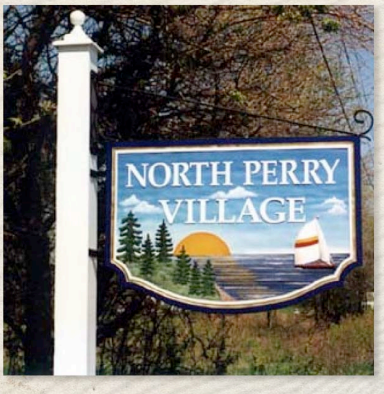
North Perry

COMPREHENSIVE PLAN 2008



Prepared by the Lake County Planning Commission for

North Perry Village, Ohio

North Perry Village, Ohio Comprehensive Plan

August 2010

Lake County Planning Commission
125 East Erie Street
Painesville, Ohio 44077

Mayor

Ed Klco
Michael Zinn (previous)
Thomas Williams (previous)

Village Council

James LeRoy
Richard Shreve
Joseph Stinson
Bryce Tischer
Craig Vrabeck
Michael Zinn

Village Planning Commission

Ed Klco
Sandra Elliott
Larry Reichard
Lorrie Taylor
Bryce Tischer

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Lee Fitzgerald
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Jason Boyd, Director
David Radachy, Senior Planner
Elaine Truesdell, Office Administrator
Ann Myers, Administrative Assistant

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1 Envisioning North Perry

1.1 Vision

North Perry Village seeks to balance the preservation of its semi-rural character with the accommodation of new growth and development, to create a desirable community with a positive and unique character, and enhance the quality of life for residents. Through this comprehensive plan, North Perry Village will implement land use policies that protect its natural resources, sustain a viable nursery industry and related agritourism, ensure new development is carefully integrated into the semi-rural and agrarian landscape, mandate high aesthetic standards and high quality appearance of public spaces, support sustainable economic development, and promote innovative and sound planning practice.

1.2 Why a comprehensive plan?

A comprehensive plan is a land use document that provides the framework and policy direction for land use decisions and other actions affecting the physical, economic, and social aspects of the community. It indicates in a general way how local government leaders want the community to develop in the future.

The basic characteristics of a comprehensive plan are that it is general and far-reaching; and that it is long-range and provides a base from which to make decisions.

The adoption of a comprehensive plan often becomes the driving force behind creation of a more targeted plan. Examples of more targeted plans would include a plan for development in the North Ridge Road/US 20 corridor, or a neighborhood plan for the north side of the village.

The North Perry Village Comprehensive Plan is a major planning effort to guide the community toward what it will be like in the future as a place to live, work, and invest. It is being developed through an open, participatory process driven by four broad-reaching questions:

1. Where are we now?
2. Where are we going?
3. Where do we want to be?
4. How do we get there?

The comprehensive plan will identify a vision and broadly address the elements that build a community including transportation, housing, open space and natural resources, sense of place, government services, the impacts of new developments and more.

The comprehensive plan serves as the village "to do" list regarding the built environment. Through goal setting, it will set priorities about land use, economic development, cultural and natural resources, transportation and other areas.

The comprehensive plan will not propose specific lot-by-lot locations for land uses or facilities. A comprehensive plan is not a zoning code or subdivision code. However, such regulations are used as tools for implementing the comprehensive plan. The comprehensive plan is intended to provide the legal and rational framework for regulations, investments, and government action.

WITHOUT A COMPREHENSIVE PLAN

With the exception of being home to a large nuclear power plant, the existing built environment in North Perry is no different than surrounding communities. Most development consists of:

- Single family houses lining collector roads, sited on deep but very narrow frontage lots divided from larger agricultural parcels. As frontage lots are created, farms and nurseries become less visible, and the streetscape grows to resemble a typical suburban subdivision.
- Commercial, mechanical commercial and semi-industrial uses, scattered along arterial roads. A large percentage of these uses are housed in prefabricated metal buildings, on sites with large signs, little or no landscaping, visually prominent outdoor storage, and continuous curb cuts. A sizeable portion of commercial uses are related to motor vehicles: sales, repair, fueling, parts and accessorizing.

Without a comprehensive plan or any changes in the zoning code, the current development pattern will likely continue unabated. With agricultural land and open space "out of sight, out of mind", there will be little incentive to preserve it. The semi-rural character valued by residents would be gone.

Preservation of remaining semi-rural character and the need for higher standards in commercial development are two major issues raised by comprehensive plan committee members and residents throughout the comprehensive plan process.

The previous village comprehensive plan was adopted in 2000. Unfortunately, few policies of the 2000 plan were implemented, and most of its goals went unrealized.

It will require strong political will, the leadership and commitment of village officials and employees, and public awareness of planning issues to make the goals of this comprehensive plan become reality. Otherwise, it will just be words on paper; its goals elusive.

There is no better time to draft, adopt and implement a comprehensive plan then when a community is experiencing a lull in development activity. **There are few communities in a better position to realize its vision than North Perry.**

1.3 Comprehensive planning process

Urban planners have used some form of the planning process since the start of the profession. Long ago, Patrick Geddes advocated a three-step procedure: survey, analysis, plan. Today, most planners use a planning process called the rational model, which involves the following:

1. Identify issues and options.
2. State goals and objectives; identify priorities.
3. Collect and interpret data.
4. Prepare plans.
5. Draft programs for plan implementation.
6. Evaluate potential impacts of plans and implementing programs, and modify accordingly.
7. Review and adopt plans.
8. Review and adopt implementation programs.
9. Administer plan-implementing programs, monitor their impacts, and amend plans in response to feedback.

A very important part of the planning process is public participation; that those who live, work and own businesses and nurseries in the village have a role in charting its future. Meetings were

held with residents and community leaders throughout 2006 and 2007, to solicit thoughts about the state of the built environment in the village, and the direction in which it should be heading.

The planning process is not finished with the completion of the steps described above. Collecting and analyzing information and implementing comprehensive plans is an ongoing process. Policy statements require occasional revision to respond to new conditions; long-range goals need periodic review. The planning process is a continuous program for keeping the plans of a community current and relevant, and the implementation programs fair and effective. It is important to review plans on a regular basis, and keep them up to date. Good planning practice recommends major review and revision of a comprehensive plan every five to seven years.

The comprehensive plan is a flexible planning tool that is not carved in stone. While the plan presents goals and policies to be pursued, future events, broad changes in community values, or the availability of financing could cause village leaders and residents to focus on other goals. However, it is good civic stewardship to ensure that revisions conform to the spirit of the plan and sound planning principles, and consider the best interest of the community as a whole.

1.4 Plan organization

Each element contains at least two parts: a narrative description of current conditions (often called an inventory) and possible courses of action for the town; and formal goals and policies. To permit flexibility in implementing the plan, specific implementation steps are usually not included with individual goals and policies.

The formal plan introduction, in the next chapter, describes the history, geography and geology of North Perry, along with a description of the challenges faced by the village.

- The **demographics element** describes attributes of the village population, how it has changed through the years, and how it may change in the future.
- The **land use element** describes the role of the built environment on the village, how land is being used, and the importance of creating and maintaining a unique sense of place.
- The **transportation element** describes the transportation system in the village; not just considering motor vehicles, but also bicycles and pedestrians.
- The **housing element** describes home ownership and tenure trends, and addresses challenges such as affordable housing.
- The **public facilities** element describes all public land uses – public safety facilities, schools, parks and open space – and discusses future needs.
- The **utilities element** describes the role that utilities play in shaping the built environment of the village.
- The **economic development element** describes the business environment of the village, and policies intended to maintain a diverse tax base and reduce the tax burden on residents, while preserving rural character.
- The **natural resources element** describes the features of the village built not by man but by nature, and ways to protect those gifts in the face of population growth.

The appendix will include specific survey results, and suggested implementation policies, including zoning code and map amendments.

1.5 Relation to adopted regional plans

With North Perry being a home-rule village, its comprehensive plan is not considered an amendment to the Lake County Comprehensive Plan. Regional plans from the Northeast Ohio Area Coordinating Agency (NOACA), the regional council of governments (COG) that guides transportation planning in the Cleveland metropolitan area, are also reflected in this plan.

2 Introducing North Perry Village

2.1 History

Although it was incorporated in 1926, North Perry Village remains a part of Perry Township. Much of the Village's history is part of Perry Township history.

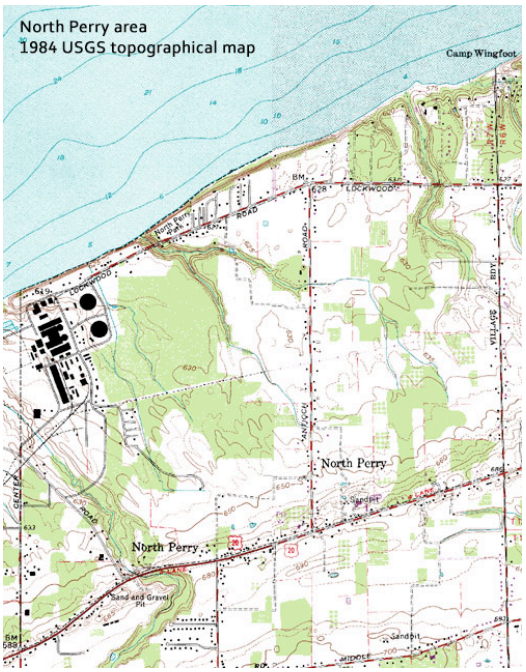
During the French and Indian War, the French built many forts along the coastlines of the Great Lakes. One was Fort Charlton, located in present day Eastlake. The British, in their efforts to take control of the Great Lakes, used their ships to attack the French coastal forts and the encampments of their Indian allies. Several British cannon balls from these attacks have been found in North Perry Village.

After the American Revolution, land in this area was organized into the Northwest Territory, set aside for veterans and their families. In 1805, shortly after Ohio became a state, the State Legislature created Geauga County which included Plymouth Township. In 1815, Plymouth Township was divided into Painesville and Perry Townships. Perry Township was named to honor Oliver Hazard Perry, hero of the battle of Lake Erie. In 1840, Lake County was formed out of six townships from Geauga County and one from Cuyahoga County. Perry Township was one of the six former Geauga County townships.

Throughout most of its history, North Perry was a farming community. Once the onion capital of Ohio, blight ravaged this specialty agricultural production resulting in a change to other produce crops. In 1878, the first nursery was formed in Perry Township. In 1919, the first residential subdivision was established along the shore of Lake Erie in the area now known as Lakehurst Drive. The site overlooked the wide, sandy beaches of the Lake Erie shore from a high bluff. This was a popular location for summer homes used by the residents of the expanding Cleveland area. In 1926, the companion residential subdivisions of East and West Hemlock were established. Commercial development along North Ridge Road/US 20 started in the 1920s, when gas stations were built to serve the growing number of automobile owners.

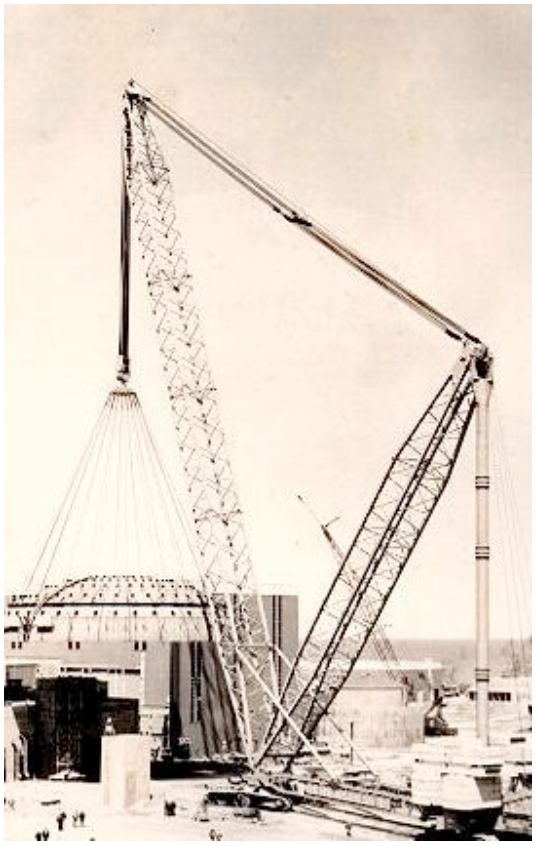
During the early 1920s, many wealthy Cleveland residents purchased lakefront property in North Perry and formed private clubs. Most clubs provided legal forms of recreation, but others were fronts for speakeasies and brothels. Both types of clubs attracted a heavy volume of tourists to the area. The presence of illegal activities disturbed many local residents, who grew increasingly frustrated when township government did not come to their aid. These residents learned that incorporated villages had the power to control the placement and types of clubs. It was also possible to close clubs through the power of eminent domain, if

they claimed the building was needed for public use.



On July 18, 1925, the petition for incorporation of the Village of North Perry was sent to the state legislature. The village formally came into existence on January 1, 1926, with 430 residents at the time of incorporation. The new village took the Buena Vista Club by eminent domain, reusing the facility as the village hall and park.

For the next fifty years, North Perry remained a rural community. Streetlights were placed for at the intersection of North Ridge Road/US 20 and Center Street in 1949 by the Painesville Power and Light Company. Residents celebrated the opening of a roadside park on November 11, 1950, formed from land that remained after North Ridge Road/US 20 was widened a decade earlier. After Interstate 90 opened, cross country traffic from travelers on North Ridge Road/US 20 dropped, along with use of the park, which eventually became a magnet for crime and drugs. After complaints from nearby residents of North Perry Village and Perry Township, the park was closed in 1979. A driving range now operates on the former park site.



In the early 1970s, the federal government allowed Cleveland Electric Illuminating Company, Duquesne Power and Toledo Edison to build a nuclear power plant in Lake County. The power companies chose North Perry Village for the plant site. Construction of the Perry Nuclear Power Plant started in 1974, and the plant went online on November 13, 1976. At a cost of six billion dollars, the Perry Nuclear Power Plant is one of the most expensive ever built.

Perry was originally designed as a two-unit installation, but construction on Unit 2 was suspended in 1985 and formally cancelled in 1994. At the time of cancellation, all of the major buildings and structures for the second unit were completed, including the 500 foot tall cooling tower. The completed sections have since been raided for spare parts to maintain Unit 1. It is theoretically possible that a second unit could be constructed on the site, but current economical and regulatory conditions are not conducive to doing so.

Property taxes from the power plant created substantial financial benefit for North Perry Village, Perry Township, Perry Village, and the Perry Schools District. Its security zone, however, eliminated the possibility of future nursery or residential development for about a quarter of all land in the village. Parts of Lockwood Road and Center Road were closed and vacated to allow for plant construction.

A 0.5% income tax adopted in December 1979, and raised to 1% three years later, generated $1,200,000 for the construction of a water distribution system, storm sewers, cable television, trash pickup for the residents and resurfacing of all the roads in the village.

In 1976, the village hall was moved to its present location, a home built by the Lake Erie College at the turn of the previous century as a summer retreat for college students. Around the same time, Lake Metroparks acquired lakefront property to create a park.

In 1985, North Perry Village expanded for the first time since its incorporation. The village bought Camp Wingfoot, a private girls' camp, and annexed the underlying land from Madison Township.

2.2 Geography and geology

North Perry is a 3.81 square mile (9.86 square kilometer) village located on the shore of Lake Erie in the northeast corner of Perry Township, at the eastern end of Lake County. North Perry is considered part of the Cleveland-Lorain-Elyria Primary Metropolitan Statistical Area (PMSA), Cleveland-Elyria-Mentor Metropolitan Statistical Area (MSA) and Cleveland-Akron-Elyria Combined Statistical Area (CSA) by the US Census Bureau.

North Perry is in the Lake Plain physiographic region of Ohio. The greatest geological influence on the area is the former post-glacial Lake Erie. This area was highly glaciated during the last ice age. The southern village boundary, at about 680 feet (207 meters) above sea level, is North Ridge Road (US 20), named for the sandy beach ridge left by the last prehistoric lake.

The soils of the village were developed from off-shore deposits of mud, gravels and segregated sands. These soils contribute to the physical characteristics of the village, and along with the microclimate, formed the foundation of the nursery industry in the area. Just north of the sandy ridge are many small streams and ditches that drain the area. The stream valleys of the two named creeks in the village, Red Mill Creek in the west and Chapel Creek in the northeast, provide the Village its only relief from the otherwise flat plain of the former lake bottom. Near the ridge are several small ponds that were former sand and gravel quarries.

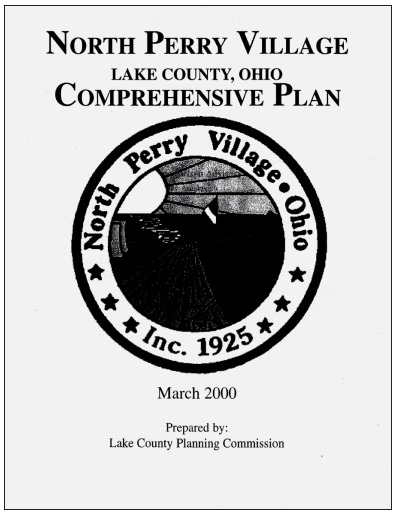
Bedrock in the area is Chagrin shale. The shale itself has little economic value, but is a source of natural gas in subcommercial quantities, providing energy for some homes in the area. Further below the shale and limestone is the Salina salt formation, extending from western Ohio into upstate New York.

The northern boundary of the village, at about 575 feet (175 meters) above sea level, is defined by one of the Village's greatest resources, Lake Erie. Its positive features include serving as a backdrop to the community, giving the village a distinctive identity that similar inland communities lack, providing recreational opportunities to residents, and providing potable water. Lake Erie is a young, living body of water, and constantly in a state of flux. Until recently, water levels have been above normal, accelerating the rate of erosion along the coastal bluffs fronting Lake Erie in the region. Erosion is a natural process. Eroding shoreline bluffs, or feeder bluffs, provide materials necessary for forming and maintaining beaches, as well as

supporting the geologic, biologic, and aesthetic diversity of the Lake Erie shoreline. Sand, gravel and other materials that come from the erosion of these bluffs nourish nearby beaches, spits, and other types of accretion shoreforms. Protection of the natural function of these sources of beach material is vital for the long-term stability of shoreline habitat and process.

2.3 Previous plans

This plan is a successor to the 2000 North Perry Village Comprehensive Plan. The focus of the 2000 plan was on an inventory of the village's built environment and natural resources, with a special emphasis on soils and geology. The 2000 plan presented nine broad goals and five sets of objectives and tools. The goals include:



1. Retain the semi-rural character.
2. Preserve farmland and nurseries.
3. Preserve the Lake Erie Shoreline, forested areas, open space, and stream corridors.
4. Preserve, enhance and unify Village appearance and character.
5. Allow for controlled new growth and development.
6. Allow for affordable housing and for alternative types of residential development.
7. Attract light industry and commercial development to enhance the commercial base.
8. Provide for the development of recreational opportunities for residents of all ages.
9. Pursue internal accessibility throughout the Village by a roadway system and pedestrian safety paths.

There has been limited success with farmland preservation (goal 2) and internal accessibility (goal 9). Development rights were purchased on three farm sites totaling 100 acres (40 hectares), and new sidewalks line almost every road in the village.

Objectives and tools include:

1. Preserve agricultural lands and retail the semi-rural character. *Tools: conservation easements, agricultural easements, purchase of development rights, transfer of development rights, subdivision regulations, conservation subdivisions, zoning.*

2. Preserve open spaces and natural areas. *Tools: scenic easements, conservation easements, conservation subdivisions, steep slope regulations, stream buffers, coastal setback, flood plain regulations, wetland mitigation, forestry reserve program, zoning district buffers, land purchase, recreational facilities.*

3. Unify village appearance and create a community identity. *Tools: citizen participation, architectural review, sign ordinance, tree ordinance, Issue 2 – access and safety funding, TEA 21, ODOT/FHWA bikeway.*

4. Control growth and yet allow for affordable housing based on density and alternative housing such as assisted living and conservation development. *Tools: overlay zones, density controls, conditional uses, assisted living residences, conservation subdivisions.*

5. Attract light industry and commercial business. *Tools: commercial reinvestment areas, infrastructure improvements, architectural/appearance review, enterprise zones, industrial revenue bonds, community reinvestment area, joint economic development districts (JEDDs).*

The development rights have been purchased on three farm sites. Along with Perry Village and Perry Township, North Perry Village is a member of the Perry Joint Economic Development District. Otherwise, the village has not implemented any of the other tools recommended in the 2000 plan. At the time this plan was written, the course of development in the village is little changed from before 2000.

2.4 Future challenges

A POST-NUCLEAR NORTH PERRY

At the time this plan was written, there were 18 decommissioned nuclear power plants in the United States.

Nuclear power plants are licensed by the Nuclear Regulatory Commission for 40 years. The license for the Perry Nuclear Power Plant expires in 2026. After that, First Energy can ask to renew their license, or they can shut down the plant and decommission it. The decommissioning process can take up to 60 years, with the site being dismantled, and radioactive elements entombed until radiation decays to safe levels.

