includes a public tasting room and retail sales of spirits or related products manufactured on-site.

(f) Drive-Through and Drive-In Facility. An accessory facility where goods or services may be obtained by motorists without leaving their vehicles.

(g) Dwelling. Any building or portion thereof which is designed and used exclusively by one or more human occupants for the purpose of residing for an extended time. A dwelling may be comprised of more than one dwelling unit.

(h) Dwelling, Duplex. A single detached dwelling on a lot that contains two (2) dwelling units and is divided vertically or horizontally. Each unit has a separate entrance from the outside or through a common vestibule.

(i) Dwelling, Multi-Family Thirteen (13)+ Units. A dwelling containing thirteen (13) or more separate residential units, intended for occupancy by multiple families or households.

(j) Dwelling, Multi-Family Five (5)- Twelve (12) Units. A dwelling containing five (5) to twelve (12) separate residential units, intended for occupancy by multiple families or households.

(k) Dwelling, Multi-Family Complex. A group of separate multi-family dwellings operating under a common name or management.

(l) Dwelling-Multi-Family, above Ground Floor Only. A self-contained portion of a dwelling that is above a ground floor commercial business used or designed to be used by a household, containing independent and separate sleeping, cooking and sanitary facilities intended as a permanent residence and having an independent entrance either directly from the outside of the building or through a common area inside the building.

(m) Dwelling, Quadplex. A detached dwelling on a lot that contains four (4) dwelling units and is divided vertically and/or horizontally.

(n) Dwelling, Single-Family. A detached dwelling containing one (1) dwelling unit intended for use by one (1) family.

(o) Dwelling, Townhome.

(1) Townhome Unit. A single dwelling within a townhome cluster, located on an individual lot, and sharing at least one (1) common wall with an adjacent dwelling unit.

(2) Townhome Cluster. A residential building containing three (3) or more townhome units, but not more than eight (8), stacked horizontally and developed as a unified structure.

(p) Dwelling, Triplex. A single detached dwelling on a lot that contains three (3) dwelling units

and is divided vertically or horizontally.

be, and the same is, hereby amended to read:

(a) Damaged or Diseased Trees. Trees that have split trunk, broken tops, heart rot, insect or fungus problems that will lead to imminent death, undercut root systems that put the tree in imminent danger of falling, lean as a result of root failure that puts the tree in imminent danger of falling, or any other condition that puts the tree in imminent danger of being uprooted or falling into or along a stream or onto a structure.

(b) Data Centers. A facility used primarily for the storage, management, processing, and dissemination of data and information, housing computer systems, servers, and associated components such as telecommunications and storage systems, including related infrastructure such as backup power generation, cooling systems, and network connectivity equipment.

(bc) Defined Drainage Channel. A natural or man-made depression in the terrain which is constructed and is maintained and altered by the water and sediment it carries for the purpose of conveying stormwater runoff.

(ed) Density. The number of dwelling units located on an acre of land.

(de) Development. Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

(ef) Distillery. An establishment primarily engaged in the manufacturing of fortified spirits, permitted to operate in accordance with the Ohio Revised Code and regulations of the Ohio Department of Commerce. Distilleries shall have a production capacity of more than 25,000 gallons per year. This definition includes a public tasting room and retail sales of spirits or related products manufactured on-site.

(fg) Drive-Through and Drive-In Facility. An accessory facility where goods or services may be obtained by motorists without leaving their vehicles.

(gh) Dwelling. Any building or portion thereof which is designed and used exclusively by one or more human occupants for the purpose of residing for an extended time. A dwelling may be comprised of more than one dwelling unit.

(hi) Dwelling, Duplex. A single detached dwelling on a lot that contains two (2) dwelling units and is divided vertically or horizontally. Each unit has a separate entrance from the outside or through a common vestibule.

(ij) Dwelling, Multi-Family Thirteen (13)+ Units. A dwelling containing thirteen (13) or more separate residential units, intended for occupancy by multiple families or households.

(jk) Dwelling, Multi-Family Five (5)- Twelve (12) Units. A dwelling containing five (5) to twelve (12) separate residential units, intended for occupancy by multiple families or households.

(kl) Dwelling, Multi-Family Complex. A group of separate multi-family dwellings operating under a common name or management.

(lm) Dwelling-Multi-Family, above Ground Floor Only. A self-contained portion of a dwelling that is above a ground floor commercial business used or designed to be used by a household, containing independent and separate sleeping, cooking and sanitary facilities intended as a permanent residence and having an independent entrance either directly from the outside of the

City of Stow, Ohio
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building or through a common area inside the building.

