

For Sale

INDUSTRIAL VACANT LAND 222 Cochran Rd, Cuyahoga Falls



Property Details

7.9 Acres Available

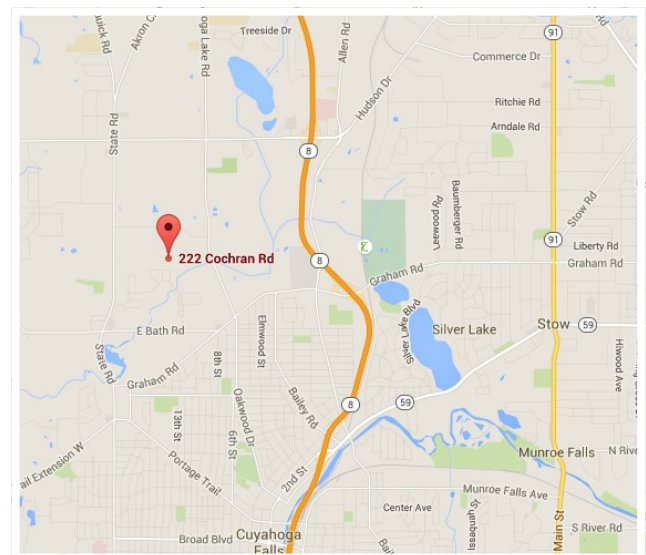
3 Miles from Route 8 - Excellent access

Zone E-1 - Employment District

Gas, Water & Electric Available

Plans Available

Sale Price \$ 327,000



For More Information Contact:

Taylor French, CPM // tfrench@pickardcommercial.com

Jim Pickard, President // jpickard@pickardcommercial.com

For Sale

INDUSTRIAL VACANT LAND 222 Cochran Rd, Cuyahoga Falls

1132.16 E-1, EMPLOYMENT DISTRICT

A **Planning Criteria.** The following criteria shall be used to assist in determining the appropriateness of zoning property to the E-1, Employment District:

1. The district should not be larger than 1/2 mile in diameter when measured in any direction, unless it incorporates service or retail uses that support the employment uses, or unless it is adjacent to a Mixed-Use center.
2. The district should be located at areas with direct access to regional transportation facilities. The district is most appropriate at the interchange of a thoroughfare interchange, or where the district is served by at least two arterial streets. Special consideration shall be given to any area where transit can be incorporated into the design of the employment district.
3. The district should be used only at locations where appropriate transitions or buffers between any residential neighborhoods or other incompatible districts can be incorporated into the site design, and where any off-site impacts of more intense uses will not impact these adjacent areas.
4. Small, individual sites may be zoned E-1 to create transitions and edges of any Mixed-Use District subject to the following additional criteria:
 - a. The use in the proposed E-1 district must be one that inherently by nature of the use cannot effectively implement the mixed-use development pattern and design standards, although all efforts must be made to meet the intent of all design standards for the adjacent mixed-use district. A site plan shall be approved with the additional criteria so that the design does not detract from any of the design characteristics of the adjacent mixed-use center.
 - b. The use must not detract from any of the uses in a Mixed-Use center.
5. The district shall incorporate specific design themes, in addition to the required regulations and design standards that match the intent of the Planning District in which it is located. (See Section 1131.02 - Northampton Planning Area - Rural; BMFA or SPTA Planning Area - Sub-Urban or transition; and CRA Planning Area - Urban)

B **Lot and Building Dimension Standards.** Unless otherwise modified through a Planned District procedure, a Conditional Use Permit, or Special Standards for Specific Uses identified in this section, the following lot and building dimension standards shall apply in the E-1 District.

Table 1132-10: E-1 Lot and Building Dimension Standards

E-1 LOT AND BUILDING DIMENSION STANDARDS*		
LOT SIZE (MINIMUMS)	AREA	<ul style="list-style-type: none"> • 7,500 s.f. in the CRA Planning Area • 11,250 s.f. in the BMFA or SPTA Planning Area • 15,000 s.f. in the NHA Planning Area
	WIDTH	<ul style="list-style-type: none"> • 50' in the CRA Planning Area • 75' in the BMFA or SPTA Planning Area • 100' in the NHA Planning Area
	DEPTH	<ul style="list-style-type: none"> • 150'
LOT COVERAGE (MAXIMUMS)	BUILDINGS	<ul style="list-style-type: none"> • 50% in the NHA Planning Area • 60% in the BMFA or SPTA Planning Area • 70% in the CRA Planning Area
	TOTAL SURFACE	<ul style="list-style-type: none"> • 75% in the NHA Planning Area • 75% in the BMFA or SPTA Planning Area • 80% in the CRA Planning Area
BUILDING ENVELOPE	FRONT SETBACK*	<ul style="list-style-type: none"> • 2' to 20' on any street or internal access street with Pedestrian Enhanced design according to Title 2, Subdivision Regulations • 100' on any street with a rural design element specified in Title 2, Table 1122-4 or 1122-6. • 40' in all other situations
	SIDE SETBACK	<ul style="list-style-type: none"> • 20' • 30' if immediately adjacent to a residential zoning district • 0' in CRA Planning District if party wall.
	REAR SETBACK	<ul style="list-style-type: none"> • 20' • 30' if immediately adjacent to a residential zoning district
	MAXIMUM HEIGHT	<ul style="list-style-type: none"> • 45' in the NHA Planning Area • 45' in the BMFA or SPTA Planning Area • 65' in the CRA Planning Area

*On any street where the City has formally adopted a setback map, the setback established on that map shall control.



For More Information Contact:

Taylor French, CPM // tfrench@pickardcommercial.com

Jim Pickard, President // jpickard@pickardcommercial.com