If the Perry Power Plant is decommissioned in the future, tax revenues will plummet, and the village will be left with a site that may be unusable for decades. There are very few industrial or commercial uses that can fill even a small part of the void in property and income tax revenue from a decommissioned Perry Power Plant.

PRESERVATION OF REMAINING SEMI-RURAL CHARACTER

"There is a cliché that says 'Don't kill the goose that lays the golden eggs.' What is North Perry's goose?"

This was one of the questions asked at a comprehensive plan committee workshop. The answer: the semi-rural environment of the village.

However, much of what can be called "semi-rural character" is gone. Frontage development (strip residential) along the village's long roads blocks vistas of nurseries, fields, woods and open space. Narrow but deep building lots remove some of the region's most valuable agricultural land from production. The current village zoning code does little to preserve rural character.

A major disconnect was found throughout responses to the village survey. Residents value a semi-rural environment, and the presence of farmland and open space. Preservation of semi-rural character was considered one of the most important priorities of future village planning efforts. However, respondents generally prefer the type of development that has the most potential to damage the bucolic feel of the village, and consume its farmland, woodlots and open space – large-lot single family development and frontage/strip residential development – to alternatives that will have less impact.

According to resident survey results, North Perry residents generally value and want to protect the semi-rural character of the village, but they are also not opposed to the frontage development that plays a role in harming it.

CREATING A SENSE OF PLACE

Sense of place includes the characteristics of the built environment that make a place special or unique, and foster a sense of authentic human attachment and belonging. Places lacking these qualities are sometimes referred to as *placeless*. Placeless landscapes are those that have no special relationship to the places in which they are located – they could be anywhere.

Except for the sight of the Perry Power Plant cooling towers, and the lush parks lining the Lake Erie shoreline, there is little that physically distinguishes North Perry Village from neighboring communities. Unlike the villages of Madison and Perry, North Perry does not have a historic village center. Although North Ridge Road (US 20) is not yet overrun by commercial uses, it has the same mix of businesses as the rest of the corridor in the adjacent townships. In Comprehensive Plan Committee workshops, participants agreed that North Perry needs to be more than just "where the nuclear power plant is."

NORTH RIDGE ROAD/US 20 CORRIDOR DEVELOPMENT

Most land fronting on North Ridge Road/US 20 has underlying commercial or industrial zoning. The strip zoning in place is undesirable because the resulting commercial and semi-industrial development appears to be arbitrarily scattered among adjacent residences and nurseries. The zoning pattern prevents the development of a concentrated, healthy business district.

With the low population density in the area, there is little demand for the large areas of commercial zoned land along North Ridge Road. This causes the value of commercial real estate to remain depressed, making the corridor a viable location for businesses such as used car dealers and mini-storage warehouses. When a parcel is developed for commercial use, much of it will remain unused; its low value provides no incentive to use land efficiently.

The village zoning ordinance has no architectural design regulations, and has only basic standards for signs and landscaping. Along with the low price of land attracting certain types of businesses, the result is a recipe for lowest common denominator development.

An example of the semi-industrial and mechanical commercial uses prevalent along the North Ridge Road/US 20 corridor

CHANGING DEMOGRAPHICS

In Lake County and throughout the United States, household types are becoming more diverse. In 1970, about 44% of all households in the US had children, and only 17% of them were single-person households. The 1960s and 1970s saw the suburbanization of the United States and an accompanying increase in residential lot sizes, and was the period when child raising dominated household concerns. It was expected that communities catering to households with children, and fashioned appropriate land uses.

In 2006, only about 35% of all households in the US have children, while another 26% are single-person households. By 2040, the US Census Bureau predicts that about 27% of households will have children, and single-person households will remain at about 26%.

Because of changing demographics and shifting housing preferences, the current supply of single-family detached houses on large lots may already exceed the demand projected for the next decade, according to a study by Arthur Nelson in the Autumn 2006 issue of the *Journal of the American Planning Association*. On a national scale, the demand for attached, small lot, cluster, and other high-density options is likely to outpace the demand for detached houses on large lots. However, in North Perry Village and Lake County as a whole, the bulk of new housing continues to be larger detached houses on large lots, catering to a shrinking market of traditional families.

The percentage of Lake County residents older than 65 has been increasing since the 1970s. Older residents may want to remain in the city, village or township where they lived for so many years, but cannot maintain a larger house on a larger lot. With no other options available for them, especially in exurban communities, many senior citizens are forced to find suitable housing elsewhere.

2.5 Assets and opportunities

LAKE ERIE

Many communities in Northeast Ohio are situated on Lake Erie. However, with three public parks fronting the lake, North Perry has among the highest ratio of publicly accessible shoreline of all the communities in Lake County. North Perry Village residents have almost unlimited access to the lake, something their peers in nearby townships and cities do not enjoy. There is a large amount of undeveloped land within walking distance of shoreline parks, presenting an opportunity for a project unlike that of any other community in the area.

LARGE TAX BASE

The Perry Nuclear Power Plant brings millions of dollars in tax revenue to the village and the Perry School District. The tax revenue generated is among the highest of any community its size in the United States. There has been little incentive to recruit businesses whose tax revenue would normally subsidize the cost of services to residents. In 2004, the village received $3,101,805 in revenue, or about $3,800 for every resident. In comparison, Perry Village received $1,142,499 in revenue in 2004, or about $950 per resident. At the end of 2004, North Perry Village had a cash balance of $14,184,250.

MUNICIPAL AMENITY PACKAGE

In the resident survey, respondents gave very high approval marks to the level and quality of services provided to them by the village.

North Perry residents enjoy a high level of municipal services such as a large police department and sidewalk plowing. The services that North Perry residents enjoy are unrivaled by any other community in northeast Ohio. They also provide a strong incentive for residents to stay in the community. Despite what might be a weak physical sense of place, the "freebies" help to foster a strong sense of community, and loyalty to the village. The amenities also make residents tolerate and appreciate the presence of the power plant.

MUNICIPAL HOME RULE

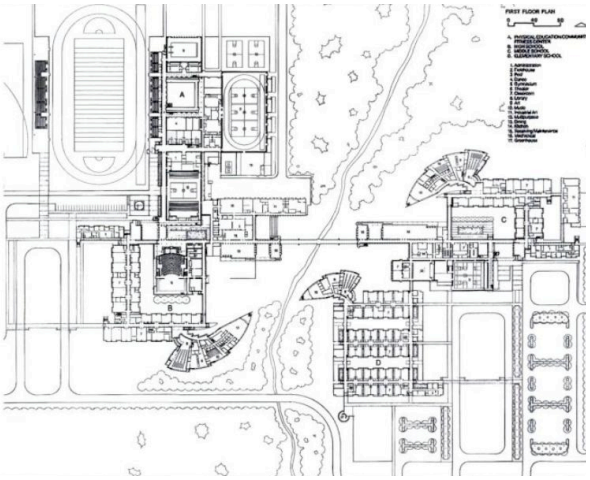
With its large tax base and home rule power, North Perry Village has far more control over its own destiny than its surrounding townships.

In Ohio, cities and villages have certain powers granted to them in Article 18 of the Ohio Constitution that exist outside their authority found in the Ohio Revised Code. Because these powers originate in the Constitution, laws passed by the General Assembly that interfere with them are invalid as applied to municipal corporations unless those laws otherwise are sanctioned by the Constitution.

Being an incorporated village, North Perry Village has home rule powers, including the power of local self government, the exercise of certain police powers, and the ownership and operation of public utilities. North Perry Village is not bound by the restrictions faced by townships in regulating land use or controlling nuisances. For instance, state statutes permit townships to regulate commercial architecture. However, they cannot regulate actual building materials, because they are not mentioned in the statute. Villages and cities are not bound by the same restrictions, so they can impose much stricter development standards than townships.

PERRY SCHOOL DISTRICT

In the 1970s, officials from the nearly-bankrupt Perry School District approached the Madison School District, to discuss a merger. The idea was dismissed, and Perry schools continued to struggle – until the power plant was built. Revenue from the power plant changed the course of the school district, turning it into one of the most desirable in the region. The new Perry High School campus is one of the largest and best equipped in the region, and teachers in the district earn higher salaries than those in other area districts. In a region where the residential real estate market is strongly influenced by the reputation of the school district, the Perry School District has been a factor in attracting higher-end residential development, and a higher rate of appreciation of existing homes.



First floor, Perry Community Education Village

FARMLAND PRESERVATION PROGRAM

In 2003, The Lake County Farmland Conservation Task Force was selected to receive $490,500 in funding from the Federal Farm and Ranchlands Program, to help purchase their development rights for three farms occupying about 100 acres. The program assists state and local farmland protection programs by providing funds to reimburse up to 50% of the easement value. This is the first use of purchase of development rights in Lake County.

3 Surveys

3.1 Introduction

In recent years, people have been besieged with surveys of some kind; long marketing research-related phone calls, political and opinion polls, requests to fill out customer satisfaction cards at restaurants and businesses, and more. Although the public may be faced with "survey overload," it is still one of the most effective and efficient ways to gather citizen opinions about civic and planning-related issues.

In the planning process, it is important to know the thoughts and opinions of "stakeholders" – residents and businesspeople that may be affected in some way by the plan. The findings of planning-related surveys help shape the plan, and justify its goals and policies as reflecting the will of the stakeholders. It also offers planners and village leaders' insight into problems and issues that may not be readily seen. If survey findings are acknowledged and reflected in goals and policies, the result is a plan that residents are more likely to take ownership of, rather than seen as an edict from above.

Two surveys were conducted as part of the planning process; a dot poster survey with those attending a comprehensive plan committee meeting, and a written survey that received about 130 responses from local residents and businesspeople. This section describes the surveys and their findings. The plan appendix includes more detailed survey results.

3.2 Plan committee dot survey

An informal dot poster survey was conducted at the November 2006 Comprehensive Plan committee meeting. Participants were given three sheets with 20 dot stickers each. Two posters were displayed, with areas designated for 29 specific issues. Participants were asked to place their dot stickers in the areas they felt were important issues. If they believed one issue was more important, they could put more dots in that area than in others. Issues related to sense of place, semi-rural character, agricultural preservation, and the appearance of commercial development topped the list of issues in the dot survey.

Dot survey results
North Perry Village comprehensive plan committee

Rank	Issue	Dots	% of dots
1	11) Maintaining a stable tax base if the power plant closes	48	9.52%
2	07) Commercial architecture and site planning quality	42	8.33%
3	16) Nursery and agricultural preservation	39	7.74%
4	02) Residential development and growth in general	38	7.54%
5	01) Sense of place and unique community identity	33	6.55%
6	15) Open space conservation and preservation	33	6.55%
7	12) Traffic, vehicle circulation and congestion	24	4.76%
8	09) Business sign size, height, placement and design	22	4.37%
9	25) Landscaping and trees on public property	22	4.37%
10	18) Parks and recreation facilities	21	4.17%
11	19) Lake Erie access	20	3.97%
12	26) Free utility program	18	3.57%

Dot survey results
North Perry Village comprehensive plan committee

Rank	Issue	Dots	% of dots
13	20) Natural environment in general	17	3.37%
14	13) Sidewalks, bicycle lanes and paths	16	3.17%
15	22) Nuisances and code enforcement	16	3.17%
16	21) Drainage and floodwater retention	14	2.78%
17	08) Commercial and retail use diversity and quality	12	2.38%
18	10) Economic development and attracting industry	12	2.38%
19	23) Noise and vibration	11	2.18%
20	17) Community facilities and amenities	10	1.98%
21	04) Alternative residential development (new urbanism, conservation development)	8	1.59%
22	05) Commercial and retail development in general	6	1.19%
23	14) Access management	6	1.19%
24	24) Landscaping and trees on private property	6	1.19%
25	06) Strip commercial development	4	0.79%
26	28) Sanitary sewer availability	3	0.60%
27	29) Water availability	2	0.40%
28	03) Strip residential development/bowling alley lots	1	0.20%
29	27) Overhead utility lines	0	0.00%

Sorted by number of dots placed in a category.

3.3 Resident survey

The survey sent out to area residents was more comprehensive and detailed than the survey used for the 2000 plan. Although it was a long survey – several respondents said it was too long – the response rate was excellent; 130 responses, or about 42% of 310 households. The margin of error is 6.6%.

Excluding the one non-resident, about 7.7% of respondents rent their homes. This is much lower than reported in the 2000 Census, where data show 13.7% of housing units as renter-occupied.

North Perry Village resident survey - Question 1
Do you live in North Perry Village?

Rank	Response	Response total	% surveyed	% responses
1	(01) Yes: own my/our residence	117	90.7%	92.1%
2	(02) Yes: rent my/our residence	9	7.0%	7.1%
3	(03) No	1	0.8%	0.8%

In the following questions, the response from the one non-resident is not included in the tally.

Question 2 asked respondents if they owned a business in the village. About 16% of those surveyed answered "yes". The survey made no determination between "brick and mortar" businesses, Internet-based businesses or home occupations.

North Perry Village resident survey - Question 2
Do you own a business in North Perry Village?

Rank	Response	Response total	% surveyed	% responses
1	(02) No	105	81.4%	83.3%
2	(01) Yes	21	16.3%	16.7%

Question 3 asked respondents if they own land in the village where the primary use is not residential. About 18% of those surveyed report owning vacant, agricultural or developed non-residential land in the village limits. About 10% of those surveyed own land occupied by an active nursery, farm or agricultural use.

North Perry Village resident survey - Question 3
Do you own land in North Perry Village where the primary use is not residential?
(check as many as apply)

Rank	Response	Response total	% surveyed	% responses
1	(08) No	106	82.2%	79.1%
2	(05) Yes: active nursery, farm or agricultural use	13	10.1%	9.7%
3	(02) Yes: vacant commercial property	7	5.4%	5.2%
4	(07) Yes: other vacant property	3	2.3%	2.2%
5	(03) Yes: developed industrial property	2	1.6%	1.5%
6	(04) Yes: vacant industrial property	2	1.6%	1.5%
7	(01) Yes: developed commercial property	1	0.8%	0.7%
8	(06) Yes: developed with another use	0	0.0%	0.0%

Question 4 asked residents to rate the quality of life in the village. About 82% of respondents rated the quality of life as "excellent" or "very good", 14% rated it only "good," while 2.4% rated it "fair" or "poor."

North Perry Village resident survey - Question 4
How would you rate the quality of life in North Perry Village?

Rank	Response	Response total	% surveyed	% responses
1	(02) Very good	63	48.8%	49.2%
2	(01) Excellent	43	33.3%	33.6%
3	(03) Good	18	14.0%	14.1%
4	(04) Fair	2	1.6%	1.6%
5	(05) Poor	1	0.8%	0.8%
6	(06) Don't know / not sure	1	0.8%	0.8%

Question 5 asked residents to choose up to three reasons why they decided to live in North Perry Village. About 36% of all respondents selected "free utilities", topping other commonly selected responses such as a semi-rural environment, having roots in the area, liking the house, and Perry schools. Convenience to work and crime were generally not seen as important. Only 8.5% selected "distance from urban and inner ring suburban problems," implying that urban flight is not a major force driving growth in the village.

North Perry Village resident survey - Question 5
Choose up to three important reasons why you decided to live in North Perry Village (check up to three)

Rank	Response	Response total	% surveyed	% responses
1	(01) Free utilities	47	36.4%	13.7%
2	(04) Rural/semi-rural environment	44	34.1%	12.8%
3	(03) Close to family, have always lived in the area	43	33.3%	12.5%
4	(06) Like the house that I/we now own or rent	42	32.6%	12.2%
5	(05) Perry School District	39	30.2%	11.4%
6	(08) Close to Lake Erie	38	29.5%	11.1%
7	(07) Housing that was affordable	26	20.2%	7.6%
8	(09) Safety, security, lack of crime	24	18.6%	7.0%
9	(02) Convenient location, close to work	23	17.8%	6.7%
10	(10) Distance from urban and inner ring suburban problems	11	8.5%	3.2%
11	(11) Climate, weather	4	3.1%	1.2%
12	(12) Something else	2	1.6%	0.6%

Question 6 asked about residents' long-term plans to stay in the village. About two-thirds plan on staying permanently, and 8% until retirement. 12.5% plan on leaving North Perry Village in 10 years or less. As of 28 February 2007, there were seven houses for sale in North Perry Village; about 2% of the village's housing stock.

Resident survey - Question 6
How long do you plan on staying in North Perry?

Rank	Response	Response total	% surveyed	% responses
1	(06) Permanently, unless there's a situation where I'm/we're forced to move.	82	63.6%	64.6%
2	(07) Don't know / not sure	19	14.7%	15.0%
3	(05) Until I/we retire.	10	7.8%	7.9%
4	(03) 5-10 years	6	4.7%	4.7%
5	(02) 3-5 years	5	3.9%	3.9%
6	(01) 1-2 years	3	2.3%	2.4%
7	(04) Until I/we can afford to buy a larger or nicer house elsewhere.	2	1.6%	1.6%

Question 7 asked residents what one thing is most needed to address issues facing the village's built and natural environment. Over a third of those surveyed answered "slowing growth and development", while about a quarter answered "stronger land use and zoning regulations." Only 2.3% answered "more public funds".

North Perry Village resident survey - Question 7
What one thing do you think is most needed to address issues such as traffic, housing, growth, and open space preservation?

Rank	Response	Response total	% surveyed	% responses
1	(01) Slowing growth and development	46	35.7%	38.0%
2	(03) Stronger land use and zoning regulations	30	23.3%	24.8%
3	(06) Don't know / not sure	18	14.0%	14.9%
4	(05) Other _____	13	10.1%	10.7%
5	(02) More coordination between local governments	11	8.5%	9.1%
6	(04) More public funds	3	2.3%	2.5%
Other answers include (blank), steady coordination of growth, improve Townline Park, planning with resident involvement, no more laws/codes, spending, traffic, connecting road/Parmly.				

Question 8 asked residents to choose two environmental and open space assets that they feel are in the greatest need of protection. Wooded areas, farmland and nurseries, and Lake Erie access were considered to be among the most important assets.

North Perry Village resident survey - Question 8
Choose up to two of the following environmental and open space assets you think are in the greatest need of protection (check up to two)

Rank	Response	Response total	% surveyed	% responses
1	(01) Wooded areas	57	44.2%	24.9%
2	(02) Farmland and nurseries	53	41.1%	23.1%
3	(04) Lake Erie access	50	38.8%	21.8%
4	(05) Air quality	24	18.6%	10.5%
5	(06) Water quality	22	17.1%	9.6%
6	(03) Scenic views, view corridors	17	13.2%	7.4%
7	(07) Other _____	4	3.1%	1.7%
8	(08) Don't know / not sure	2	1.6%	0.9%
* Other responses include: blank, pesticide spraying				

Questions 9, 10 and 11 were intended to find disconnects that could be encountered in the planning process, and gauge how residents may welcome forms of residential development that are different than the norm in the village and surrounding area.

Question 9 asked what kind of development was more appealing; houses on large lots with little open space and farmland preserved, or houses on small lots with more open space and farmland preserved. Despite answers in other survey questions that express a strong desire towards saving farmland, about half of those surveyed chose "houses on large lots" – a form of development that consumes more farmland than the small lot alternative. Only about 36% preferred houses on small lots, with more farmland preserved. (About 13% didn't answer the question.)

Of those that chose "rural/semi-rural environment" in Question 5 as one of the reasons why they live in North Perry Village, half chose houses on large lots with little open space farmland preserved, and half chose houses on smaller lots with more open space farmland preserved.

North Perry Village resident survey - Question 9
What type of development is more appealing to you?

Rank	Response	Response total	% surveyed	% responses
1	(01) Houses on large lots, with little open space and farmland preserved, or	65	50.4%	58.0%
2	(02) Houses on smaller lots, with more open space and farmland preserved	47	36.4%	42.0%

Question 10 asked what was more appealing; the current development pattern of houses lining long roads, with open space or farmland *not* visible from the road; or houses clustered in subdivisions, with open space and farmland visible from the road. The results were similar to question 10; about 50% chose houses lining long roads with no visible open space and farmland; 41% chose houses clustered in subdivisions, where farmland and open space would remain visible.

As in Question 9, a disconnect was found among many who chose "rural/semi-rural environment" in Question 5 as one of the reasons why they live in the village. 54% preferred houses lining long roads with open space and farmland not visible from the road, while 46% chose houses clustered in subdivisions, with open space and farmland visible from roads.

North Perry Village resident survey - Question 10 **What type of development is more appealing to you?**				
Rank	*Response*	*Response total*	*% surveyed*	*% responses*
1	(01) Houses lining long roads (Antioch, Lockwood, Town Line), with open space and farmland not visible from the road, or	64	49.6%	54.7%
2	(02) Houses clustered in subdivisions, with open space and farmland visible from long roads (Antioch, Lockwood, Town Line)	53	41.1%	45.3%

Question 11 asked if they preferred to preserve the semi-rural character of the village by limiting conversion of farms and open space to residential use, even though it might limit their ability to subdivide and develop land they own; or to allow development wherever it was proposed, even if it threatened the semi-rural character of the village. 79% of those surveyed preferred to limit conversion, even though the ability to subdivide might be limited.