(~~mn~~) Dwelling, Quadplex. A detached dwelling on a lot that contains four (4) dwelling units and is divided vertically and/or horizontally.

(~~no~~) Dwelling, Single-Family. A detached dwelling containing one (1) dwelling unit intended for use by one (1) family.

(~~op~~) Dwelling, Townhome.

(1) Townhome Unit. A single dwelling within a townhome cluster, located on an individual lot, and sharing at least one (1) common wall with an adjacent dwelling unit.

(2) Townhome Cluster. A residential building containing three (3) or more townhome units, but not more than eight (8), stacked horizontally and developed as a unified structure.

(~~pq~~) Dwelling, Triplex. A single detached dwelling on a lot that contains three (3) dwelling units and is divided vertically or horizontally.

SECTION 5. This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any of its committees or subcommittees that resulted in those formal actions were in meetings open to the public in compliance with the law.

SECTION 6. That this Ordinance was adopted pursuant to Section 4.11 Charter, and, pursuant to Section 4.13, Charter, shall take effect thirty days after its adoption by Council and approval by the Mayor, otherwise at the earliest period allowed by law.

ADOPTED BY COUNCIL _____

ATTEST _____

Sonya Mottram, CLERK OF COUNCIL

Kyle Herman, PRESIDENT OF COUNCIL

FILED WITH MAYOR _____

APPROVED _____

John Pribonic, MAYOR

FILED WITH CLERK _____

APPROVED AS TO FORM

EFFECTIVE DATE _____

Drew C. Reilly, LAW DIRECTOR



PC-26-14 – Data Center Regulations

Purpose:

- Establish clear regulations
- Ensure data centers align with:
 - Land use goals
 - Infrastructure capacity
 - Environmental-friendly practices
 - Community character

1114.07 – Definitions – Amendment establishes a clear definition for data centers and renumbers the definitions accordingly.

Data Centers. A facility used primarily for the storage, management, processing, and dissemination of data and information, housing computer systems, servers, and associated components such as telecommunications and storage systems, including related infrastructure such as backup power generation, cooling systems, and network connectivity equipment.

PC-26-14 – Data Center Regulations

1109.05 – Vehicle Parking

Adds “Data Center” in Table 1109.05(C) and sets the minimum required parking at 1 space per 1,000 sq. ft.

1104.03 – Principal Use Table

Adds “Data Center” to the use table as a conditional use in the Industrial zoning district and renumbers the uses accordingly.

PC-26-14 – Data Center Regulations

1109.05 – Vehicle Parking

Adds “Data Center” in Table 1109.05(C) and sets the minimum required parking at 1 space per 1,000 sq. ft.

1104.03 – Principal Use Table

Adds “Data Center” to the use table as a conditional use in the Industrial zoning district and renumbers the uses accordingly.

1104.04 – Principal Use Supplemental Standards

Creates regulations for data centers for setbacks, utility capacity, accessory utility structures, water usage and resource management, noise and operational standards, air quality and backup power generation, thermal impacts and waste heat management, and review authority and performance standards.

PC-26-14 – Data Center Regulations

Data Center.

- a) **Purpose and Intent.** This subsection establishes supplemental regulations for data centers to ensure compatibility with surrounding land uses, adequate infrastructure capacity, and responsible resource utilization.
- b) **Building Setback Adjacent to a residential use or zoning district.**
 - i. Minimum 75 feet from property line abutting or adjacent to a residential use or zoning district.
- c) **Infrastructure and Utility Capacity.** Applicants shall demonstrate the following as part of the site plan approval:
 - d) Availability of sufficient utility capacity to support the proposed use without creating negative impacts on the surrounding area or power grid;
 - e) Coordination with applicable utility providers regarding service delivery, upgrades, and long-term capacity; and
 - f) Efforts to procure renewable energy or carbon-free electricity, including, but not limited to, power purchase agreements, on-site renewable generation, or other verified sources.

PC-26-14 – Data Center Regulations

d) Accessory Utility Structures.

- i. The following shall be permitted as accessory uses to a data center:
 - a) Electrical substations
 - b) Transformers
 - c) Switchgear
- ii. All accessory utility structures and equipment shall comply with the applicable principal building setback requirements and shall be subject to all applicable screening requirements as detailed in Section 1106.03.

e) Water Usage and Resource Management.