Among those who said in Question 3 that they owned land where the primary use was not residential, a smaller percentage (62%) preferred limiting conversion over allowing development wherever it was proposed.

Survey statistics 101: mean, median, mode and standard deviation

Mean is the average of a set of values; the sum of all the values divided by the number of items in the list. Median is the value dividing the higher half of a sample of values distribution from the lower half. Mode is the most frequent value occurring in a set of values. Standard deviation (σ) is a measure of statistical dispersion, measuring the spread the values in a data set.
Standard deviation is defined as the square root of the variance, and is based on the total amount that each individual differs from the average for the whole group. In this survey, higher standard deviations identify responses with a broader range or wider spread of scores or values.

North Perry Village resident survey - Question 11 **Would you choose …**				
Rank	*Response*	*Response total*	*% surveyed*	*% responses*
1	(01) To preserve semi-rural character by limiting conversion of farms and open space to residential use, even though it may limit your ability to subdivide and develop your property, or	102	79.1%	86.4%
2	(02) To allow development wherever it was proposed, even if it threatened the semi-rural character of the village?	16	12.4%	13.6%

Questions 12 through 17 asked respondents to score various issues, attributes and statements.

In **Question 12**, residents were asked to rate the quality of community services and attributes. Respondents expressed strong satisfaction with parks, trails, schools, and municipal services. Based on the low standard deviations for top-ranking attributes, there was much agreement for the top-rated choices among respondents.

Scoring at the bottom were the visual quality of the US 20 corridor, employment opportunities, diversity and quality of businesses along US 20, housing for the elderly and disabled, and arts and cultural facilities.

North Perry Village resident survey - Question 12

Rate the adequacy or quality of the following community services and attributes.
(1=poor to 5=very good)

Rank	Response	Mean	Median	Mode	σ	Responses
1	(03) Parks and recreation facilities	4.54	5	5	0.60	125
2	(05) Public sewer system	4.46	5	5	0.74	126
3	(14) Public schools	4.45	5	5	0.70	123
4	(06) Public water system	4.40	5	5	0.81	124
5	(04) Hiking, biking and walking trails	4.37	5	5	0.78	123
6	(10) Refuse collection and recycling	4.36	5	5	0.78	121
7	(09) Emergency services (911 and ambulance)	4.31	5	5	0.78	121
8	(07) Police protection	4.29	4	5	0.79	125
9	(08) Fire protection	4.27	4	5	0.84	122
10	(02) Secondary roadways	3.72	4	4	0.84	118
11	(15) Recreational opportunities and diversions for children and teenagers	3.72	4	4	0.98	110
12	(21) Power plant emergency/contingency plans	3.70	4	4	1.05	116
13	(17) Visual/aesthetic quality of residential areas	3.69	4	4	0.87	121
14	(20) Open space, farmland and nursery preservation	3.57	4	3	0.87	120
15	(01) Major roadways	3.45	3	3	1.16	122
16	(16) Code enforcement	3.42	3	3	1.06	110
17	(12) Public transportation	3.28	3	3	1.05	104
18	(13) Community arts and cultural facilities	3.08	3	3	1.30	93
19	(11) Housing for elderly and disabled	2.67	3	3	1.31	87
20	(18) Diversity and quality of businesses in the US 20 corridor.	2.62	3	3	1.13	121
21	(22) Employment opportunities	2.52	3	3	1.06	109
22	(19) Visual/aesthetic quality of the US 20 corridor	2.50	2	2	1.16	120

Question 13 showed four examples of residential development, and asked respondents how appealing they found them. The current pattern of exurban residential strips were favored just slightly over New Urbanist and conventional subdivisions, but the mode (most common score) for all three was +1 (using a scale of -2 to +2). Along with the results to Questions 9 and 10, this indicates that residents may be somewhat open to alternative forms of residential development.

North Perry Village resident survey - Question 13

These are four examples of residential development in exurban areas like North Perry. Please tell us what type of development appeals to you.
(-2 = very unappealing to +2 = appealing)

Rank	Response	Mean	Median	Mode	σ	Responses
1	(01) Exurban strip / "bowling alley lots"	0.12	0	1	1.35	111
2	(04) New urbanism / TND	-0.14	0	1	1.35	111

North Perry Village resident survey - Question 13

These are four examples of residential development in exurban areas like North Perry. Please tell us what type of development appeals to you.
(-2 = very unappealing to +2 = appealing)

Rank	Response					Rank	Response				
3	(02) Conventional subdivision					4	(03) Established village				
	Mean	Median	Mode	σ	Responses		Mean	Median	Mode	σ	Responses
	-0.17	0	1	1.37	110		-0.40	0	0	1.27	115

Question 14 asked users to judge the importance of various issues that may be addressed in this plan. Maintaining a stable tax base if the power plant closes rated at the top, followed by water availability, free utilities, natural environment in general, traffic, and open space conservation and preservation.

"Traffic, vehicle circulation and congestion" was scored as the fifth most important concern. However, traffic count data from the Ohio Department of Transportation and the Northeast Ohio Areawide Coordinating Agency (NOACA) shows that traffic congestion on US 20 is low.

With a median of +3 (middle score), mode of +1 (most common answer), and a standard deviation of +1.42, residents are most conflicted over the importance of strip residential development as an issue. Residents are also sharply divided about sidewalks, bike lanes and paths; the mode is +5 (most common answer), but the mean (average) is only +3.5.

Evidence of the same disconnect in previous questions is also seen in the responses to Question 14; open space conservation and preservation was scored as a very important issue (+4.11), but strip residential development was considered the least important issue (+2.69). However, it is not seen as unimportant; the mean for this issue and others scoring near the bottom are still +3 or above.

North Perry Village resident survey - Question 14

The following are issues the comprehensive plan may address. Rate how important you feel these issues are.
(1=not important to 5=most important)

Rank	Response	Mean	Median	Mode	σ	Responses
1	(11) Maintaining a stable tax base if the power plant closes	4.45	5	5	0.82	121
2	(28) Water availability	4.32	5	5	0.89	117
3	(26) Free utility program	4.27	5	5	1.06	123
4	(20) Natural environment in general	4.15	4	4	0.79	116
5	(12) Traffic, vehicle circulation and congestion	4.14	4	4	0.93	118
6	(15) Open space conservation and preservation	4.11	4	5	0.97	119
7	(21) Drainage and floodwater retention	4.11	4	5	0.98	114
8	(18) Parks and recreation facilities	4.04	4	5	0.98	120
9	(16) Nursery and agricultural preservation	3.96	4	5	1.05	120
10	(17) Community facilities and amenities	3.95	4	4	0.92	117
11	(19) Lake Erie access	3.85	4	5	1.16	124

North Perry Village resident survey - Question 14
The following are issues the comprehensive plan may address. Rate how important you feel these issues are.
(1=not important to 5=most important)

Rank	Response	Mean	Median	Mode	σ	Responses
12	(08) Commercial and retail use diversity and quality	3.83	4	4	1.02	110
13	(07) Commercial architecture and site planning quality	3.75	4	4	1.14	109
14	(23) Noise and vibration	3.73	4	4	1.05	113
15	(10) Economic development and attracting industry	3.71	4	5	1.20	115
16	(01) Sense of place and unique community identity	3.71	4	4	0.97	116
17	(22) Nuisances and code enforcement	3.71	4	4	1.15	116
18	(02) Residential development and growth in general	3.62	4	4	1.14	117
19	(05) Commercial and retail development in general	3.59	4	4	1.05	116
20	(14) Access management (location, number and arrangement of driveways and turning lanes)	3.54	4	4	1.05	103
21	(04) Alternative residential development (new urbanism, traditional neighborhood development, conservation development)	3.52	4	4	1.25	101
22	(13) Sidewalks, bicycle lanes and paths	3.50	4	5	1.42	119
23	(27) Overhead utility lines	3.49	4	3	1.10	112
24	(09) Business sign size, height, placement and design	3.44	4	4	1.24	114
25	(25) Landscaping and trees along roads	3.39	4	4	1.23	112
26	(24) Landscaping and trees on private property	3.16	3	4	1.23	115
27	(06) Strip commercial development	2.98	3	3	1.29	101
28	(03) Strip residential development / "bowling alley lots"	2.69	3	1	1.42	106

Question 15 offered statements regarding the built environment and other qualities of the village, and asked respondents to rate how strongly they agreed or disagreed with them.

Regarding **semi-rural character**, respondents as a whole strongly agreed with the statements "The rural/semi-rural character of the village should be preserved" (+1.39, median +2, mode +2) and "Existing farmland and nurseries should be preserved" (+1.01, median +1, mode +2). Contrary to the responses in previous questions that express approval of frontage development, respondents generally disagreed with the statement "Strips of deep, narrow lots along long roads are an ideal form of residential development" (-0.59, median -1, mode -2). There was mild agreement with the statement "Farmland and open space should be visible from the roads" (+0.50, median 0, mode 0).

Respondents mildly agreed with the statement "Residential building lots should be large" (+0.50, median +1, mode 0). Respondents were not totally unreceptive to small lots; there was some agreement with the statement "Smaller building lots are acceptable if a residential development is very well-designed, and offers a large amount of open space" (+0.28, median +1, mode +1).

Regarding **land use**, respondents as a whole strongly agreed with the statement "Vehicle-related uses should be limited or restricted in retail areas along US 20" (+1.06, median +1, mode +2) and "Semi-industrial uses should be limited or restricted in retail areas along US 20 (+0.83, median +1, mode +2). Respondents agreed with the statements "Owners of small cottages at the north end of the village should be allowed to tear them down and replace them with larger houses" (+0.76, median +1, mode +1), "Existing industrial areas must remain zoned for industrial uses" (+0.73, median +1, mode +1) and "The US 20 corridor needs more retail and commercial development" (+0.75, median +1, mode +1). Respondents were neutral to the statements "A few shops and cafes at the north end of the village would be nice" (+0.11, median 0, mode +1) and

"New Urbanism-style development would be appropriate in limited areas of the village" (-0.12, median 0, mode 0).

Regarding **growth and development**, respondents as a whole agreed with the statements "Residential growth in the village should be limited" (+0.96, median +1, mode +2) and "Urban sprawl in general is a concern" (+0.74, median +1, mode +2). Respondents disagreed with the statements "Market forces alone should determine commercial development trends" (-0.71, median -1, mode -2), "Market forces alone should determine residential development trends" (-0.85, median -1, mode -2), "Other property owners in the village should be able to subdivide their land into as many buildable lots as possible" (-0.97, median -2, mode -2) and "I should be able to subdivide my land into as many buildable lots as possible" (-0.98, median -2, mode -2).

Regarding **aesthetics**, respondents as a whole strongly agreed with the statements "The quality of development along US 20 east and west of the village leaves a lot to be desired" (+1.21, median +2, mode +2) and "High-quality architecture and design, short signs, and plentiful landscaping should be required for commercial uses along US 20" (+0.94, median +1, mode +1).

Respondents agreed with the statement "The village should be visually distinctive from Perry Township and Madison Township" (+0.66, median +1, mode 0). There was general agreement with the statement "Overhead utilities should be placed underground" (+0.54, median +1, mode +2). Respondents were neutral to the statement "Prefab metal buildings should not be allowed in commercial and retail areas" (+0.14, median 0, mode 0).

Survey respondents generally support high-quality commercial architectural design. (Photo: Ross Moldoff)

Regarding **transportation**, respondents as a whole mildly disagreed with the statement "Roundabouts should be used for traffic calming in some areas" (-0.41, median 0, mode 0). With statements regarding non-motorized transportation, respondents disagreed with "Roads in the village should include bicycle lanes if possible" (-0.74, median -1, mode -2) and "The village needs more sidewalks" (-0.99, median -1, mode -2).

Regarding **quality of life issues**, respondents as a whole agreed most strongly with the statement "Senior citizens should be able to stay in the village as they age" (+1.65, median +2, mode +2). There was mild agreement with the statement "The village needs more diversions for young children and teenagers" (+0.28, median 0, mode 0). Respondents were neutral to the statement "Public art, like sculptures and fountains, would enliven the village" (0.00, median 0, mode 0). Respondents disagreed with the statements "The village needs more parks further from the lakefront" (-0.90, median -1, mode -2) and "If gasoline and energy prices get too high, I may leave the village and move closer to work" (-0.96, median -1, mode -2).

Regarding the **use of tax revenue**, respondents as a whole strongly agreed with the statement "Tax revenue should be placed in an endowment, so freebies and a high level of village services can continue if the power plant closes" (+1.20, median +2, mode +2). Respondents agreed with the statements "Tax revenue should be used to acquire land for open space preservation" (+0.41, median +1, mode +2) and "Tax revenue should be used to offer public benefits for village

residents, such as low/no-interest home improvement loans, free high-speed Internet access, or college tuition for children that have lived there for a certain time" (+0.15, median 0, mode +2). Respondents were neutral to the statements "Tax revenue should be used to offer incentives to attract commercial and retail development." (+0.04, median 0, mode 0) and "Tax revenue should be used to offer incentives to attract industry) (-0.07, median 0, mode 0).

Survey respondents are generally opposed to bicycle lanes. (photo: Richard Drdul)

While a nuclear power plant is often considered a NIMBY (Not In My Back yard) use in many other communities, the presence of the **Perry Nuclear Power Plant** is of little concern to respondents as a whole. Of all the statements presented in the question, respondents expressed the strongest disagreement to "The presence of the power plant itself is a concern." (-1.00, median -2, mode -2). There was general agreement to the statement "The future of the village if the power plant ever closes is a concern" (+0.89, median +1, mode +1).

North Perry Village resident survey - Question 15
Rate how strongly you agree or disagree with these statements.
(-2=strongly disagree to 2=strongly agree)

Rank	Response	Mean	Median	Mode	σ	Responses
1	(25) Senior citizens should be able to stay in the village as they age.	1.65	2	2	0.76	120
2	(39) The rural/semi-rural character of the village should be preserved.	1.39	2	2	0.95	119
3	(12) The quality of development along US 20 east and west of the village leaves a lot to be desired.	1.21	2	2	0.96	124
4	(23) Tax revenue should be placed in an endowment, so "freebies" and a high level of village services can continue if the power plant closes.	1.20	2	2	1.06	119
5	(15) Vehicle-related uses (gas stations, car sales, garages, etc) should be limited or restricted in retail areas along US 20.	1.06	1	2	1.06	122
6	(05) Existing farmland and nurseries should be preserved.	1.01	1	2	1.18	124
7	(02) Residential growth in the village should be limited.	0.96	1	2	1.24	124
8	(14) High-quality architecture and design, short signs, and plentiful landscaping should be required for commercial uses along US 20.	0.94	1	1	1.06	118
9	(32) The future of the village if the power plant ever closes is a concern.	0.89	1	1	1.12	121
10	(16) Semi-industrial uses (machine shops, body shops, heavy equipment rental, etc) should be limited or restricted in retail areas along US 20.	0.83	1	2	1.14	118
11	(13) Owners of small cottages at the north end of the village should be allowed to tear them down and replace them with larger houses.	0.76	1	1	1.14	118
12	(03) The US 20 corridor needs more retail and commercial development.	0.75	1	1	1.16	119
13	(01) Urban sprawl in general is a concern.	0.74	1	2	1.16	115
14	(04) Existing industrial areas must remain zoned for industrial uses.	0.73	1	1	1.13	113
15	(17) The village should be visually distinctive from Perry Township and Madison Township.	0.66	1	0	1.14	116
16	(33) Overhead utilities should be placed underground.	0.54	1	2	1.28	115
17	(06) Farmland and open space should be visible from the roads.	0.50	0	0	1.11	118
18	(28) Residential building lots should be large.	0.50	1	0	1.27	115
19	(22) Tax revenue should be used to acquire land for open space preservation.	0.41	1	2	1.44	82

North Perry Village resident survey - Question 15

Rate how strongly you agree or disagree with these statements.
(-2=strongly disagree to 2=strongly agree)

Rank	Response	Mean	Median	Mode	σ	Responses
20	(29) The village needs more diversions for young children and teenagers.	0.28	0	0	1.20	110
21	(24) Smaller building lots are acceptable if a residential development is very well-designed, and offers a large amount of open space.	0.28	1	1	1.40	122
22	(21) Tax revenue should be used to offer public benefits for village residents, such as low/no-interest home improvement loans, free high-speed Internet access, or college tuition for children that have lived there for a certain time.	0.15	0	2	1.54	116
23	(38) Prefab metal buildings should not be allowed in commercial and retail areas.	0.14	0	0	1.38	111
24	(11) A few shops and cafes at the north end of the village would be nice.	0.11	0	1	1.45	122
25	(20) Tax revenue should be used to offer incentives to attract commercial and retail development.	0.04	0	0	1.28	117
26	(18) Public art, like sculptures and fountains, would enliven the village.	0.00	0	0	1.36	117
27	(19) Tax revenue should be used to offer incentives to attract industry.	-0.07	0	0	1.28	114
28	(31) New Urbanism-style development would be appropriate in limited areas of the village.	-0.12	0	0	1.25	109
29	(37) Roundabouts should be used for traffic calming in some areas.	-0.41	0	0	1.23	98
30	(27) Strips of deep, narrow lots along long roads are an ideal form of residential development.	-0.59	-1	-2	1.22	111
31	(10) Market forces alone should determine commercial development trends.	-0.71	-1	-2	1.17	112
32	(36) Roads in the village should include bicycle lanes if possible.	-0.74	-1	-2	2.33	117
33	(09) Market forces alone should determine residential development trends.	-0.85	-1	-2	1.15	114
34	(34) The village needs more parks further from the lakefront.	-0.90	-1	-2	1.20	115
35	(26) If gasoline and energy prices get too high, I may leave the village and move closer to work.	-0.96	-1	-2	1.07	114
36	(07) Other property owners in the village should be able to subdivide their land into as many buildable lots as possible.	-0.97	-2	-2	1.37	122
37	(08) I should be able to subdivide my land into as many buildable lots as possible.	-0.98	-2	-2	1.35	122
38	(35) The village needs more sidewalks.	-0.99	-1	-2	1.19	116
39	(30) The presence of the power plant itself is a concern.	-1.00	-2	-2	1.17	117

Question 16 asked residents to score the desirability of different types of businesses and land uses that might be found in a corridor like US 20. Sit-down restaurants, nurseries, offices, banks, grocery stores, and small-scale retail scored at the top. Light industry also scored near the top.

Low-end commercial and semi-industrial uses such as vehicle and engine repair and service, auto parts stores, heavy/construction equipment sales and rental, auto, truck and RV sales, contractor yards, mobile home parks and mobile home sales, ranked at the bottom.

Single-family houses had a relatively high median score of +0.24, while apartments scored -0.96; below heavy equipment rental, auto sales and contractor yards. Motels and hotels also scored low, at -0.51; below auto repair and auto parts stores.

North Perry Village resident survey - Question 16

If there was more development along US 20 in the village, what types of uses would you prefer to see?
(-2=strongly oppose to 2=strongly support)

Rank	Response	Mean	Median	Mode	σ	Responses
1	(07) Sit-down restaurants (Applebees, Olive Garden, etc.)	1.15	1	2	1.02	120
2	(27) Nurseries	0.64	1	2	1.28	111
3	(12) Professional and medical offices	0.60	1	1	1.21	112
4	(15) Light industry	0.43	1	1	1.14	115
5	(13) Banks	0.38	0	0	1.17	112
6	(05) Grocery stores	0.30	0	1	1.18	115

North Perry Village resident survey - Question 16

If there was more development along US 20 in the village, what types of uses would you prefer to see?
(-2=strongly oppose to 2=strongly support)

Rank	Response	Mean	Median	Mode	σ	Responses
7	(03) Medium-scale retail and commercial (Walgreens, Jo-Ann, Ace Hardware, etc.)	0.27	0	1	1.35	113
8	(04) Small-scale retail and commercial (Radio Shack, Kinko's, etc.)	0.24	0	1	1.25	113
9	(14) Information technology (computer consultants, data processing, etc.)	0.24	0	0	1.18	108
10	(23) Single family houses	0.24	0	2	1.41	113
11	(09) Personal services (hair/nail salon, tanning salon, etc.)	0.20	0	0	1.19	112
12	(10) Entertainment (movie theaters, etc.)	0.09	0	1	1.34	116
13	(02) Medium "big box" stores (Circuit City, Bed Bath and Beyond, etc.)	-0.07	0	-2	1.54	114
14	(06) Convenience stores	-0.07	0	0	1.15	110
15	(01) Large "big box" stores (Target, Home Depot, etc.)	-0.24	0	-2	1.56	117
16	(16) Gas stations	-0.24	0	1	1.30	111
17	(24) Townhouses	-0.28	-1	-2	1.40	114
18	(08) Fast food restaurants (McDonalds, Subway, etc.)	-0.39	0	-2	1.33	109
19	(18) Vehicle and engine repair and service	-0.39	0	0	1.25	111
20	(21) Auto parts stores	-0.43	0	-2	1.38	110
21	(11) Hotels and motels	-0.51	-1	-2	1.33	108
22	(17) Heavy/construction equipment sales and rental	-0.73	-1	-2	1.27	109
23	(19) Auto, truck and RV sales	-0.85	-1	-2	1.25	110
24	(22) Contractor yards	-0.88	-1	-2	1.21	107
25	(25) Apartment complexes	-0.96	-1	-2	1.28	113
26	(20) Mobile home sales	-1.44	-2	-2	2.25	114
27	(26) Mobile home parks	-1.46	-2	-2	1.02	116

Question 17 asked residents to score four different forms of commercial development typically found in growing suburban and exurban areas. Traditional village-like retail scored the highest, even though village-like residential development scored low in Question 13. Hybrid commercial (some parking to the front and sides of a building, but not all in front) and lifestyle center (buildings centered on an internal street, like Legacy Village or Crocker Park) also received positive scores. Auto-oriented shopping centers, with a large parking lot in the front and buildings in the back – similar to the bulk of newer retail development in Lake County – received a negative score.

North Perry Village resident survey - Question 17

If commercial development takes place along US 20, what form do you prefer?
(-2=strongly oppose to 2=strongly support)

Rank	Response	Mean	Median	Mode	σ	Responses
1	(02) Village-like retail – pedestrian-oriented, buildings and sidewalk in the front, parking in the back or on the side (Madison Village, Chagrin Falls, downtown Willoughby)	0.70	1	2	1.31	117
2	(03) Hybrid – some parking in the front, some on the sides, but not just a large parking lot in front	0.48	1	0	1.11	115
3	(04) Lifestyle center – buildings centered on an internal "main street" (not US 20), with parking nearby (Legacy Village)	0.31	1	1	1.39	111
4	(01) Auto-oriented shopping center – large parking lot in the front, row of buildings in the back (typical plaza or big box store)	-0.38	0	-2	1.39	113

4 Demographics

4.1 Introduction

Demographic analysis is an important part of a community comprehensive plan. Identification of demographic and socioeconomic characteristics in North Perry, surrounding communities, Lake County, and the Cleveland metropolitan area are vital, both for understanding the community and for providing information used in making policy decisions.

This chapter provides a demographic profile of North Perry, examining information such as population characteristics, educational attainment, school enrollment, income statistics, and employment characteristics. (Information regarding housing can be found in the Housing element.) For comparison, data is also presented for several adjacent communities – Madison Township, Perry Township, Perry Village and Painesville Township – as well as Lake County and the Cleveland-Akron-Lorain metropolitan area.

Demographic analysis provides basic information necessary to develop a well-thought out comprehensive plan. Demographic information is used in a number of ways:

Quantify: Quantifying the various characteristics of township residents is needed to understand the impacts of a population, or subgroup, on matters such as the level of services required, size of markets that can be supported, and impact on transportation and infrastructure.

Trends: Analyzing numbers over time can identify trends now affecting or which may affect the community in the future.

Identifying issues and needs: Numbers or trends may identify conditions or issues the village may need to address through policy or programs.

Projections: Demographic analysis is the starting point for developing projections. Understanding the size and characteristics of the future population to be served can help a community plan policy and programs in a timely fashion.

The latest data available for most demographic characteristics is from the 2000 Census of Population and Housing by the U.S. Census Bureau. More recently colleted data have been included to supplement Census Bureau data wherever possible.

North Perry Village includes all blocks in Census tracts 2056, and block 3012 in tract 2057.01. Block 3012 has no residents.

Table 4.1
Census basics 2000
North Perry Village

Population	*Dwelling units*	*Area (mi^2)*	*Density (per mi^2)*	*Dwelling units/acre*
838	316	3.9 mi^2	215/mi^2	0.12 du/ac

(US Census Bureau)

The following highlight some of the more important points of the analysis.

1. Growth in North Perry continues, but at a much slower rate than surrounding communities and the county as a whole. Most new residents are from Lake County and the Cleveland area, usually drawn by the location in the Perry school district, and/or the amenities offered by the village. The number of households will increase as the population of the region disperses into exurban areas, but the population itself may only increase at a slow rate.

2. North Perry has a larger percentage of families, especially families with children, than the area as a whole.
3. North Perry has far fewer residents between the ages of 25 and 35 – young families and singles – than other communities in the area.
4. Despite having a comparatively lower percentage of college graduates and white collar workers, and a relatively large percentage of residents working in the construction industry, North Perry is primarily a middle-income community.
5. Poverty is uncommon in North Perry, even among groups such as single parent families.
6. North Perry has only a few minority residents.

4.2 Population

North Perry grew slowly through most of the previous century, always at a rate below the county in general.

The population of the village dropped 3% in the 1980s, the decade the Perry Nuclear Power Plant opened.

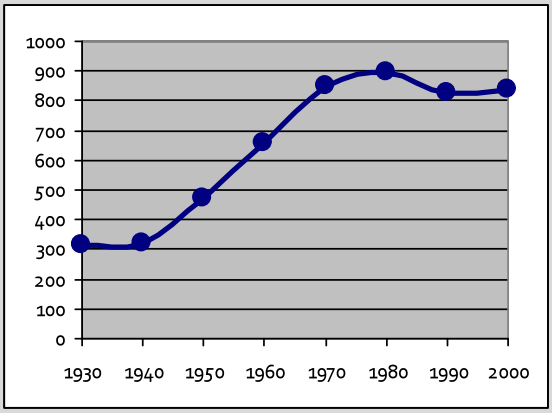
The village grew at a rate of 1.7% between 1990 and 2000, from 824 to 838 residents. At the same time, the population of Lake County increased by 5.6%. The population of the village in 2000 is slightly below the 1970 population. (Table 4.2)

Considering the current number of housing units (356) and median household size (2.77), the estimated population of the Village at the end of 2005 is 986. This estimated population is much higher than published in projections by the state and NOACA.

The overall rate of growth in North Perry is slightly lower than surrounding communities. From 1950 to 2000, the population of the village rose by 78%, compared to 82% in Perry Village, 146% in Painesville Township, 353% in Perry Township and 298% in

Table 4.2
Population change 1910 - 2000
North Perry Village

Year	North Perry Village population	Δ% from previous decade	Lake County population	Δ% from previous decade
1910	n/a	n/a	22,927	N/A
1920	n/a	n/a	28,667	25.0%
1930	316	n/a	41,674	45.4%
1940	318	0.6%	50,020	20.0%
1950	470	47.8%	75,979	51.9%
1960	658	40.0%	148,700	95.7%
1970	851	29.3%	197,200	32.6%
1980	897	5.4%	212,801	7.9%
1990	824	-3.0%	215,499	1.3%
2000	838	1.7%	227,511	5.6%



Growth without growth

Why are new houses still being built in North Perry, even though the population isn't growing? Through the years, household sizes have been shrinking: in Lake County from 2.22

(US Census Bureau)

Madison Township. (Table 4.3) The slower rate of growth may be attributed to distance from employment centers in Cuyahoga County and western Lake County, large minimum lot size requirements, and proximity to the Perry Nuclear Power Plant.

Table 4.3
Population 1910-2000
North Perry Village; comparison to other communities

Year	North Perry Village	Perry Township	Perry Village	Madison Township*	Painesville Township	Lake County	Cleveland PMSA
1910	n/a	1,784	n/a	2,013	1,634	22,927	603,807
1920	n/a	1,220	473	1,992	2,288	28,667	1,169,422
1930	316	1,154	602	2,340	2,433	41,674	1,465,787
1940	318	1,349	615	2,725	3,404	50,020	1,500,798
1950	470	1,839	655	3,891	6,102	75,979	1,759,431
1960	658	3,291	885	8,494	10,316	148,700	2,220,050
1970	851	4,384	917	12,455	10,870	197,200	2,419,274
1980	897	5,126	961	15,378	12,348	212,801	2,277,949
1990	824	4,944	1,012	17,954	13,218	215,499	2,202,069
2000	838	6,207	1,195	18,428	15,037	227,511	2,250,871

* Includes Madison Village
(US Census Bureau)

According to the 2000 Census, 216 village residents older than five years (27%) lived in a different house in 1995. Of those who have moved to a new residence in the village between 1995 and 2000, nine moved from elsewhere in the village, 117 from another location in Lake County, 53 from a different county in Ohio, 30 from out-of-state, and seven from outside the United States.

4.3 Households and families

The average household size has decreased from 1960 to the present; in the United States from 3.33 persons per household to 2.62, and in Lake County from 3.63 to 2.50.

The decrease in family size can be attributed to many trends; families having fewer or no children, increased lifespan, increased divorce rates, and people marrying at a later age.

Table 4.4
Family and non-family households 2000
North Perry Village; comparison to other communities

Community	Family households	Nonfamily households
North Perry Village	79.1%	17.9%
Perry Township	80.5%	19.5%
Perry Village	76.3%	23.7%
Madison Township	74.2%	25.8%
Painesville Township	70.4%	29.6%
Lake County	69.7%	30.3%
Cleveland PMSA	65.9%	34.1%
United States	68.1%	31.9%

(US Census Bureau)

North Perry has a much larger percentage of family households (79.1%) than Lake County (69.7%) and the Cleveland PMSA (65.9%) as a whole. The percentage of family households is slightly higher than surrounding townships. (Table 4.4) The high percentage of families can be attributed to the exurban nature of the township, with a housing stock consisting primarily of single-family houses on large lots.

The average household size in North Perry (2.77 persons) is higher than Lake County (2.50) and the Cleveland PMSA (2.47) as a whole. The average family size in the village (3.18 persons) is also higher than Lake County (3.03) and the Cleveland PMSA (3.08) as a whole. The median household and family size is comparable to Perry Township and Perry Village, but is somewhat higher than neighboring communities. (Table 4.5) This may be attributed to the excellent reputation of the Perry school district.

Only 18.4% of North Perry households consist of those living alone, compared to 25.6% of Lake County households. (Table 4.6)

81.6% of all village households include two or more people, compared to 69.7% for Lake County as a whole. 25.8% of all village households consist of married couples with children living in the same house, compared to 24% of households countywide. 40% of all households, or about half of all households with two or more people, are married couples without children living in the house, compared to 32.7% of households countywide.

7.7% of all households in the village are single-parent families, compared to 7.3% of Lake County households.

Table 4.5
Household and family size 2000
North Perry Village; comparison to other communities

Community	*Household size (persons)*	*Family size (persons)*
North Perry Village	**2.77**	**3.18**
Perry Township	2.88	3.23
Perry Village	2.81	3.24
Madison Township	2.65	3.08
Painesville Township	2.49	2.98
Lake County	2.50	3.03
Cleveland PMSA	2.47	3.08
United States	2.59	3.23
(US Census Bureau)		

Table 4.6
Household type 2000
North Perry Village

Family type	*Households*	*% households*
Total households	310	n/a
1-person household:	57	18.4%
Male householder	23	7.4%
Female householder	34	11.0%
2 or more person household:	253	81.6%
Family households:	248	80.0%
Married-couple family:	204	65.8%
With own children under 18	80	25.8%
No own children under 18	124	40.0%
Other family:	44	14.2%
Male householder, no wife	13	4.2%
With own children under 18	7	2.3%
No own children under 18	6	1.9%
Female householder, no husband	31	10.0%
With own children under 18	17	5.5%
No own children under 18	14	4.5%
Nonfamily households:	5	1.6%
Male householder	5	1.6%
Female householder	0	0.0%
(US Census Bureau)		

Table 4.7
Household size 2000
North Perry Village

Household type and size	*Households*	*% households*	*% household type*
Family households	248	80.0%	n/a
2 people	103	33.2%	41.5%
3 people	61	19.7%	24.6%
4 people	47	15.2%	19.0%
5 people	22	7.1%	8.9%
6 people	13	4.2%	5.2%
≥7 people	2	0.6%	0.8%
Nonfamily households	62	20.0%	n/a
1 person	57	18.4%	91.9%
2 people	5	1.6%	8.1%
3 people	0	0.0%	0.0%
≥4 people	0	0.0%	0.0%
(US Census Bureau)			

Large families aren't common in North Perry, but they're encountered more frequently than in the rest of Lake County. 11.9% of all households in the village, or 15% of all families, have more than four people, compared to 8.7% of all households and 12.5% of all families countywide. (Table 4.7)

Table 4.8
Median age 2000
North Perry Village; comparison to other communities

Community	Median age
North Perry Village	40.4
Perry Township	38.1
Perry Village	37.6
Madison Township	36.6
Painesville Township	38.1
Lake County	38.6
Cleveland PMSA	37.3
United States	35.4
(US Census Bureau)	

4.4 Age

The median resident age of North Perry is 40.4 years, compared to Lake County at 38.6 years and the Cleveland PMSA at 37.3 years. The median age of township residents is slightly higher than other exurban communities in eastern Lake County, exceeded only by older suburban communities in western Lake County, and communities south of I-90. (Table 4.8)

Compared to Lake County and the Cleveland PMSA, North Perry has a slightly higher percentage of children (19 and younger), a similar percentage of older adults and senior citizens (55 and older), and a slightly lower percentage of adults aged 20-54. (Table 4.9) The village has a much lower percentage of residents aged 25-34 (8.9%) than Lake County (12.9%) and the Cleveland PMSA (13.1%).

Residents aged 55 and older made up 19.1% of the population in 1990, rising to 24.4% of the population in 2000. The percentage of residents older than 55 is about the same as the county as a whole (24.0%). (Table 4.10)

Table 4.9
Age distribution 2000
North Perry Village; comparison to other communities

Age	North Perry Village		Lake County		Cleveland PMSA	
	Persons	%	Persons	%	Persons	%
≤5	36	4.3%	13,906	6.1%	148,150	6.6%
5-9	64	7.6%	15,486	6.8%	164,872	7.3%
10-14	69	8.2%	16,079	7.1%	164,207	7.3%
15-19	69	8.2%	14,689	6.5%	149,349	6.6%
20-24	38	4.5%	11,460	5.0%	121,813	5.4%
25-34	75	8.9%	29,247	12.9%	295,398	13.1%
35-44	140	16.7%	38,345	16.9%	363,179	16.1%
45-54	142	16.9%	33,689	14.8%	313,916	13.9%
55-59	55	6.6%	12,718	5.6%	111,566	5.0%
60-64	49	5.8%	9,848	4.3%	91,791	4.1%
65-74	59	7.0%	17,024	7.5%	165,665	7.4%
75-84	37	4.4%	11,676	5.1%	121,616	5.4%
≥85	5	0.6%	3,344	1.5%	39,349	1.7%
Grouping of ages 19 and under, 20-54, and 55 and over						
≤19	238	28.4%	60,160	26.5%	626,578	27.8%
20-54	395	47.1%	112,741	49.6%	1,094,306	48.5%
≥55	205	24.4%	54,610	24.0%	529,987	23.6%
(US Census Bureau)						

Table 4.10
Age distribution 1990-2000
North Perry Village

Age	1990		2000	
	Persons	%	Persons	%
≤19	251	30.4%	238	28.4%
20-54	416	50.4%	395	47.1%
≥55	157	19.1%	205	24.4%
(US Census Bureau)				

4.5 Education

14.3% of North Perry residents over 25 didn't graduate from high school or pass a GED examination, compared to 13.5% of Lake County residents and 17.2% of Cleveland SMSA residents.

38.7% of village residents older than 25 have just a high school education, comparable to other exurban communities in eastern Lake County.

North Perry residents are less likely to be college graduates than their peers in the Cleveland metropolitan area. 16.2% of village residents age 25 or over have undergraduate or advanced degrees, compared to 21.5% of Lake County residents and 23.3% of Cleveland PMSA residents. However, the percentage of those with undergraduate and advanced degrees is comparable to that of other exurban communities in the county, except Perry Village, where 22.4% of residents over 25 have completed their undergraduate or advanced education. (Table 4.11)

Table 4.11
Educational attainment 2000
Age 25 and over, North Perry Village; comparison to other communities

Education	*North Perry Village*	*Perry Township*	*Perry Village*	*Madison Township*	*Painesville Township*	*Lake County*	*Cleveland PMSA*
Less than 9th grade	**3.7%**	3.3%	1.2%	3.9%	2.4%	2.9%	4.3%
Some high school	**10.6%**	9.3%	7.0%	12.1%	10.5%	10.6%	12.9%
High school grad or GED	**38.7%**	38.8%	39.1%	40.0%	38.9%	34.4%	32.4%
Some college	**23.4%**	23.5%	21.8%	23.9%	22.3%	23.8%	21.4%
Associate degree	**7.4%**	7.0%	8.6%	6.7%	6.4%	6.7%	5.7%
Bachelor's degree	**10.9%**	11.5%	15.0%	8.8%	14.4%	14.6%	14.9%
Graduate degree or PhD	**5.3%**	6.6%	7.4%	4.5%	5.1%	6.9%	8.4%
(US Census Bureau)							

4.6 Occupation and industry

Among employed village residents, 24.3% work in the manufacturing sector, reflecting the large manufacturing base of Lake County; only 20% of workers in Ohio and 14.1% of workers in the United States are employed in the manufacturing sector. The second largest employer is the education, health, and social services sector, with 14.5% of all workers living in the township; a lower percentage than the county (18.0%). About 9.9% of North Perry residents work in the wholesale trade sector; compared to 4% for Lake County and 3.7% in the Cleveland PMSA.

Only 2.2% of village residents work in information-related businesses, slightly higher than the county as a whole (1.8%), but lower than the Cleveland metropolitan area (2.5%), and the United States (3.1%). There are also a low percentage of workers in the finance sector; 4.8%, compared to 7.1% in Lake County and 7.5% in the Cleveland SMSA. (Table 4.12)

Distribution of employment by occupation in the township – what people actually do for a living – is similar to the overall distribution for Lake County.

72.2% of all workers in the township can be considered white-collar (management/professional, service, sales/office), compared to 85% for the Cleveland PMSA. (Table 4.13)

Table 4.12
Employment by industry 2000
Employed civilians age 16 and over, North Perry Village; comparison to other communities

Industry	*North Perry Village*	*Perry Township*	*Perry Village*	*Madison Township*	*Painesville Township*	*Lake County*	*Cleveland PMSA*
Agriculture	**2.2%**	1.8%	0.8%	1.6%	0.9%	0.6%	0.5%
Construction	**5.5%**	9.1%	7.6%	7.9%	7.1%	6.1%	5.6%
Manufacturing	**24.3%**	26.1%	22.3%	27.0%	25.7%	24.4%	19.1%
Wholesale trade	**9.9%**	4.8%	4.8%	3.4%	3.1%	4.0%	3.7%
Retail trade	**8.9%**	12.7%	10.8%	11.5%	12.7%	12.0%	11.2%
Transportation, warehousing, utilities	**5.1%**	4.2%	5.7%	7.2%	3.2%	3.9%	4.7%
Information technology	**2.2%**	1.4%	2.4%	1.1%	0.9%	1.8%	2.5%
Finance, insurance, real estate	**4.8%**	4.5%	4.7%	4.6%	7.1%	7.1%	7.5%
Professional, scientific, management, administrative	**8.7%**	6.8%	5.8%	5.8%	6.7%	8.0%	9.1%
Educational, health, social services	**14.5%**	15.0%	18.1%	17.8%	16.5%	18.0%	20.4%
Arts, entertainment, recreation, hospitality	**5.5%**	4.9%	7.9%	5.9%	7.0%	6.7%	7.3%
Other services	**3.4%**	5.1%	3.9%	3.3%	4.7%	4.3%	4.4%
Public administration	**5.1%**	3.6%	5.2%	2.7%	4.4%	3.1%	3.8%
(US Census Bureau)							

Table 4.13
Employment by occupation 2000
Employed civilians age 16 and over, North Perry Village; comparison to other communities

Occupation	*North Perry Village*	*Perry Township*	*Perry Village*	*Madison Township*	*Painesville Township*	*Lake County*	*Cleveland PMSA*
White collar							
Management, professional, related	**28.9%**	31.0%	31.0%	24.6%	29.6%	32.1%	33.0%
Service	**14.9%**	16.6%	16.6%	13.0%	15.2%	13.0%	14.4%
Sales and office	**28.4%**	24.4%	24.4%	26.9%	27.1%	28.2%	27.7%
Blue collar							
Farming, fishing and forestry	**0.0%**	0.3%	0.3%	0.4%	0.1%	0.3%	0.2%
Construction, extraction, maintenance	**8.9%**	12.1%	12.1%	11.7%	9.4%	8.7%	8.1%
Production, transportation, material moving	**18.8%**	15.5%	15.5%	23.4%	18.6%	17.7%	16.6%
(US Census Bureau)							

4.7 Income

North Perry can be considered a middle-class community. The median household and family income in the village ($47,708 and $51,875, respectively) is slightly lower than the county ($48,763 and $57,134), but higher than the national median ($41,994 and $50,046.) Median household and family incomes in North Perry are lower than all surrounding communities except Madison Township. (Table 4.13)

Table 4.13
Median household and family income 1999
North Perry Village; comparison to other communities

Attribute	North Perry Village	Perry Township	Perry Village	Madison Township	Painesville Township	Lake County	Cleveland PMSA
Median household income	$47,708	$54,904	$52,955	$45,651	$47,751	$48,763	$42,089
Median family income	$51,875	$60,313	$56,281	$51,513	$54,485	$57,134	$52,047
(US Census Bureau)							

Compared to Lake County and the Cleveland PMSA, North Perry has a slightly higher percentage of households with an annual income under $50,000 (55.4%) than the county as a whole (51.4%), and a slightly lower percentage of households with an income of $50,000 to $149,000. (Table 4.14)

In 1999, 15 families, or 6% of all families in the village, live below the poverty level, compared to 3.5% in Lake County and 8.2% in the Cleveland PMSA. 50 residents, or 6% of the township population, live under the poverty level, compared to 5.1% of all Lake County residents and 10.8% of all Cleveland PMSA residents.