- i. Applicants shall disclose the estimated daily water usage and estimated annual water consumption for the proposed facility.
- ii. Use of water-efficient cooling systems and utilization of non-potable or recycled water sources shall be required.
- iii. Discharge of industrial wastewater, cooling system blowdown, or chemical runoff to the municipal stormwater system or natural waterways is prohibited unless pretreated to meet all applicable state and federal water quality standards.
- iv. The City reserves the right to require additional review or analysis which includes, but is not limited to, evaluation of system capacity and potential impacts on municipal and/or private water sources and baseline sampling and/or studies .

PC-26-14 – Data Center Regulations

f) Noise and Operational Standards

- i. Noise generated by mechanical equipment, cooling systems, and backup generators shall not exceed 65 dBA measured at any property line of a non-residential district or 55 dBA measured at any property line adjoining a residential district.
- ii. The City may require submission of a noise study prepared by a qualified professional at the time of site plan review and/or if there is reason to believe a violation has occurred.

g) Air Quality and Backup Power Generation.

- i. Emergency generators shall be limited to:
 - a) True emergency use, including grid outages or public safety needs; and
 - b) Routine maintenance and testing.
- ii. Participation in peak-shaving, demand response, or merchant power generation programs using fossil fuel generators is prohibited.
- iii. New data centers shall not install diesel-fueled backup generators unless the applicant demonstrates that no feasible alternative exists. Preference shall be given to:
 - a) Battery energy storage systems;
 - b) Fuel cells powered by non-fossil fuels;
 - c) Renewable-backed microgrids or equivalent technologies.
- iv. Applicants shall submit an air quality impact assessment prepared by a qualified professional, which shall evaluate:
 - a) facilities. Emissions of criteria pollutants, including PM2.5;
 - b) Cumulative impacts from all on-site generators operating simultaneously;
 - c) Impacts on nearby residential areas and sensitive receptors, including but not limited to schools, parks, and healthcare

PC-26-14 – Data Center Regulations

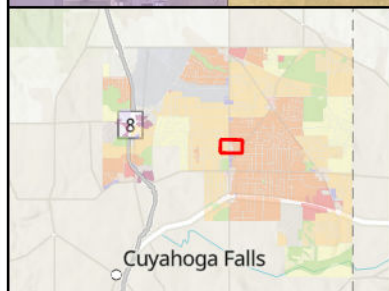
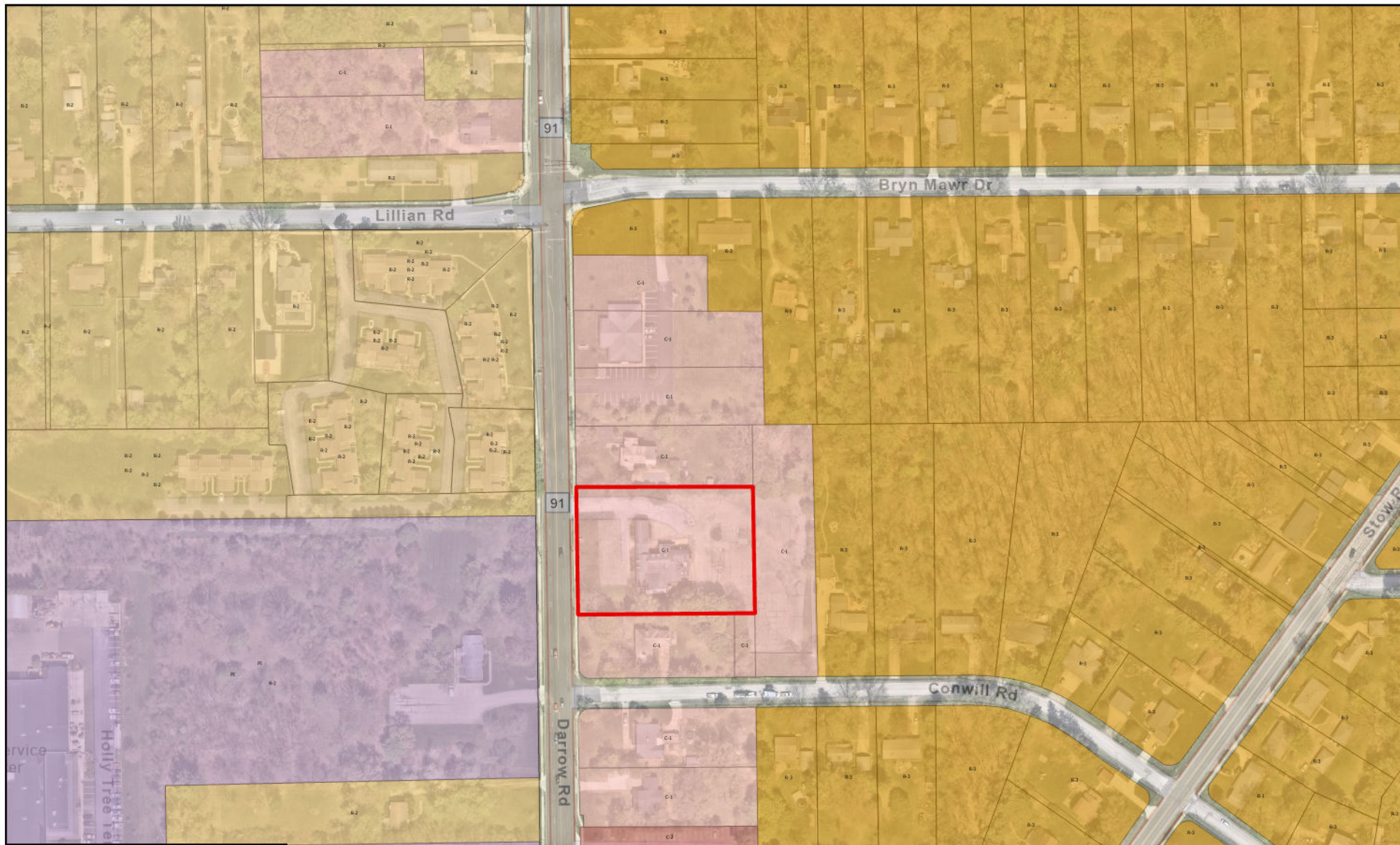
h) Thermal Impacts and Waste Heat Management.

- i. Applicants shall evaluate and, where feasible, implement waste heat recovery systems for beneficial reuse, including but not limited to:
 - a) District heating systems;
 - b) Industrial processes;
 - c) Heating of adjacent buildings.
- ii. Cooling equipment shall be:
 - a) Oriented away from residential areas to the maximum extent practicable;
 - b) Shielded, screened, or baffled in accordance with Section 1106.03 to reduce heat plume impacts;
 - c) Designed to minimize concentrated thermal discharge.

i) Review Authority and Performance Standards.

- i. The City may deny, condition, or require modification of any data center application if projected impacts exceed acceptable thresholds related to:
 - a) Air emissions;
 - b) Water use and water quality;
 - c) Waste heat and thermal discharge;
 - d) Noise;
- Infrastructure capacity.





PC-26-17 Location Map 3983 Darrow Rd., Stow OH 44224 (56-05985)

0 0.01 0.03 0.06 0.09 0.12 Miles



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contributors, and the GIS User
Community

PLANNING COMMISSION

STAFF REPORT

June 23, 2026

Application #PC-26-5

Applicant:	Nader Fahmy
Owner:	Lee Grosscup
Location:	3983 Darrow Rd. (Parcel #56-05985)
Acreage:	1.4 acres
Zoning:	C-1 – Neighborhood Commercial
Request:	Requesting approval of a conditional use for a restaurant use per Section 1104.03(A).

Staff Review:

The applicant is proposing to use the existing 6,700sf building as a restaurant. The building was formally occupied by Parasson's which has been closed since May of 2024. Although the building was formally used as a restaurant, it has been vacant for more than 6 months which requires compliance with current code requirements.

According to the applicant, the new restaurant will be a traditional Italian restaurant.

Surrounding Areas:

Direction	Zoning	Land Use
North	C-1 – Neighborhood Commercial	Single-Family
East	R-3 – High-Density Residential	Single-Family
South	C-1 – Neighborhood Commercial	Single-Family
West	PI – Public Institutional	City Building

Conditional Use Standards:

According to Section 1112.17(D) of the zoning code, a Conditional Use Permit may be granted upon finding that all applicable supplemental use standards (Chapter 4) and the following criteria are met. A negative finding on any of the following criteria may constitute a denial of a Conditional Use Permit.

1. The establishment, maintenance or operation of the Conditional Use will not be detrimental to or endanger the public health, safety, or general welfare,
2. The establishment of the Conditional Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

3. Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, and other necessary site improvements have been or are being provided.
4. Measures have been or will be taken to provide adequate ingress and egress and designed to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.
5. The Conditional Use conforms or will be made to conform with all applicable regulations of the zoning district in which it is located.
6. The Conditional Use aligns with the purpose, policies, and intent of the City of Stow Comprehensive Plan.