There were only two senior citizens living under the poverty level – 4% of those in poverty – while 14.5% of those living under the poverty level in Lake County are seniors. Female-headed single parent households usually make up the bulk of family types living under the poverty level, but in the village only three such households live under the poverty level. (Table 4.15)

To determine qualification for loans and grants, HUD considers the number of households who are very low, low or moderate income. 49.4% of households in North Perry Village meet the HUD definition of moderate, low or very low income households. (Table 4.16)

Table 4.14
Household income distribution 1999
North Perry Village; comparison to county and PMSA

Income	North Perry Village		% of Lake County	% of Cleve PMSA
	House-holds	%		
Less than $10,000	12	3.9%	4.9%	9.3%
$10,000 to $14,999	18	5.8%	4.7%	6.2%
$15,000 to $24,999	44	14.2%	11.0%	12.8%
$25,000 to $34,999	44	14.2%	12.4%	12.8%
$35,000 to $49,999	48	15.5%	18.4%	16.7%
$50,000 to $74,999	63	20.3%	24.2%	20.1%
$75,000 to $99,999	44	14.2%	13.0%	10.7%
$100,000 to $149,999	23	7.4%	8.4%	7.3%
$150,000 to $199,999	8	2.6%	1.5%	1.9%
$200,000 or more	6	1.9%	1.5%	2.1%
(US Census Bureau)				

Table 4.15
Poverty status: persons 1999
North Perry Village; comparison to county and PMSA

Group	North Perry Village		% of Lake County	% of Cleve PMSA
	Number	%		
All persons under poverty level	50	6.0%	5.1%	10.8%
Persons in poverty: ≤17 years	16	*32.0%	32.4%	37.5%
Persons in poverty: 18-64 years	32	*64.0%	53.1%	51.8%
Persons in poverty: ≥65 years	2	*4.0%	14.5%	10.7%
All families under poverty level	15	6.0%	3.5%	8.2%
Families in poverty: married w/children ≤18	4	*26.7%	25.1%	17.4%
Families in poverty: married w/o children	6	*40.0%	14.6%	11.4%
Families in poverty: male HH w/children ≤18	2	*13.3%	5.3%	6.0%
Families in poverty: male HH w/o children	0	*0.0%	1.0%	1.9%
Families in poverty: female HH w/children ≤18	3	*6.6%	49.4%	56.9%
Families in poverty: female HH w/o children	0	*0.0%	4.6%	6.5%

* = Percentage of all persons or families under the poverty level; *not* percentage of all persons or families
HH = householder, no partner of opposite sex present
(US Census Bureau)

4.8 Race and ethnicity

The village population is predominantly white, typical of exurban communities in eastern Lake and Geauga counties. The 2000 Census counted just two African-American residents, one Asian, one Native American, and four mixed race residents living among 830 white residents in North Perry. African-Americans make up about 18.5% of the Cleveland PMSA population, and about 2% of Lake County residents. (Table 4.17)

Table 4.16
Moderate, low and very low income households 2000
North Perry Village

Household attribute	*Households*	*% of households*
Total households	310	n/a
Moderate income (51-80%)	77	24.8%
Low income (36-50%)	32	10.3%
Very low income (≤35%)	44	14.1%
Total households ≤80%	153	49.4%
(US Census Bureau)		

There were only about 1,500 Hispanic residents in Lake County in 1990; in 2000, the number grew to 3,879. Hispanics now make up about 1.7% of the county population. While still a small percentage compared to the greater Cleveland area, Hispanic residents play a large role in the economy of eastern Lake County, with many working in its nurseries and starting small businesses. Most Hispanic residents in the county live in the City of Painesville, where they make up 12.9% of that city's population.

Four residents claimed Hispanic origin in Census 2000 (Table 4.18). A growing Mexican and Central American immigrant and migrant worker population in an area is one indicator of a healthy economy.

Table 4.17
Race and ethnicity 2000
North Perry Village; comparison to other communities

Race	*North Perry Village*	*Perry Township*	*Perry Village*	*Madison Township*	*Painesville Township*	*Lake County*	*Cleveland PMSA*
White	**99.0%**	98.5%	98.4%	98.1%	96.7%	95.4%	76.9%
Black / African-American	**0.2%**	0.3%	0.1%	0.4%	1.4%	2.0%	18.5%
Native American / Alaskan	**0.1%**	0.1%	0.2%	0.2%	0.1%	0.1%	0.2%
Asian	**0.1%**	0.2%	0.7%	0.3%	0.5%	0.9%	1.4%
Hawaiian / Pacific Islander	**0.0%**	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other	**0.0%**	0.2%	0.3%	0.3%	0.3%	0.7%	1.4%
Two or more races	**0.5%**	0.7%	0.4%	0.7%	1.0%	0.9%	1.6%
(US Census Bureau)							

Table 4.19
Hispanic/Latino population 2000
North Perry Village; comparison to other communities

Ethnicity	*North Perry Village*	*Perry Township*	*Perry Village*	*Madison Township*	*Painesville Township*	*Lake County*	*Cleveland PMSA*
Hispanic or Latino	**0.4%**	0.8%	0.4%	1.1%	1.1%	1.7%	3.3%
Not Hispanic or Latino	**99.6%**	99.2%	99.6%	98.9%	98.9%	98.3%	96.7%
(US Census Bureau)							

North Perry is not unique among exurban communities in having a very low African-American population. African-American institutions, and communities with even a small black population, are distant. As more minorities aspire to the "American dream," and enter the middle and upper middle class, some will choose to settle down in North Perry, for the same reasons current residents have chosen the village as their home.

4.9 Future population

Predicting future population growth – or decline – is an inexact science, made even more difficult by the small sample size in North Perry.

Table 4.19 offers population projections to 2030 for North Perry Village from NOACA.

Table 4.19
Projected population 2010-2030
North Perry Village

Year	*Population*
1950	470
1960	658
1970	851
1980	897
1990	824
2000	838
2010	* 824
2020	* 825
2030	* 819

* - projected population
(US Census Bureau, NOACA)

The most significant trend that would affect North Perry is continued development in exurban areas – not from those leaving Cleveland or pre-WWII era suburbs, but rather families and empty-nesters moving from inner and middle-ring suburbs.

While the population of North Perry is not expected to grow, the number of households in the village will increase because median household size is falling. The same number of people will occupy more housing units, creating an illusion of growth. Factors that discourage growth include distance from employment and retail centers, and proximity to the Perry Nuclear Power Plant.

5 Land Use

5.1 Introduction

The Land Use element is not intended to be a lot-by-lot plan for future development and preservation of land in North Perry, but rather a guide for development and best management practices. To preserve what remains of its semi-rural character, and promote quality development over lowest-common-denominator uses and buildings, the village must address the increasing suburban growth pressures and redevelopment of existing areas.

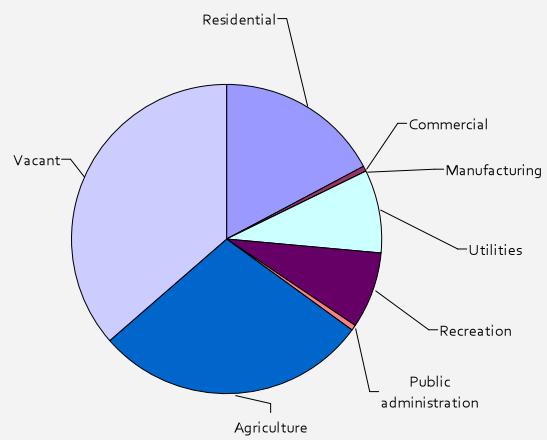
The Land Use element will evaluate existing conditions, identify emerging patterns, analyze the current zoning scheme, and provide achievable goals and policies to meet the desires of residents and public officials, as identified in the resident survey and various public meetings.

5.2 Development history and trends

A review of existing planning documents and historic photos shows the land use pattern of the village changed dramatically over the past several decades. The largest change was the construction of the Perry Nuclear Power Plant, in a wooded area at the far northwestern portion of the village. The power plant closed access to hundreds of acres of lakefront property. About 1,100 acres of the village's 2,444 acres – 45% of the land area in the village – are either occupied by the plant, or owned by First Energy. Land owned by First Energy, even outside of the 3000 foot exclusion zone around the reactor core, is off-limits to development and agricultural use for the foreseeable future.

Table 5.1
Land use distribution
North Perry Village

Use	*Acres*	*% of total*
Residential	421.8	17.3%
Commercial	9.9	0.4%
Manufacturing/wholesale trade	5.3	0.2%
Utilities / transportation / communication / information	210.7	8.6%
Recreation/arts / entertainment	192.9	7.9%
Public administration / education / other institutional	12.2	0.5%
Construction related business	0.0	0.0%
Mining and extraction	0.0	0.0%
Agriculture	700.2	28.7%
Vacant	891.0	36.4%
Total	**2,443.8**	**100.0%**



RESIDENTIAL DEVELOPMENT

In 2006, over 17% of land in the village is occupied by residential uses. Most residences in North Perry are single family houses.

During the 1960s and 1970s, manufacturing and industrial businesses expanded east of Cleveland into Lake County. An "edge city" of professional employment also emerged along the Interstate 271 corridor in eastern Cuyahoga County, about a 40 minute drive from the village. Nearby employment

opportunities, along with the completion of the Lakeland Freeway (State Route 2) to the eastern end of Painesville Township, made North Perry a more attractive destination for homebuyers. The majority of new residents moved from inner-ring suburbs such as Willowick, Wickliffe and Willoughby, rather than Cleveland or Cuyahoga County.

Left: Antioch Road, 1952. Right: Antioch Road, 2006.

Between 1950 and 1970, the population of North Perry rose by 81%, from 470 to 851 residents. Between 1970 and 2000, the village population dropped to 838 residents, but the housing stock grew by 27%, to 249 units to 316. In 2005, there were 356 housing units in the village. Most of these new homes were sited on narrow but deep frontage lots, divided from larger parcels that were usually part of a farm, located on collector streets such as Antioch Road and Townline Road.

Typical residential development in the village; houses on frontage lots on Antioch Road

The original cottage settlement near village hall, and three small subdivisions at the eastern edge of the village, are the exceptions to the pattern of frontage development. As of 2006, the cottage settlement has 20 houses remaining, and the subdivisions include 36 houses. Evergreen Place and Charlane Court are built out. New homes are beginning to appear on Cory Avenue and Joseph Lane, accessed from Townline Road.

Joseph Lane

COMMERCIAL DEVELOPMENT

About 15% of land in the village, most fronting North Ridge Road/US 20 and the southern end of Antioch Road, is zoned in one of three commercial zoning districts; C-1 (general commercial), M-1 (mixed use commercial and light industrial) and M-2 (mixed use commercial, light industrial, and general industrial). However, only 0.4% of land in the village is occupied by commercial development, all of which is scattered along the North Ridge Road/US 20 corridor. During the time this plan was written, a new automobile dealership on North Ridge Road between Parmly Road and Antioch Road opened. The comprehensive plan committee noted that there is relatively high turnover among businesses that locate along North Ridge Road.

Evergreen Road

Most land fronting on North Ridge Road/US 20 has underlying commercial or industrial zoning. One result of the strip zoning in place is that the commercial and semi-industrial uses along the corridor appear to be randomly scattered among adjacent residences and nurseries. The development pattern and underlying zoning pattern, along with the low population, prevents the development of a concentrated, healthy business district.

With the low population density in the area, there is little demand for the large areas of commercial zoned land along North Ridge Road/US 20. This causes the value of commercial real estate to remain depressed, making the corridor a viable location for businesses such as used car dealers and vehicle repair. When a lot is occupied by a commercial use, much of the site will lay empty; its low value provides no incentive to use it efficiently.

Table 6.2
Businesses along North Ridge Road/US 20
North Perry Village

Use	*Number*
Machine shop	3
Used car sales *	3
Professional/financial	2
New car sales *	1
Auto repair	1
Auto body	1
Excavating	1
Landscaping	1
Automation controls fabrication	1
Tavern/bar	1
Furniture sales	1
Barber	1
Dentist	1
Crafts	1
* After opening of Crandall Ford in 2007	

The village zoning ordinance has no architectural design regulations, and has only basic standards for signs and landscaping. Along with the low price of land attracting certain types of businesses, the result is a recipe for lowest common denominator development, designed mainly with low cost and/or builder convenience in mind.

Used car sales, gas station, vehicle repair, and excavating firm: mechanical commercial uses are predominant along North Ridge Road/US 20

INDUSTRIAL DEVELOPMENT

A large portion of land in the village has underlying zoning that permits industrial uses. However, outside of the Perry Nuclear Power Plant, only 0.2% of all land in the village is occupied by industrial uses.

In previous plans, a portion of the far southwestern area of the village, bounded by North Ridge Road/US 20, Parmly Road and Center Road, was slated for industrial development. Most of the area is zoned M-2 (light industrial, general industrial), with a small portion fronting North Ridge Road/US 20 zoned M-1 (commercial, light industrial). However, except for a few scattered machine shops and houses converted to commercial uses, most of the area is either vacant, or occupied by single family houses and small nurseries. East of Parmly Road, some small industrial and semi-industrial uses are scattered among commercial uses, nurseries, and single family houses on North Ridge Road/US 20. Despite economic development incentives such as tax abatement, no new industrial sites have been developed since the 2000 Comprehensive Plan was adopted.

AGRICULTURAL USES

Industrial and semi-industrial uses are scattered among the nurseries, houses and commercial uses along North Ridge Road/US 20.

Through the 1970s, nurseries gradually replaced farms that grew traditional agricultural crops such as fruits and vegetables. The nursery industry was a welcome addition to the village. However, with the emergence of container nursery production, valuable topsoil was often stripped and sold from farm sites; it was no longer needed for field production of plants.

Table 6.3
Advantages and disadvantages of field and container nurseries

	Field nursery	***Container nursery***
Advantages	* Less labor intense * Less water needed * Root temperatures buffered by soil * Some plants, especially trees, grow better in the field * Better soil nutrient reserve and pH buffering * No plant blow-over * Easier control of pests (weeds, insects, diseases)	* Better control over factors affecting plant growth (substrate, irrigation, fertilization) * More marketing options (ways, sizes and times of year) * Higher plant densities * Ability to use sites unsuited to field production * Planting and harvesting time not weather dependent * Some plants easier to grow and/or harvest in containers * Lighter weight for handling and shipping
Disadvantages	* Less control over factors affecting plant growth * Smaller percent of plant's absorbing roots harvested * Less harvest time flexibility (generally only when dormant) * Lower plant densities * Planting and harvest weather dependent * Not all sites usable - field soil must have adequate moisture and drainage. * With balled-in-burlap, heavy product and loss of field soil with product * Root pruning may be necessary	* Intensive management * Need for a large volume of higher quality water * Rapid nutrient depletion * More difficult control of pests (weed, insect, disease) * Lethal root temperatures (heat in summer, cold in winter) * Blow-over (labor intense; wastes top-dressed materials) * Root circling/repotting frequency * Runoff (nutrients and herbicides)
(Virginia Cooperative Extension)		

About 700 acres, or 28.7% of the village, is occupied by agricultural uses, mostly nurseries. About 100 acres of agricultural land is protected from development by a farmland easement. Most nurseries are in the eastern half of the village, behind houses fronting Antioch, Lockwood and Townline roads. Among other issues not related to land use, frontage development and conflicts with encroaching residential uses threaten the continued existence and potential expansion of the nursery industry in the village.

Nursery in North Perry during the winter

Old barn in North Perry

Container nursery (Canadian Landscape Nursery Association)

URBAN SPRAWL IN NORTH PERRY

North Perry exhibits the patterns of urban sprawl described by many planners and educators throughout the United States. Anthony Downs (1998) argues that sprawl has been the dominant form of metropolitan area growth in the United States for the past 50 years. Attempting to give a precise meaning to the word "sprawl" is a challenge. Yet, the majority of the researchers agree on a number of defining characteristics.

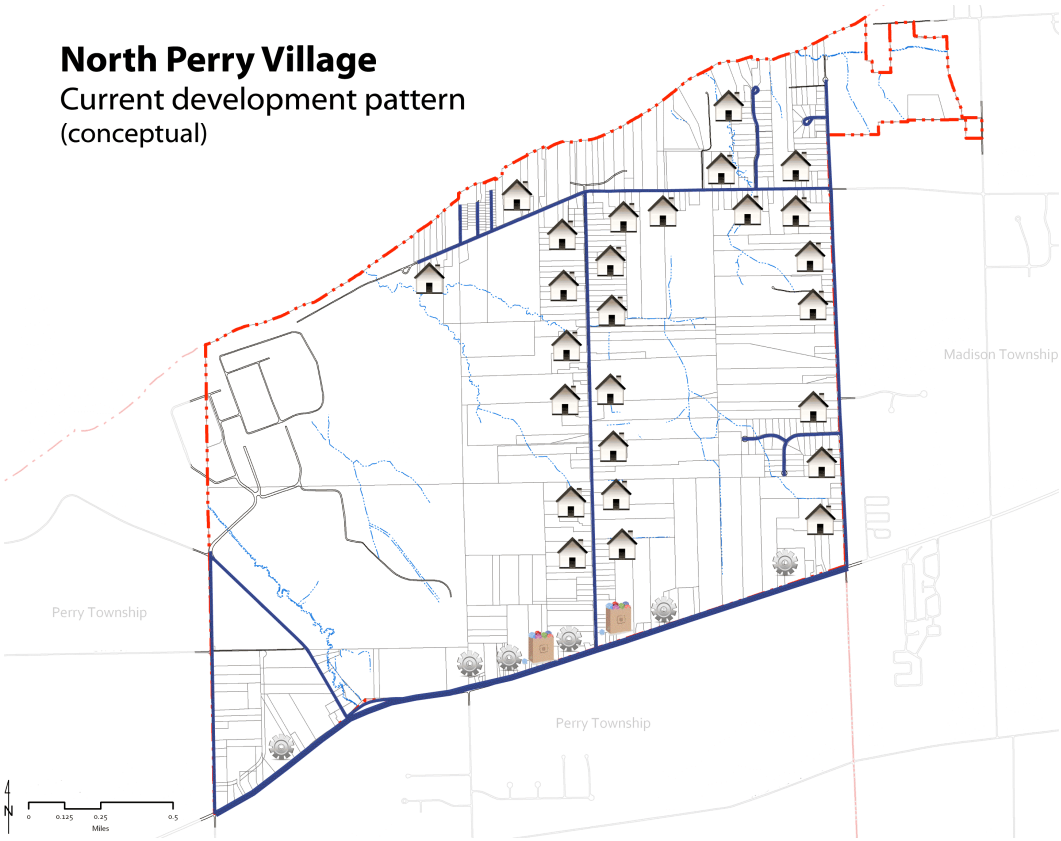
Through their work with the Brookings Institute, Anthony Downs and Henry Richmond have defined the following traits of sprawl encountered in nearly all metropolitan areas in the country, including Cleveland. According to Robert Burchell of Rutgers University, ten traits of urban sprawl include:

1. Unlimited extension of new development
2. Low-density residential and commercial settlement, especially in new-growth areas
3. Leapfrog development
4. Fragmentation of powers over land use among many small localities
5. Dominance by private vehicles
6. No centralized ownership of land or planning development
7. Great variances in the fiscal capacities of local governments because the revenue-raising capabilities are strongly tied to property values and economic activities within their own borders
8. Widespread commercial development along major roadways
9. Major reliance upon the filtering or trickle-down process to provide housing for low-income families

10. Spatial segregation of different types of land uses through zoning regulations

All the traits defined by Downs and Richmond apply to North Perry, and many other exurban communities in Lake, Geauga and Ashtabula counties.