Department and Agency Review:

- Engineering Department – N/A
- Fire Department – N/A
- City Arborist – N/A

Conditions of Approval:

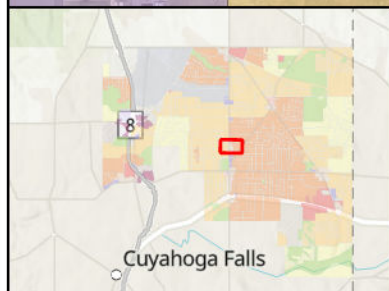
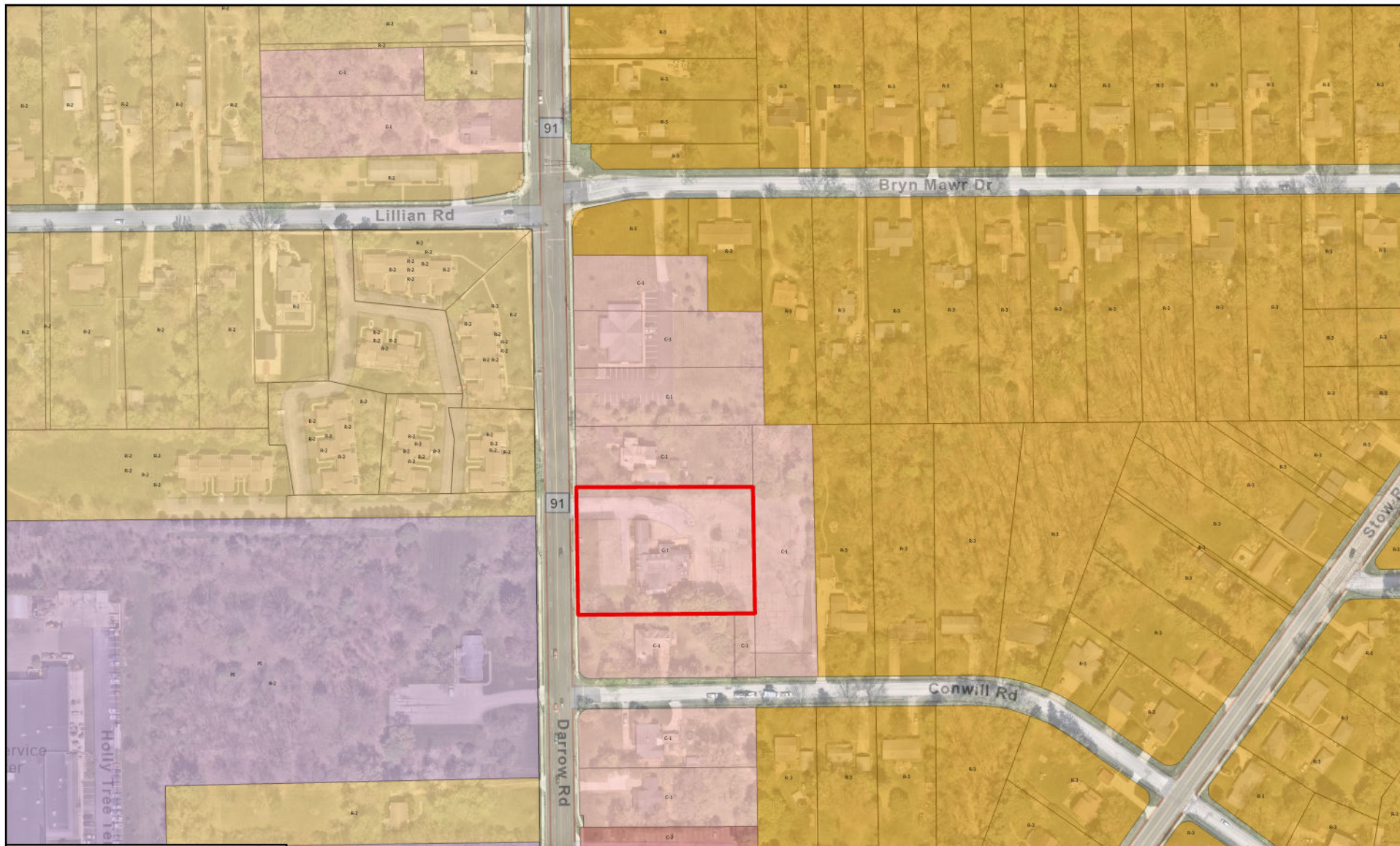
1. N/A

Resolution:

For your convenience, the following resolution may be considered by the Commission when making a motion:

“I move to recommend approval of application #PC-26-17”

(“with the following conditions” if conditions are to be placed on the approval).”