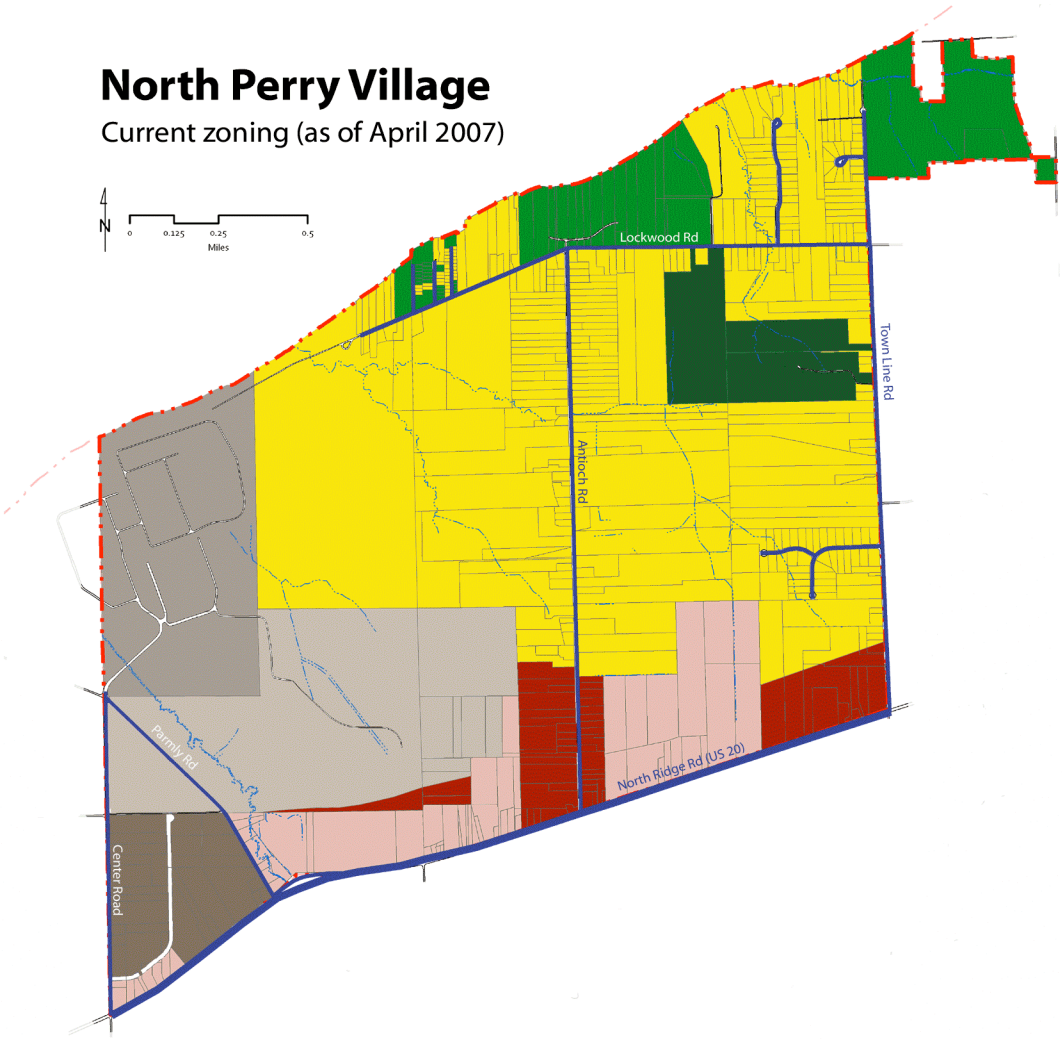
With a surplus of land designated in overly permissive commercial/industrial zoning districts, few regulations governing the quality of commercial development, and no control of frontage development, the current pattern of haphazard development and consumption of open space as described by Downs and Richmond, along with the other traits of sprawl, will likely continue into the future.



5.3 Current zoning regulations

Zoning is the primary form of land planning control for local communities in North America. Zoning codes are comprehensive cookbooks for day-to-day development decisions in a community. They expand on the information in the comprehensive plan by providing parcel-specific regulations for the location of different land uses, regulation of those uses, and detailed specifications for the site planning and design of proposed development.

The current zoning code was adopted in 1994.



R-1 residential single family
1 dwelling/0.75 acres

P-1 parklands single family residential

F-1 farmland easement

C-1 commercial

I-1 light industrial

I-2 general industrial

M-1 mixed use commercial / light industrial

M-2 mixed use commercial / light industrial / general industrial

RESIDENTIAL ZONES

In the North Perry zoning code, there is only one residential zoning district in effect. The R-1 zone permits single family houses, agricultural uses, home occupations, and places of worship. Bulk requirements are:

- Lot size: 0.75 acre (32,670 square feet) minimum
- Lot width: 100 feet minimum at the building line
- Building setbacks: 100 feet front and rear minimum, 25 feet side minimum
- Building height: 35 feet principal building maximum, 24 feet accessory building minimum
- Accessory building lot coverage: 2% maximum
- Distance from principal building to accessory building: 10 feet minimum

With a few exceptions, most agricultural uses in the village are located on R-1 zoned property. The F-1 Farmland Preservation Overlay district underlies the 100 acres affected by purchase of development rights for agricultural preservation.

All other residential zoning districts were repealed in 2005. These include:

- R-2: single family residential, minimum lot size 1 acre
- R-3: single family residential, minimum lot size 2 acres
- R-4: two family residential
- R-5: multi-family residential

A lot width-to-depth ratio of 1:2.5 is also recommended. Many communities implement lot width-to-depth ratios to prevent "bowling alley lots", deep but narrow lots that may be large, but still permitting houses to be crowded together side-by-side. This is also intended to decrease the potential number of new residential lots fronting on collector roads. A building setback of one-third of the average lot depth is recommended, to reinforce a semi-rural character and decrease the visual impact of frontage development.

The plan also recommends the creation of two new residential zoning districts. The R-S (single family residential: suburban) district would require a minimum lot size of 0.75 acre. The district would apply to existing subdivisions.

A proposed R-T (traditional neighborhood residential) district is intended for areas near the proposed village center and North Ridge Road/US 20, where higher density traditional neighborhood-style development is seen as more desirable, and has the least impact on established residential areas. Permitting higher density development in these areas will also reduce development pressure on remaining semi-rural areas at the interior of the village.

COMMERCIAL AND INDUSTRIAL ZONES

The village zoning code includes three districts where commercial uses are permitted. The C-1 (commercial) district is intended for retail, office, and service related uses. Two of the districts, M-1 (mixed use commercial / light industrial) and M-2 (mixed use commercial / light industrial / general industrial) permit a mixture of industrial and commercial uses. Every parcel fronting North Ridge Road/US 20 is in one of these three zoning districts.

Every parcel fronting Antioch Road for a distance extending about 2,000 feet north of North Ridge Road/US 20 is zoned C-1. This area is dominated by single family houses, some containing home occupations. The 2000 Comprehensive Plan recommended the creation of a new district for this area, which would allow professional office and restricted commercial and retail uses.

Many land uses that would be considered intrusive or industrial in nature are permitted either by right or as a conditional use in the C-1 district, and elsewhere along the North Ridge Road/US 20 corridor. The following table shows uses permitted in the various commercial and industrial zoning districts.

Table 6.4
Permitted uses: existing commercial and industrial zoning districts
North Perry Village zoning code

Use	*C-1*	*I-1*	*I-2*	*M-1*	*M-2*
Agricultural equipment, supplies and service	P	P	N	P*	P*
Agricultural roadside stand	P	P	N	P*	N
Agriculture	P	P	N	P*	N
Apparel and accessory stores, department store	P	P	N	P*	N
Art supplies, art gallery, lessons	P	P	N	P*	N
Auction hall, assembly hall	P	P	N	P*	N
Automobile dealers, automobile parts, supply	P	P	N	P*	P*
Automotive leasing and rental	P	P	N	P*	P*
Bank, financial offices, investment brokers	P	P	N	P*	N
Barber shop, hair stylist, beauty salon	P	P	N	P*	N
Beverage store	P	P	N	P*	N
Bicycle sales and repair	P	P	N	P*	N
Bowling alley	P	P	N	P*	N
Building materials, hardware, garden supply	P	P	N	P*	N
Car wash, public garage, storage or parking	P	P	N	P*	N
Catalog and mail order sales	P	P	N	P*	N
Child care, day care center	P	P	N	N	N
Churches	P	P	N	N	N
Clubs and fraternal organizations	P	P	N	P*	N
Computer equipment and supplies	P	P	N	P*	N
Crafts, craft supplies, antiques, gift shop	P	P	N	P*	N
Dairy products, drive-thru convenience store	P	P	N	P*	N
Donut shop, bakery	P	P	N	P*	N
Dry cleaner retail shop	P	P	N	P*	N
Eating and drinking places, catering	P	P	N	P*	N
Equipment and tool rental, video rental	P	P	N	P*	N
Fire hall, safety center, emergency center	P	P	N	N	N
Floor and wall covering sales	P	P	N	P*	N
Food stores, pharmacy, butcher shop, seafood shop	P	P	N	P*	N
Fruit and vegetable market	P	P	N	P*	N
Furniture, home furnishing, appliance stores	P	P	N	P*	N
Gasoline service stations, automobile repair	P	P	N	P*	P*
General merchandise retail	P	P	N	P*	N
Gymnasium, health center	P	P	N	P*	N
Ice cream, confectionery and candy sales	P	P	N	P*	N
Indoor movie theater, stage production theater	P	P	N	P*	N
Jewelry store	P	P	N	P*	N
Library, community center	P	P	N	P*	N
Marine supplies	P	P	N	P*	P*
Medial clinic, doctor and dentist offices	P	P	N	P*	N
Miscellaneous repair services	P	P	N	P*	N

Table 6.4
Permitted uses: existing commercial and industrial zoning districts
North Perry Village zoning code

Use	*C-1*	*I-1*	*I-2*	*M-1*	*M-2*
Motel, rooming house, boarding house, hotel	P	P	N	N	N
Motor and sail boat sales and service	P	P	N	P*	P*
Museum, botanical, zoological gardens	P	P	N	N	N
Music store, music lessons, book store	P	P	N	P*	N
Nursery, lawn and garden supply	P	P	N	P*	N
Park, conservation area	P	P	N	N	N
Pet food and supplies, kennels, veterinary, pet store	P	P	N	N	N
Printing, printing supplies, copy service	P	P	N	P*	P*
Professional offices, employment offices	P	P	N	P*	N
Public and private schools, vocational school	P	P	N	N	N
Public equipment maintenance and storage	P	P	N	N	N
Public hall, government offices, police building	P	P	N	N	N
Recreational vehicle rental and sales and service	P	P	N	P*	P*
Sports clubs such as golf, tennis and racquetball	P	P	N	P*	N
Sports equipment	P	P	N	P*	N
Tax consultant, professional consultant	P	P	N	P*	N
Tourist home, bed and breakfast	P	P	N	N	N
Travel agency, insurance agency, legal service	P	P	N	P*	N
Utility trailer rental and sales	P	P	N	P*	P*
(C-1) Any use deemed by the Planning Commission to be of the same nature as above	P	P	N		
Assembly of fixtures and tooling	C	P	N	P*	P*
Assembly of toys and craft items	C	P	N	P*	P*
Building construction, general contractors	C	P	N	P*	P*
Communications center	C	P	N	N	N
Construction – special trade contractors	C	P	N	P*	P*
Fabrication and assembly of electrical controls	C	P	N	P*	P*
Fabrication and assembly of instruments	C	P	N	P*	P*
Fabrication and assembly of metal products	C	P	N	P*	P*
Fabrication of furniture	C	P	N	P*	P*
Fabrication of items and apparel from fabric	C	P	N	N	P*
Fabrication of items from wood	C	P	N	P*	P*
Fabrication of paperboard items and containers	C	P	N	P*	P*
Office building	C	P	N	P*	N
Printing and publishing	C	P	N	P*	P*
Warehousing	C	P	N	N	N
(I-1) Any use deemed by the Zoning Board to be of the same nature as above	C	P	N		
Nuclear power electrical generation	N	N	P	N	N
Business offices, maintenance facilities in support of power plant	N	N	P	N	N
Business activity required on-site to construct, retrofit and maintain power plant	N	N	P	N	N
(I-2) Any use deemed by the Planning Commission to be of the same nature as above	N	N	P	N	N
Broadcast including radio, television, cable networks ... (long description)	N	N	N	P	N
Clay product and refractory manufacturing including ... (long description)	N	N	N	P	P
Commercial and industrial machinery and equipment rental ... (long description)	N	N	N	P	N
Computer and electronic product manufacturing including ... (long description)	C!	P!	N	P	P
Direct selling stores including heating oil dealers, LPG gas dealers ...(long description)	N	N	N	P	N
Electrical equipment manufacturing including transformers, generators ...	N	N	N	P	P
Electrical equipment, appliance and component manufacturing including ... (long description)	C!	P!	N	P	P
Fabricated metal product manufacturing including ... (long description)	C!	P!	N	P	P
Funeral homes and funeral services	N	N	N	P	N

Table 6.4
Permitted uses: existing commercial and industrial zoning districts
North Perry Village zoning code

Use	*C-1*	*I-1*	*I-2*	*M-1*	*M-2*
Health care and social assistance services including ... (long description)	P!	P!	N	P	N
Household appliance manufacturing including ... (long description)	C!	P!	N	P	P
Information and data processing services including ... (long description)	N	N	N	P	N
Jewelry and silverware manufacturing including ... (long description)	N	N	N	P	P
Machinery and equipment manufacturing including ... (long description)	N	N	N	P	P
Manufacturing and reproducing magnetic and optical media including ... (long description)	C!	N	N	P	P
Manufacturing that includes gasket, packing, sealing devices, musicial instruments... (long description)	N	P!	N	P	P
Medical equipment and supplies manufacturing including ... (long description)	N	N	N	P	P
Motion picture and sound recording studios including ... (long description)	N	N	N	P	N
Plastics product manufacturing including ... (long description)	N	N	N	P	P
Security services including investigation, guards ...(long description)	N	N	N	P	N
Services to buildings and dwellings including exterminating ... (long description)	N	N	N	P	N
Sign manufacturing	N	N	N	P	P
Sporting and athletic goods manufacturing	N	N	N	P	P
Taxi and limousine service	N	N	N	P	N
Aircraft manufacturing including aircraft engines, parts, guided missiles ... (long description)	N	N	N	N	P
Boat building, recreational vehicle and water craft manufacturing	N	N	N	N	P
Electric bulk power generation, transmission, distribution and control	N	N	P	N	P
Metal valve manufacturing, including industrial valves, fluid power valves ... (long description)	N	N	N	N	P
Motor vehicle parts manufacturing including gasoline engines, engine parts ... (long description)	N	N	N	N	P
Tire and tube and motor vehicle parts wholesaler	N	N	N	N	P

P = permitted **C** = conditional use **N** = not permitted
* - defined permitted uses in the M-1 an M-2 district have much longer descriptions than an equivalent use in other districts.
! – some M1-defined uses in the subcategory permitted, others not explicitly permitted

The C-1 district permits industrial uses otherwise permitted in the I-1 district subject to a conditional use permit. For all practical purposes, the entire frontage of the North Ridge Road/US 20 corridor is zoned for industrial use. Although the number of industrial uses along the corridor is not large, they can be intrusive

Permitting industrial uses along the entire North Ridge Road/US 20 corridor is contrary to the desired goals of this plan. The increased presence of industrial uses would also be a deterrent to retail and professional businesses considering a location on North Ridge Road/US 20. Allowing industrial uses along the entire corridor may have delayed development of the industrial area between Center and Parmly Road.

The village has a large surplus of commercial zoned land, far more than even future demand warrants. The

Many industrial and semi-industrial uses, such as this machine shop on North Ridge Road/US 20, are currently allowed in commercial zoning districts.

economic model of supply and demand applies to real estate as well as other commodities; if the demand for land in a certain area is high and the supply is limited, the price of that land will be higher than in an area where the demand is low and the supply is larger. Considering the small market size, the large supply of commercial zoned property, along with many factors hindering the demand for development – one being a small market size – hinder the demand and competition for space, and thus keep real estate prices low.

This plan recommends the elimination of the M-1 zoning district. As stated earlier, the mixing of industrial and commercial uses along the North Ridge Road/US 20 corridor hinders the creation of a healthy commercial district along the gateway corridor of the Village.

Elimination of the M-2 zoning district is also recommended. There are almost no sites in the village suitable for the intensive, large-scale manufacturing and heavy industrial uses that are permitted in the district. Considering the shrinking manufacturing base in Northeast Ohio and the nation as a whole, and the surplus of vacant land in area industrial parks, there is very little or no demand for heavy industrial sites in the village.

This plan recommends eliminating semi-industrial and mechanical commercial uses from the C-1 district. Some mechanical commercial uses, such as auto body repair and trade uses, are appropriate for the I-1 district.

In the resident survey, when asked to score four different forms of commercial development typically found in growing suburban and exurban areas, traditional village-like retail ranked at the top. This plan proposes the creation of a new C-T (traditional mixed use) district. The district would permit a mix of residential and less intensive commercial uses that would be typically found in a traditional village center. Site planning requirements in the C-T district should promote pedestrian-scale development, with reduced and zero-front-yard setbacks and reduced parking requirements. Limited uses not generating pedestrian activity, such as offices and funeral homes, should be subject to conditional review or not permitted.

This plan recommends a reduced, simplified and more logical categorization of permitted uses, making their use consistent across all zoning districts, and ensuring permitted uses are appropriate to the district and the long-term goals of this comprehensive plan.

Table 6.5
Recommended permitted uses: commercial and industrial zoning districts
North Perry Village

Use	*C-1*	*C-T*	*I-1*	*I-2*
Agricultural uses				
Agricultural activity, nursery	P	P	P	P
Farm and nursery product sales (grown onsite)	P	P	P	N
Commercial and retail uses				
Adult oriented use	C	N	C	N
Art studio, visual and performing	P	P	N	N
Bank	P	P	N	N
Bakery: retail	P	P	N	N
Bar, tavern, brewpub	P	P	N	N
Broadcast studio	P	N	N	N
Campground, recreational vehicle park	C	N	N	N
Club, lodge	P	C	N	N
Convenience store with gasoline sales	C	N	N	N
Convenience store without gasoline sales	P	P	C	N

Table 6.5
Recommended permitted uses: commercial and industrial zoning districts
North Perry Village

Use	*C-1*	*C-T*	*I-1*	*I-2*
Day labor agency	C	N	N	N
Day care center	P	C	N	N
Entertainment facility, theater	P	N	N	N
Farmer's market	P	P	N	N
Flea market	C	N	N	N
Food catering	P	C	N	N
Funeral home	P	N	N	N
Gasoline station	C	N	N	N
Grocery store	P	N	N	N
Indoor recreation facility	P	N	N	N
Instructional facility	P	C	N	N
Kennel, dog day care	C	N	P	N
Large item sales and rental – class 1 • Vehicles with a gross vehicle weight of <7,500 pounds intended for sale to the general consumer market; automobiles, vans, light trucks, SUVs, and similar vehicles. • Motorcycles and dirt bikes. • Boats, personal water craft, kayaks, and canoes. • Small off-road vehicles, including all terrain vehicles and four-wheelers. • Automobile, truck and motorcycle parts, accessories and aftermarket items (stores specializing only in the sales of such items).	C	N	P	N
Large item sales and rental – class 2 • Home spas and hot tubs (indoor sales/display excepted). • Bulk lumber, bricks and landscaping materials, in a screened storage area. • Small portable buildings, sheds, garages, gazebos, decks, and other pre-fabricated structures (not mobile homes), as an incidental accessory use. • Pottery, statues, fountains and similar items, displayed or stored outdoors.	C	N	P	N
Large item sales and rental – class 3 • Large vehicles with a gross vehicle weight of ≥10,000 pounds that are generally not intended for sale to the general consumer market; flatbed and workbed trucks, buses, tractor trailers, dump trucks, and similar vehicles. • Vehicle auctions • Trailers, tow dollies, and any equipment designed to be towed by a vehicle. • Moving vans, trucks and trailers. • Construction, clearing, hauling, earth moving, aerial lift and other heavy equipment. • Forklifts, bobcats, trenchers, boom lifts, man lifts, and similar items. • Air compressors, generators, mobile pumps, and similar items. • Farming, agricultural and arborist equipment. • Recreational vehicles, including motor homes, travel trailers, fifth wheels, fold down trailers, camper trailers, and similar items. • Truck caps, shells, cargo covers, plows, racks, bed liners, and similar items. • Small portable buildings, sheds, garages, gazebos, decks, and other pre-fabricated structures (not mobile homes). • Prefabricated and above-ground swimming pools. • Bulk mulch, wood chips, soil, fill dirt, peat, gravel, rocks, sand and similar items. • Bulk construction materials. • Scaffolding and pallets	N	N	C	N
Lodging establishment	P	N	N	N
Lodging establishment: bed and breakfast inn	P	P	N	N
Medical office	P	C	N	N
Nightclub	P	N	N	N
Party center, banquet hall	P	C	N	N
Personal and business service shop	P	P	N	N
Payday and short term loans, check cashing stores	C	N	N	N
Professional office	P	C	N	N
Print shop	P	N	P	N
Restaurant: quick service, fast food	P	C	N	N

Table 6.5
Recommended permitted uses: commercial and industrial zoning districts
North Perry Village

Use	*C-1*	*C-T*	*I-1*	*I-2*
Restaurant: sit down	P	P	N	N
Retail store	P	P	C	N
Travel plaza, truck stop	N	N	N	N
Vehicle minor repair	C	N	P	N
Veterinary clinic	P	C	P	N
Industrial uses				
Heavy industrial use Use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that may involve hazardous conditions. Heavy industry also includes work processes involving solvents, solid waste or sanitary waste transfer stations, recycling establishments, junkyards, and transport terminals (truck terminals, public works yards, container storage).	N	N	N	N
Junkyard	N	N	N	N
Light industrial use Manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales or distribution of such products. Light industrial uses include the manufacture of electronic instruments, preparation of food products, craft brewing, pharmaceutical manufacturing, and the like.	N	N	P	N
Nuclear power generating station and directly related accessory uses	N	N	N	P
Research laboratory	N	N	P	N
Self-storage warehouse	N	N	C	N
Trade use	N	N	P	N
Vehicle major repair	N	N	C	N
Vehicle storage facility, parking lot as principal use	N	N	C	N
Warehouse and distribution facility	N	N	P	N
Institutional and civic uses				
Cemetery	C	N	N	N
Community facility	P	P	P	N
Community recreational facility, clubhouse	P	P	N	N
Golf course	P	P	N	N
Hospital	C	N	N	N
Park	P	P	P	N
Place of worship or assembly	P	C	C	N
School – primary and secondary	P	C	N	N
Temporary uses				
Christmas tree lot	P	P	P	N
Carnival	C	C	C	N
Construction equipment storage lot	N	N	C	N
Construction field office	C	C	P	N
Lot sales office	P	P	N	N
Roadside vendor	N	N	N	N
Vehicle sales, off-site	C	N	C	N
Accessory and other uses				
Antenna: non-residential use	C	C	C	N
Boat house, dock	P	P	P	N
Cellular telephone/CMRS facility	C	C	C	C
Drive through facility	P	N	N	N

P = permitted **C** = conditional use **N** = not permitted
M-1 and M-2 districts are recommended for removal.
C-T - proposed commercial/traditional village zoning district

CONDITIONAL USES

Some land uses may be appropriate in a certain zoning district or essential for providing a public service, but they require special attention to determine if they will have an adverse affect on the surrounding area. The conditional use process allows a city or county to consider such uses through a public hearing process. According to Meck and Pearlman (2001, Ohio Planning and Zoning Law), "Conditional uses are also allowed in the zoning code, but they are uses that may have significant impact and thus require an administrative hearing for approval. While the issuance is of a conditional use is thus not a matter of right in the same sense that a permitted use is, the authorization of such use in the ordinance means that a community cannot arbitrarily deny a property owner's conditional use application simply because the use is no longer considered desirable." Communities should not perceive conditional uses as a way to manage or control growth. If a land use is listed in the resolution as a conditional use, the community must accept the reality that these businesses may locate to the area.