PC-26-17 Location Map 3983 Darrow Rd., Stow OH 44224 (56-05985)

0 0.01 0.03 0.06 0.09 0.12 Miles



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contributors, and the GIS User
Community

Record No: PC-26-17

Planning Commission Application

Status: Active

Submitted On: 6/16/2026

Primary Location

3983 DARROW RD
STOW, OHIO 44224

Owner

SKY TRUST ETAL TRUSTEE
959 E WATERLOO RD AKRON, OH 44306

Application Type

Zoning Map Amendment (rezoning)

☐

Zoning Text Amendment

☐

Conditional Use

☒

Use Variance ?

☐

Dimensional Variance ?

☐

Master Sign Plan

☐

Major Site Plan ?

☐

Minor Planned Development ?

☐

Major Planned Development ?

☐

Minor Subdivision ?

☐

Major Subdivision (Concept and sketch plan)

☐

Major Subdivision (Preliminary Plan Review) ?

☐

Major Subdivision (Final Plat Approval)

☐

Major Subdivision (Replat)

☐

Study Item ?☐**Extension of Approved Plan** ?☐**Modification to previously approved site plan or conditional use**☐**Other not listed above**☐

Project Description

Please describe the project in detail.* ?

We want to maintain the current look of the restaurant while addressing the areas that require improvement/repairs, all while enhancing the cozy and classic feel that makes it so beloved.

We will offering traditional Italian food with a few additions. We're thinking lasagna, pasta, salads, certain soups, gnocchi, steaks, pizza, and different variations of dessert (cakes, tiramisu, crème brûlée, and an Egyptian baklava). Again, this is still to be set as we will need to work on the menu with the head chef and look over costs and if certain items are worth it.

List all parcel numbers included in the project (Ex. 56-02623.)* ?

5605984-5605985-5605986

Existing Use of Property:* ?

Restaurant

Proposed Gross Floor Area (Sq Ft)*

7098

Proposed Number of Dwelling Units (if applicable)

—

Authorization

By checking this box and typing my full legal name I hereby certify (1) The information contained in this application is accurate to the best of my knowledge, (2) I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record, (3) I assume sole responsibility for correspondence regarding this application, which will transpire through my indicated email address, and (4) I am aware that all application requirements must be submitted prior to the acceptance of my application.*

☒ Nader Fahmy
Jun 16, 2026

Please note that submitting by the deadline is NOT a guarantee that the application will be scheduled on the next agenda date. The application will be reviewed by staff and all comments will need to be resolved prior to scheduling on an agenda.

You will receive notification of a document with the details of the meeting once it is scheduled on the agenda.

Conditional Use Information

In detail, describe the proposed use. Describe the business operations, if applicable.*

We want to open a traditional Italian restaurant with a few additions at this Stow property. The menu will be created by a Head Chef that is an expert in this cuisine and has a passion for will do the needed repairs and maintenance of the place. Then, we will see what we will need for the decor of the place, hire our head chef and general manager. We will work with the head chef to develop the menu and then build the inventory/pricing for each item. The general manager and we will work on hiring locally. We will also look into marketing needs and promotions, which our kids will manage since they're all active/have a good number of followers on social media and understand strong methods of marketing. Have a lawyer look over certain contracts, employee handbook, and an outsourcing accounting/payroll company to assist in setting us up, which the oldest daughter will be running point on. We will be taste testing food items and running numbers on which would be best for our initial menu and change it up by the amount of orders. The general manager we will hire will be a sommelier, with multiple years of experience running a restaurant. As time progresses, we will hire an assistant manager and more staff depending on needs and how we decide to grow. The manager(s) will be in charge of the logistics (scheduling, hiring, documenting performance, being a part of the creative process/strategy, menu/drinks to offer, looking over reviews with us and seeing how we can improve, and supporting staff in their scheduled shifts). We will be acting as the assistant managers and providing support to the general manager while we get to another point of hiring an assistant manager(s). The general manager's main priority is managing front-of-house employees, while the head chef's main priority will be managing back-of-house employees. Both will have control over who is on their team, and we will make sure each is able to work well together as their partnership/collaboration is going to be important to have a successful restaurant. They also will receive a profit-sharing bonus as part of their benefits to give them more of an incentive to want to be a part of this business and help make it grow. My husband and I will work on making sure each is feeling supported and is getting what they need, while making sure they're able to meet the needs we're looking for. We will be in charge of

budget, HR, payroll, legal, inventory, updating/making maintenance, supporting in any areas that are needed in each shift (if it's to serve, host, manage, expedite), providing needed trainings, strategy, and marketing.