In most communities in the United States, conditional uses are considered on a case-by-case basis. A conditional use request for a gas station, for example, may be approved for one location, but denied for another location in the same zoning district if the conditions are not met. However, in North Perry, the language in the zoning code is written as if approval of a conditional use permit for a certain use establishes a precedent, with that use then considered permitted by right. From the Planning and Zoning Code:

1103.07 A 3: A conditional use once authorized achieves a permitted use status in a district but only during full compliance with the limiting requirement or restrictions as provided in this Zoning Code and if applicable as imposed by the Board of Appeals in an initial grant.

This makes conditional use approval function as a de facto zoning code amendment. It may also make local officials reluctant to approve any conditional use requests, even if the proposed use is appropriate, because of the precedent it may set for similar uses that may have an adverse affect on the surrounding area. Current interpretation of the village zoning administrator is that conditional use approval does not make that use later permissible by right in the district. Nonetheless, this plan recommends removing 11.03.07 A 3 from the code text.

HOLDING ZONE

The use of a holding zone is common in zoning codes throughout the United States and Canada. Holding zone designation is often applied to properties where more intensive residential, commercial or industrial development is not yet feasible, but may be in the distant future. It allows a community to postpone its ultimate zoning decision until the time for development is closer, and it can better perceive community needs. Change of use for land designated in a holding district would require a zoning change, which would allow the community to monitor any development in the interim.

The comprehensive plan recommends the creation of a new holding zone district for land that currently serves as a buffer around the Perry Nuclear Power Plant.

5.4 Strip commercial development

Strip commercial development on North Ridge Road/US 20 in Madison Township

Over the last 50 years, auto-dependent commercial development has developed along highways to the point where it dominates the form and character of area communities. Commercial and semi-industrial strip development, such as the area along the North Ridge Road/US 20 corridor, is one result of such development.

Strip development is contrary to the basic elements of good planning. It can decrease the price of land, cause traffic congestion by allowing development that will interfere with the function of North Ridge Road/US 20 as a through route, prevent the creation of a vibrant commercial district, and destroy any sense of place the community once had. Excepting the nurseries, the North Ridge Road/US 20 strip resembles that of most other exurban communities in Ohio. Controlling strip development can seem difficult, because the growth of a commercial strip is incremental; it happens so slowly that it is not viewed as a crisis until problems with traffic, noise and aesthetics become noticeable.

Current zoning allows for commercial and industrial development to be strung out along almost the entire route of North Ridge Road/US 20 in the village, from Center Road to Townline Road.

An alternative to a strip development pattern, yet still meets the demand for retail space, is to designate retail clusters or nodes around major intersections and limit retail uses on the rest of the corridor. These nodes can be planned to integrate other commercial, office, and housing development, along with retail uses. This plan recommends contraction of the commercial-zoned area along the North Ridge Road/US 20 corridor, to a one-mile section stretching between Parmly Road to an area east of Antioch Road.

The major challenge in breaking the pattern of strip zoning and creating commercial nodes is downzoning areas outside the nodes, so that only less intrusive commercial uses are permitted. There is no guarantee of profitability with land ownership, and downzoning is not considered a taking. Communities have the right to downzone land as part of implementing a comprehensive plan. However, downzoning may be unpopular with land owners, who may believe that downzoning will severely hurt the value of their land.

5.5 Vehicle-related uses

The North Ridge Road/US 20 corridor, not just in North Perry but also Perry Township and Madison Township, is home to a growing number of vehicle-related uses, such as auto dealers, mechanics, body shops, and accessory and parts stores. Of the 19 inventoried commercial and industrial uses along North Ridge Road, six are vehicle-related; sales, repair, and collision.

The new Crandall Ford dealership is one of the three auto dealers in North Perry; the other two sell only used vehicles

The resident survey asked residents to score the desirability of different types of businesses and land uses that might be found in a corridor like North Ridge Road/US 20. Sit-down restaurants, nurseries, offices, banks, grocery stores, and small-scale retail scored at the top, while vehicle and engine repair and service, auto parts stores, heavy/construction equipment sales and rental, auto, truck and RV sales, contractor yards, mobile home parks and mobile home sales, ranked at the bottom.

Vehicle-related uses tend to agglomerate together in an "auto row." Mechanical commercial businesses, such as heavy equipment rental, propane sales and contractor supply yards, also tend to locate near concentrations of vehicle-related businesses. Once a commercial pattern such as an "auto row" is established, it perpetuates itself, making it harder to attract other types of businesses. Auto rows may present a poor impression of the host community.

While there is a need for vehicle sales and service, there is no reason why they should be the predominant use along the North Ridge Road/US 20 corridor. This plan recommends a cap on vehicle-related and mechanical commercial uses to 25% of the total linear frontage and land area of all C-1 zoned parcels fronting or accessing North Ridge Road/US 20. This plan also recommends that vehicle-related uses be permitted only as a conditional use, and subject to the same architecture, site planning, landscaping, signage and lighting regulations as all other commercial uses.

5.6 Retail diversity and quality

A recurring theme of written survey responses and public meeting comments was that "there's no place to shop." Residents of North Perry travel to Madison Township or Perry Township for consumable goods. In eastern Lake County, shopping options for clothing, furniture, appliances, and other durable and dry goods are extremely limited. The selection of restaurants in the area is also very limited; either small diners with limited hours, taverns with a kitchen, or fast food. There are no movie theaters, arcades, bowling alleys, or other outlets for entertainment. Most commercial uses in the village do not meet any day-today needs of village residents.

Retailers often have very firm ideas about what is considered an ideal location, and these ideas do not necessarily mesh with what a community has to offer. While a community has sites where it would like to see a store or restaurant locate, the retailer has its own ideas about where it would like to go. More often than not, these sites are not the same.

Retail and restaurant site selection specialists often use a formula to determine whether a market is a viable location for a store or restaurant. Criteria determining an ideal location is mostly quantitative, and usually includes the following.

- Population living in a certain radius (mileage and driving time).
- Percentage of families versus singles in a certain radius.
- Average family and household income in a certain radius.
- Average age of the population in a certain radius.
- Cumulative income of all people in a certain radius.
- Education level in a certain radius.
- Number of jobs in a certain radius.
- Traffic volume at a location.
- Utility availability at a location.
- Proximity of other mid- and high-end retail development (positive).
- Proximity of low-end commercial development (negative).
- Property size and geometry.
- Potential return on investment.

Each of these criteria carries a different weight, depending on the type of business. A bookstore may place a greater emphasis on the education and income in an area, while chain restaurants often look at the employment base in the area, so they can profit from lunch as well as dinner business. Sewer service is more important for uses that generate plenty of wastewater, such as sit-down restaurants.

Lack of competition in the area, a lack of retail development, vocal resident demand, and a positive "gut feeling" are, unfortunately, only considered very minor factors in site selection, if at all. Property taxes and leniency of zoning and architectural regulations are usually not considered at all.

A mantra among commercial developers is "retail follows rooftops." However, North Perry only has about 850 residents, and population growth in eastern Lake County is at a slow pace. Among site selection specialists, the small, low-density population base of the area is a liability compared with more populated areas. The presence of a new Wal-Mart store in Madison Township, and the increased traffic the store will generate, may attract the attention of national retailers scouting for new store locations. However, they are likely to locate near existing retail centers.

To attract new retail businesses, national retailers and their site selection specialists must be convinced to look past their traditional formulas. With its vast financial reserves, the village may be in a position to partner with a developer to build a small shopping center on North Ridge Road/US 20, forming the foundation for a new retail and commercial district.

5.7 Community identity

Approaching North Perry on North Ridge Road/US 20, Center Road or Townline Road, it is difficult to know exactly one has crossed the township line. The development pattern along

North Ridge Road/US 20 east of Painesville varies little from township to township; houses, former motels, nurseries, garden centers, vehicle dealers, and convenience retail scattered along the corridor. The village line sign provides the only evidence that a driver has crossed into North Perry from Perry Township or Madison Township.

Concerns about community identity tended to rank low in surveys both in North Perry and other Lake County communities, but it was raised as an important issue among the comprehensive planning committee.

Many of the recommendations made in this plan, if implemented, will result in a physical environment and development pattern over time that will clearly distinguish North Perry from its neighbors.

This plan also recommends basic community branding to help reinforce a distinct identity, identify and market North Perry much like a product. Distinctive and tasteful welcome signs – not a metal highway sign – should greet drivers crossing the township line. Street name signs should also break from the mold of a standard green rectangular metal sign. Public art that reflects local culture and customs should be considered at gateways and strategic intersections.

5.8 Site planning and design

The Planning Commission will continue to govern site planning and design.

SITE PLANNING

Prefabricated metal buildings, such as this structure in Madison Township, are common along North Ridge Road/US 20.

Commercial site planning is guided only by the building setback, parking, and very limited landscaping requirements in the zoning code. The resulting development usually takes one of two forms. On larger lots, a commercial building will be placed in the far rear end of the lot, separated from the street by a large parking lot, much of which usually stands empty. On smaller, narrower lots, the primary building is usually close to the right-of-way, usually separated from the street by a small, often unpaved parking area. The rear of the lot remains empty and unused; an inefficient use of land. The resulting development pattern reinforces the strip-like character of the North Ridge Road/US 20 corridor.

Responses from the resident survey show that respondents are supportive of alternatives to traditional auto-oriented retail development, where a row of buildings are set behind a large parking lot. This plan recommends adopting site planning requirements that encourage a hybrid site plan, with parking split between the side and rear of a building, and "retail villages,"

where many buildings are oriented towards an internal drive or road network that recreates the feel of a village street. This plan also recommends standards that will promote a pedestrian-friendly environment inside shopping centers, such as requiring internal plazas and a walkway system connecting buildings and parking areas on the site. Requiring improved pedestrian connections between buildings and the sidewalk are also recommended.

ARCHITECTURAL DESIGN

There are no regulations governing the appearance of commercial or industrial development in North Perry.

National chains establishing a location in an area with no architectural regulations will usually build a default "prototype" building. Such buildings usually have little architectural detailing, and are designed to reinforce corporate identity and function as a sign, regardless of its compatibility with community character. National corporations will forego their "prototype" buildings and build a structure that better respects local character – but only if they are required to do so.

Responses from the resident survey, and opinions voiced by the comprehensive plan committee, express very strong support for architectural regulations in the resident survey. For statements regarding aesthetics, respondents as a whole strongly agreed with the statements "The quality of development along US 20 east and west of the village leaves a lot to be desired" and "High-quality architecture and design, short signs, and plentiful landscaping should be required for commercial uses along US 20".

Architectural design, site planning and landscaping regulations can improve the quality of commercial development, and create a distinctive sense of place in North Perry (Colony Place, Charlotte, North Carolina: Jon Middleton)

Architectural regulations for commercial structures should address the following:

Building mass

- Prohibit large simple building footprints; require variations in the footprint that are not superficial.

Exterior walls

- Materials: brick, stone, or a combination of masonry materials and wood. Metal pre-fabricated structures should not be permitted.

Industrial and semi-industrial uses do not necessarily have to be unattractive. (Whitewater, Wisconsin: Michael Stumpf)

- Pattern: require repeating, offset, reveal, pilaster, projecting ribs, fenestration patterns, piers, color change, texture change, material module change.
- Base: require recognizable wainscot.
- Top: require cornice treatments, overhangs, brackets, stepped parapets.
- Four sided design: walls must include materials and design characteristics consistent with those on the front.
- Projections and recesses: require wall plane projections and recesses for long walls.
- Street facing walls: require breaking up walls with change in plane, texture, windows, or other equivalent elements that divide the wall into human scale proportions.
- Facades: require divided and proportioned using features such as windows, display areas, entrances, arcades, arbors, and awnings along a percentage of the façade.
- Building entrances: require clear definition with an awning, arcade or portico.
- Transparency: require window coverage along a percentage of a wall.
- Garage doors: require segmentation, windows, recession behind a building façade, positioning where they don't face the street.

Roof
- Require overhangs, minimum slope, regulate maximum continuous plane of roofline.
- Rooftop mechanical equipment: require screening

Building colors
- Require muted colors, limit use of primary or corporate colors.
- Limit color changes to change of plane or reveal line.

Gas station canopies
- Require support pole covers.
- Require recessed lighting, limit number of fixtures and lumens.
- Prohibit corporate branding and colors along the entire fascia.

Industrial and other non-residential uses should be subject to similar, but slightly less rigorous requirements.

This plan recommends prohibiting pre-fabricated metal buildings in all commercial districts, and on industrial parcels fronting on North Ridge Road/US 20.

Architectural review boards are common in Ohio, but outside of the state architectural regulations, are more often administered by a planner or zoning administrator with design approval subject to the decision of a planning or zoning board. To keep the development review process streamlined, this plan recommends architectural review by the zoning administrator, with plan approval by the zoning board.

SIGNS

In commercial and industrial zoning districts, freestanding signs may be up to 48 square feet, and up to 25 feet tall. Commercial and industrial uses may display up to two signs on the building (attached, canopy, projecting, roof or suspended), each up to 48 square feet, regardless of the size of the building or wall the sign is mounted on.

The maximum size of building-mounted signs is determined by a complex table based on the length of a wall, with a maximum of 100 square feet.

While not strict, village sign regulations are not overly restrictive. Current regulations are not well suited to commercial areas along North Ridge Road/US 20. Commercial lots are often very narrow, so freestanding signs on different sites can be spaced closely, creating visual clutter. Small businesses give more attention to the size of their sign than the overall quality. Small businesses often make the mistake of trying to convey too much information in a limited space, so their signs become unreadable. The problem is worse for signs identifying multiple tenants.

Mentor Avenue/US 20 in Mentor is a prosperous commercial corridor, even though tall pole signs are not allowed.

"When everybody shouts, nobody gets heard." For signs to be effective, they must not barrage viewers with information that will soon be forgotten, but stand out on their own. While many businesses instinctively view small signs as less effective than larger signs, the message they convey is distinct and better understood with less competition from other signs competing for the viewer's attention. The presence of smaller signs reduces visual clutter, and thus improves the appearance of a commercial area.

Businesses do not need large signs to attract customers.

This plan recommends reducing the maximum area and height of commercial signs, and basing building-mounted sign size on wall length. Freestanding signs should be limited to monument-type signs with a maximum height of six feet. Roof signs should not be allowed because their appearance detracts from the architectural design of the host building more than other sign types. This plan also recommends imposing strict design requirements to make signs appear more legible and professional.

The zoning code allows businesses to display portable signs for 90 consecutive days, with no clear annual display time limit. This plan recommends banning all portable signs, even for temporary use and "grand opening" events.

LANDSCAPING

Although North Perry is located in the heart of Northeast Ohio's nursery center, the zoning code has only basic landscaping requirements, requiring bufferyards between conflicting land uses. Landscaping requirements are a standard feature in most modern land use regulations. Landscaping on commercial and industrial sites serves the following functions:

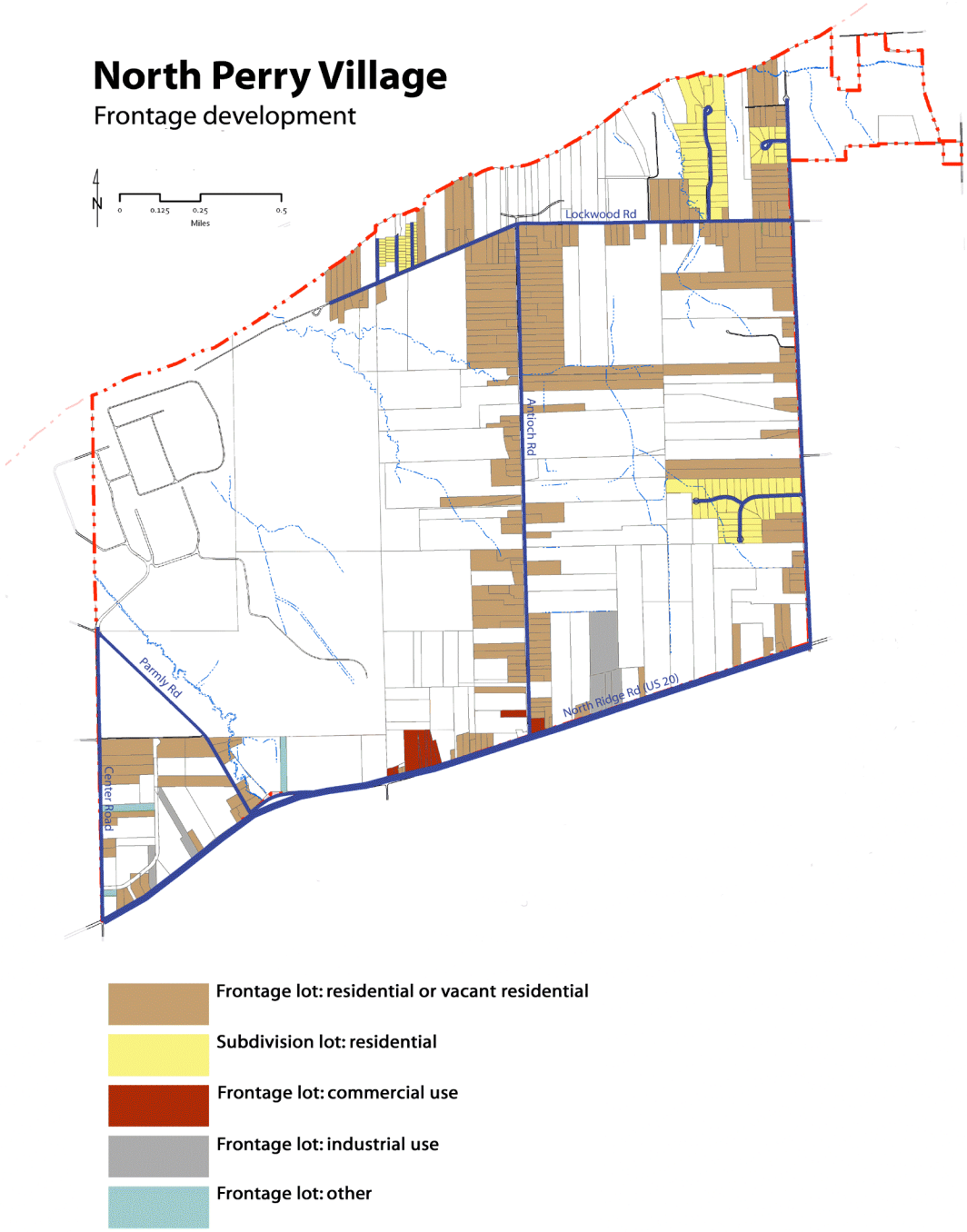
- Buffers between incompatible uses or site areas.
- Shade and climate control.
- Air purification and control airborne particulates
- Wildlife habitat.
- Erosion and stormwater runoff control.
- Control of noxious weeds, invasive plants and exotic plants.
- Encourage native and/or adaptive plants.
- Preserve existing trees and vegetation.
- Provide an attractive appearance in areas of public use or view.
- Improve natural and recreational areas.
- Screen service areas and structures.
- Reinforce a pedestrian friendly environment.
- Break up building mass and soften architectural materials.
- Enhance the quality and appearance of the built environment.