Provide responses to the following Conditional Use Criteria per Section 1112.17(D):

Will the establishment, maintenance, or operation of the conditional use be detrimental to or endanger the public health, safety, or general welfare?*

No

Will the establishment of the conditional use impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?*

No

Have adequate utilities such as access roads, drainage, parking, etc. been provided or will they be provided as part of this project?*

Yes

Has adequate ingress and egress been provided to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets?*

Yes

Does the conditional use conform or will the use be made to conform with all applicable regulations of the zoning district in which it is located.*

Yes

Does the conditional use align with the purpose, policies, and intent of the Comprehensive Plan?*

Yes

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3 RESOLUTION NO. 2026-119
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REQUESTED BY APPLICANT
APPROVED BY PLANNING COMM.
INTRODUCED BY YOUNG

6 A RESOLUTION GRANTING A CONDITIONAL ZONING CERTIFICATE TO
7 NADER FAHMY, APPLICANT, ON BEHALF OF LEE GROSSCUP, OWNER,
8 ON THE PROPERTY LOCATED AT 3983 DARROW ROAD (PARCEL NO. 56-
9 05985)
10

11 WHEREAS, on June 23, 2026 (P.C. 2026-017), the Planning Commission did prudently
12 consider and now does recommend to this Council the granting of a conditional zoning certificate
13 to permit the conditional use for a restaurant use per C.O.S. Section 1104.03(A), located on Darrow
14 Road (Parcel No. 56-05985), as hereinafter set forth; and
15

16 WHEREAS, the Planning Commission determined that the subject property is zoned C-1 –
17 Neighborhood Commercial, and this use is conditionally permitted in this district, subject to site
18 plan approval; and
19

20 WHEREAS, Council has reviewed Planning Commission’s recommendations and now
21 wishes for this Resolution to be adopted accordingly;
22

23 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOW,
24 COUNTY OF SUMMIT AND STATE OF OHIO, THAT:
25

26 SECTION 1. Nader Fahmy, Applicant, on behalf of Lee Grosscup, Owner, is hereby granted
27 a conditional zoning certificate to permit the conditional use for a restaurant use per C.O.S. Section
28 1104.03(A).
29

30 SECTION 2. This Council finds and determines that all formal actions of this Council
31 concerning and relating to the passage of this Resolution were taken in an open meeting of this
32 Council and that all deliberations of this Council and of any committees or subcommittees that
33 resulted in those formal actions were in meetings open to the public in compliance with the law.
34

35 SECTION 3. This Resolution was adopted pursuant to Section 4.11 Charter and, pursuant to
36 Section 4.13 Charter, shall take effect thirty (30) days after its adoption by Council and approval
37 by the Mayor, otherwise at the earliest period allowed by law.
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City of Stow, Ohio
Resolution No. 2026-119
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ADOPTED BY COUNCIL _____

ATTEST

Sonya Mottram, CLERK OF COUNCIL

Kyle Herman, PRESIDENT OF COUNCIL

FILED WITH MAYOR _____

APPROVED _____

John Pribonic, MAYOR

FILED WITH CLERK _____

APPROVED AS TO FORM

EFFECTIVE DATE _____

Drew C. Reilly, LAW DIRECTOR

ASSENT AND ACCEPTANCE BY APPLICANTS

The undersigned, Nader Fahmy, Applicant, on behalf of Lee Grosscup, Owner, has read the foregoing enactment by Stow City Council and do assent and accept all terms and conditions contained in this Resolution as being the basis on which approval was granted and upon which the authorized activity is expressly conditioned.

Date

By _____
Nader Fahmy



PC-26-17

Applicant:

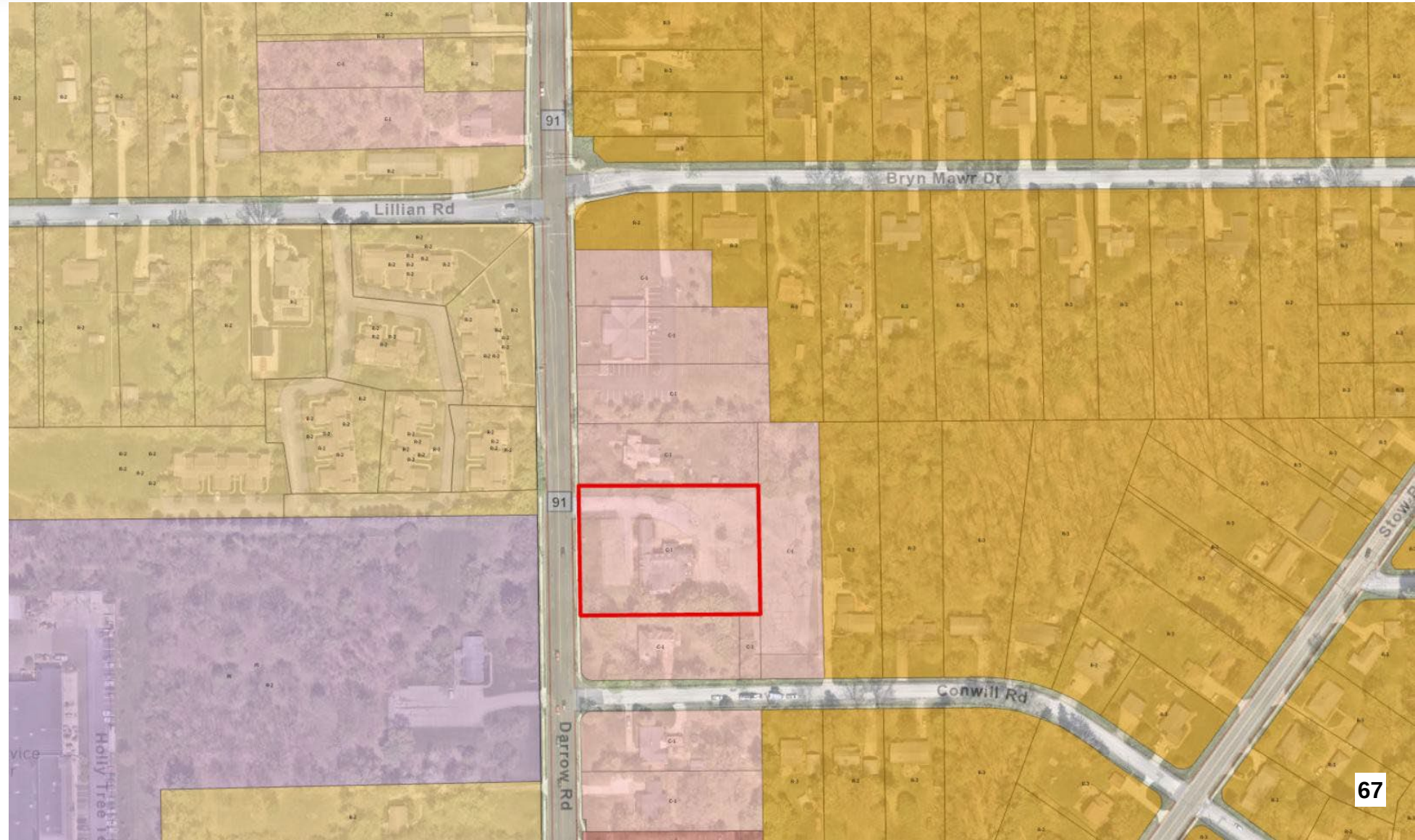
- Nader Fahmy
- 3983 Darrow Rd.
- 1.4 acres

Current Zoning:

- C-1 – Neighborhood Commercial

Business Item:

- Conditional Use
 - Restaurant



Staff Review

- Applicant proposes to use former Parasson's as a new Italian restaurant
- Parasson's closed in May 2024
 - Vacant for more than 6 months
 - Required to meet current code requirements

“We want to maintain the current look of the restaurant while addressing the areas that require improvement/repairs, all while enhancing the cozy and classic feel that makes it so beloved.

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Conditional Use Criteria

1. The establishment, maintenance or operation of the Conditional Use will not be detrimental to or endanger the public health, safety, or general welfare,
2. The establishment of the Conditional Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
3. Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, and other necessary site improvements have been or are being provided.
4. Measures have been or will be taken to provide adequate ingress and egress and designed to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.
5. The Conditional Use conforms or will be made to conform with all applicable regulations of the zoning district in which it is located.
6. The Conditional Use aligns with the purpose, policies, and intent of the City of Stow Comprehensive Plan.