The plan recommends adopting comprehensive landscaping regulations requiring landscaping bufferyards at the front, side and rear of commercial, industrial, and institutional sites; along buildings, driveway throats, islands that cap and break up parking rows, and islands that divide large parking areas into smaller, more manageable units. Required buffers at the front of a site must be deep enough to accommodate future road widening projects. The plan also recommends minimum requirements for the number of trees and shrubs, and tree protection requirements.

5.9 Frontage development

Most residential development in North Perry takes place along collector streets such as Antioch Road and Townline Road. Lots are created by splitting parcels fronting the road from a larger parcel, often a farm or nursery.

This type of development, called frontage development or ribbon development, dramatically changed the character of North Perry, and may harm much of the rural ambience that initially drew residents to the village.



There are many disadvantages to frontage development.

- The village subsidized frontage development. Unlike subdivisions with new roads, developers do not have to pay to build new roads or infrastructure for frontage lots. The cost of development shifts from the builder, who would normally be required to build roads in a subdivision, to the village, which built the existing road where the lot has frontage.

- Frontage development harms the character of rural areas. With continued splitting and development of frontage lots, the viewscape of collector roads changes from that of farmhouses, nurseries, and wooded lots to a continuous procession of houses, occasionally interrupted by a farm entrance or the rare frontage that was not yet subdivided or sold.
- The lots that were created from frontage development are often underused; too large to mow but too small to farm. The rear end of the lot, which may have been in active agricultural production, often reverts to scrub forest.
- The many individual driveways create points of conflict that make the road less safe for pedestrians, cyclists and drivers.
- Property owners at the south end of north-south roads face an increasingly heavier share of traffic on the road, generated by residential frontage development at the north end of the roads. A single family house generates an average of 9.6 vehicle trips per day.

Residential frontage development on Antioch Road; a large nursery sits behind these houses

Farms and nurseries are often hidden behind houses on frontage lots.

Along with increased lot sizes and lot width-to-depth ratios, this plan recommends an impact fee imposed on building permits for new houses along existing arterial roads, so the cost of providing infrastructure for development shifts from the village to the developer. Front yard setbacks on collector roads should be increased. Dense landscape buffers, such as a stand of canopy and understory trees, should be required for existing and new houses fronting collector

roads, so the visual impact of frontage development is reduced and a semi rural visual character is partially restored.

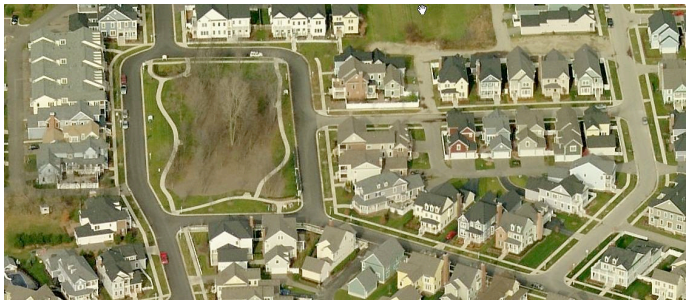
The transportation element recommends implementing more flexible street design standards to allow narrower pavement width for streets that will serve few houses, and decrease the cost of developing away from existing through streets. New residents on Parmly, Antioch, Townline, Center, and Lockwood roads should also be made aware that they live on what is intended to be a through street – not a residential road – and there is no guarantee traffic volume will remain low in the future.

Prospect New Town is a traditional neighborhood development in Longmont, Colorado

5.10 Traditional village development

Planning Commission feels this section contradicts the actual survey results to preserve semi-rural character.

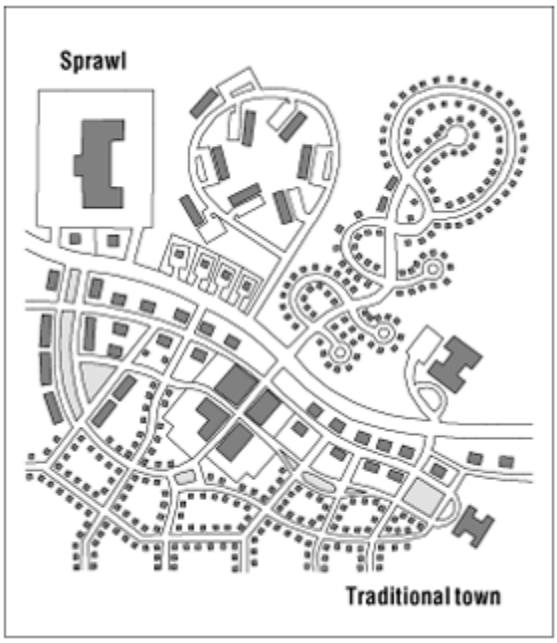
Mixed-used developments or traditional town centers help to reinforce and preserve the identity and character of an area, and provide an alternative to the frontage and large lot development found in exurban areas.



The street plan in Cherry Hill Village in Canton, Michigan is influenced by the blocks and squares of traditional American villages

Establishment of a traditional village center would address many concerns raised during the planning process; the lack of housing variety and options, the belief that the built environment in the village is little different than Perry Township or Madison Township, the need for a defined community center that provides community identity as well as needed commercial services, and a "social condenser" where citizens of the community can interact with others.

This plan recommends that development at the southern end of the village, near North Ridge Road/US 20, would follow a traditional village model Development in this area should follow traditional neighborhood or new urbanism-based models, rather than have the pods and cul-de-sacs of typical suburban development. This includes the following elements:



- A discernible center; a square, green or memorable street corner.
- A variety of dwelling types, including single-family houses and townhouses, with some accessory or mother-in-law units.
- Small playgrounds accessible to every dwelling, ideally located no more than a tenth of a mile away.
- At the northern end of the village, a small commercial center with shops, restaurants, cafes and other light-intensity commercial uses, providing "third place" for village residents and those in surrounding areas.
- Streets within the neighborhood form a connected network, which disperses traffic by providing a variety of pedestrian and vehicular routes to any destination.
- Required building setbacks are small, and buildings in the neighborhood center are placed close to the street, creating a well-defined outdoor room.
- The location of parking lots and garage doors is arranged so it does not dominate the streetscape; ideally it is relegated to the rear of buildings, usually accessed by alleys.
- Parks and public space front streets to create safe spaces and a "common living room"; they should not be hidden behind houses.
- Frontages and lot sizes should vary on the same block, to prevent visual monotony.

5.12 Purchase of development rights

Along with transfer of development rights (TDR), purchase of development rights (PDR) is another method state and local governments use to preserve farmland and open space. Purchase of development rights has been used in North Perry to preserve 100 acres of nursery land.

Purchase of development rights provides a way to financially compensate willing landowners for not developing their land. When buying development rights, the community obtains a conservation easement that permanently restricts development on the land. The landowner still owns the land and can use or sell it for purposes specified in the easement, such as farming, timber production, or hunting.

Development rights purchases can be customized to meet the objectives of both the landowner and community. For example, an easement intended to preserve a farm or nursery might allow the owner to build an additional home as their placement does not limit the property's long-term agricultural potential or a community's rural character.

PDR programs are becoming increasingly popular because they offer substantial benefits to both communities and landowners. Many agricultural landowners are cash-poor: that is, they

have a great deal of equity in land, but little income. By selling only their development rights, owners can convert some of the wealth tied up in their land into cash, without relinquishing ownership of the land or use of its productive capacity.

Like transfer of development rights, purchase of development rights is completely voluntary. Landowners are not coerced into giving up or selling development rights.

This plan recommends the continued use of purchase of development rights programs in North Perry.

5.13 Agricultural preservation

The nursery industry remains the anchor of Lake County agriculture. The 1998 Census of Horticultural Specialties counted 68 horticultural operations in the county, generating $59,153,000 in total sales, and $54,656,000 in wholesale sales. The Nursery Growers of Lake County have tallied over 100 nurseries in Lake County, generating an estimated $90,000,000 in annual wholesale sales. In 1983, 2,816 acres in Lake County were used for horticultural operations. In 1999, 5,000 acres of CAUV land was used for horticultural operations. In 2008, 32,000 acres in Lake County and 700 acres in North Perry were classified as agriculture by the Lake County Auditor. The majority of nurseries in Lake County are in North Perry and Perry and Madison Townships, north of Interstate 90. An important viticulture industry has emerged south of Interstate 90 in Madison Township, extending east into Ashtabula County.

Increasing urbanization, and its impact on runoff patterns and groundwater supply, is a threat to the nursery industry in the village and eastern Lake County. Grading for adjacent residential development changes the established natural drainage pattern in areas near nurseries, directing stormwater runoff away from nursery sites. Increasing impermeable surface in an area near the nursery, such as building a parking lot where water drains to a storm sewer or ditch, can decrease the amount of groundwater available at a nursery site. Impact to nurseries from altered hydrology is not considered when reviewing a subdivision or other proposed non-agricultural development.

As well as transfer of development rights and purchase of development rights, there are other tools available to preserve agricultural uses in North Perry .

CAUV PROGRAM

Locally, farmers can enroll in the Current Agricultural Use Value (CAUV) program. CAUV is a voluntary real estate tax assessment program that is the result of a referendum passed by Ohio voters in November 1973. Under CAUV, owners of farm tracts 10 acres or larger are given the opportunity to have their parcels taxed according to their value in agriculture. If the land was not part of the CAUV program, the tax value could be considered the speculative value of non-farm development, or what would be full market value. In 2008, approximately 17,000 acres were in enrolled in the CAUV program in Lake County.

According to state statutes, a landowner must devote the parcel "exclusively to agricultural use" to qualify for use value assessment. Agricultural land that lies fallow for one year is also eligible for CAUV.

A farmer that converts land to a non-agricultural use while enrolled in the CAUV program must pay a penalty equal to the tax savings over the past three years.

Protecting farmland helps communities maintain their semi-rural atmosphere and aids in reducing future demands for costly new community services, including road maintenance. Local, state and national studies have shown the economic balance and benefit provided with active agriculture in a community. Local organizations can assist local land owners interested in pursuing preservation measures.

RIGHT TO FARM

A farmer in Medina County got a ticket for disturbing the peace after a neighbor complained that he was out in the fields too late. A homeowner in Preble County threatened to file a lawsuit because a neighbor's tractor kept him from hearing his television. Neighbors sued a farmer in Summit County for using a device that keeps birds out of fields by mimicking the sound of shotgun blasts. The lawsuit was dropped.

Ohio has a Right to Farm Act that in most cases protects farmers from nuisance suits over externalities caused by normal farming operations; sound, smell, traffic, dust, vibration, and chemical use. Right to Farm legislation does not protect those who operate negligently or illegally.

A county commissioner in Larimer County, Colorado wrote The Code of the West in 1995. The Code is an etiquette manual intended to remind suburban refugees that rural areas are not necessarily romantic or bucolic; municipal services may be lacking, farms can create unpleasant externalities, and danger from forest fires and flash floods may be a constant threat.

Many rural and urbanizing countries followed the lead of Larimer County, and now issue advisory guides similar to the Code of the West, for those contemplating moving into exurban and rural area. Reference to these guides is added as a plat note on new subdivisions.

North Perry does not have an equivalent to the Code of the West, although it can be easily drafted. Prospective exurban and rural residents need to be aware of conflicts between agricultural and residential uses, and of externalities that are foreign to their former urban and suburban settings.

AGRITOURISM

Agritourism is a commercial enterprise at a working farm, conducted for the enjoyment of visitors while generating supplemental income for the owner. Agri-tourism opportunities include outdoor recreation (horseback riding, cross country skiing), direct sales (self-pick farms, farm stands), educational experiences (tours, historical exhibits), accommodations (bed and breakfast inns), and entertainment (corn mazes, hayrides, concerts).

Agritourism is a growing sector of the tourism trade. About 62.4 million Americans – nearly 30% of the U.S. population – visited a farm during a 12-month period in 2000-2001, according to the 2000 National Survey on Recreation and the Environment.

Several counties in California sponsor "farm trails," which are similar to wine routes. Farms along the trail offer tours, direct sales to the public, and occasionally lodging and dining. The California Agricultural Homestay Bill exempts farms and ranching operations that offer overnight stays from the more stringent requirements of operating a commercial restaurant. To qualify for overnight stays, the farms and ranches must produce agricultural products as their primary source of income. Farmers are limited to six guest rooms and 15 visitors a night.

In Ohio, Freshwater Farms in Urbana offers tours of their hatchery, and operates a farm market offering products from the hatchery and other area agricultural operations.

The most visible agritourism-related activities in Lake County can be found at wineries in Madison Township. Chalet Debonne offers a variety of attractions appealing to tourists, including tours, tasting, a gift shop, an amphitheatre for concerts, live entertainment, and outdoor dining. Claire's Grand River Winery offers tours by appointment. Maple Ridge Vineyards offers on-premises wine sales, tasting and tours. There is the opportunity to develop more amenities that could attract those touring Winery District visitors, such as bed and breakfast inns, restaurants and regular tours. Hotels are also required to encourage the typical day visitor to spend more time in the area.

Rainbow Farms in North Perry: u-pick farms are one form of agritourism

Some nurseries in Lake County offer sales direct to the public, but there is no coordinated effort to promote local nurseries as a destination to tourists or day trippers.

Zoning restrictions limit agricultural tourism opportunities in many Lake County communities, including North Perry. In the village, most agricultural operations take place in the R-1 residential zoning district. Zoning regulations may allow agriculture in residential zoning districts, but not always agritourism related uses and businesses. This plan recommends revisiting permitted uses in the district, and removing barriers that may prevent agritourism uses at village nurseries and farms.

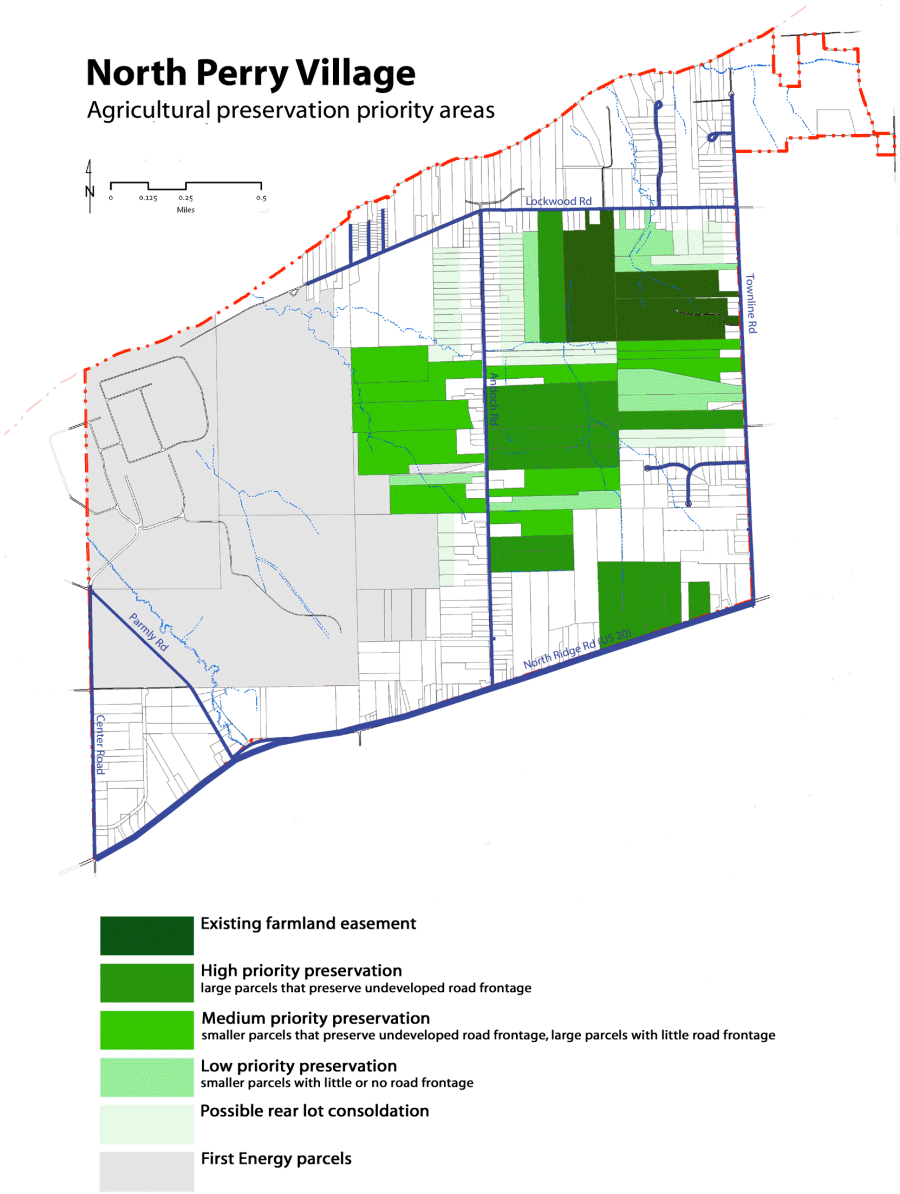
PRIORITY PRESERVATION AREAS

For programs such as purchase of development rights, and village acquisition of development rights for TDR banking, this plan establishes three categories for priority preservation areas.

1) High priority preservation area: this includes large parcels of farmland that have relatively long stretches of undeveloped or undivided road frontage. Preserving such parcels would have the greatest impact on maintaining a semi-rural character in the village, while keeping large contiguous areas of land in agricultural production.

2) Medium priority preservation area: this includes smaller parcels that have undeveloped road frontage, and large parcels with little undeveloped or undivided road frontage.

3) Low priority preservation: this includes small parcels with little or no undeveloped or undivided road frontage.



5.14 Future land use map

The future land use map is to establish the framework for future development as a general, conceptual guide. The map identifies, in general terms, the various types of land uses and their respective locations throughout North Perry, as based on the aspirations of the comprehensive plan. It bridges the gap between existing and future development to guide new projects so they may better blend into and preserve the fabric of the village.

The future land use map is considered a guide for zoning and future development in the township, and should be adhered to closely. However, each proposed development should be judged upon its merit and compatibility with surrounding land uses as well as other goals and policies set by this plan.

Eight categories are defined in the future land use map.

Semi-rural character

Uses appropriate for the rural character category include nurseries, vineyards, farms, agritourism, open space, environmentally sensitive areas, and recreational uses such as parks, retreats, equestrian activities, campgrounds and golf courses. Creatively planned, low-impact residential development that incorporates preservation of agricultural uses and/or valuable open space, and enhances or leaves unaltered the rural or semi-rural character of the area can be considered.

Conventional residential subdivisions, continued residential frontage development, and intensive and potentially disruptive recreational uses (dirt tracks, motorsports) are strongly discouraged.

If a transfer of development rights (TDR) program is implemented, development credits may be transferred out of this area.

Agricultural and agritourism uses are also appropriate in all other categories.

Suburban residential

Suburban residential use includes single-family houses in a low-density exurban environment, with an ideal density of 1.3 units per acre (excluding public right-of-way).

Traditional neighborhood residential

Traditional neighborhood residential uses include single-family houses, very limited accessory dwelling units and semi-detached residential development situated in an environment modeled on a pre-1940 village or suburban neighborhood. Such development features human-scale design, an interconnected street network that provides a variety of routes for local traffic, town and neighborhood centers, public spaces, civic uses and other features that foster a sense of community.

Contemporary suburban development (street pattern with limited connectivity, pods, excessive use of cul-de-sacs, and lower density residential development) is strongly discouraged.

The default density is three units per acre (excluding public right-of-way). If a TDR program is implemented, development credits may be transferred into this area, thus increasing the maximum density.

Suburban commercial

The suburban commercial area encompasses retail trade, services and professional offices that meet the commercial needs of area residents. Examples of neighborhood commercial uses include supermarkets, drug stores, restaurants, self-service laundries, bakeries, barber and beauty shops, and medical offices.

Auto sales and vehicle-related businesses should be limited to 25% of the total North Ridge Road/US 20 frontage of the area designated as suburban commercial on the future land use map; about 1,200 feet. Industrial and semi-industrial uses are not appropriate; existing industrial uses may remain subject to regulations governing nonconforming uses.

Expansion of suburban commercial areas into strips following a collector road is strongly discouraged.

Traditional neighborhood commercial

Traditional neighborhood commercial areas are intended to be developed for commercial and office uses catering to nearby residents, situated in a pedestrian-friendly, human-scaled environment where buildings front the sidewalk, and the visual impact of parking is minimized. Village commercial areas are intended to provide a comfortable "third place" for village

residents to both meet their day-to-day commercial needs, and linger with their neighbors. Limited mixed-use and live-work residential uses are also appropriate. Vehicle-related uses (gas stations, auto repair, used car lots, and so on) and mechanical commercial uses are not appropriate uses.

Light industrial

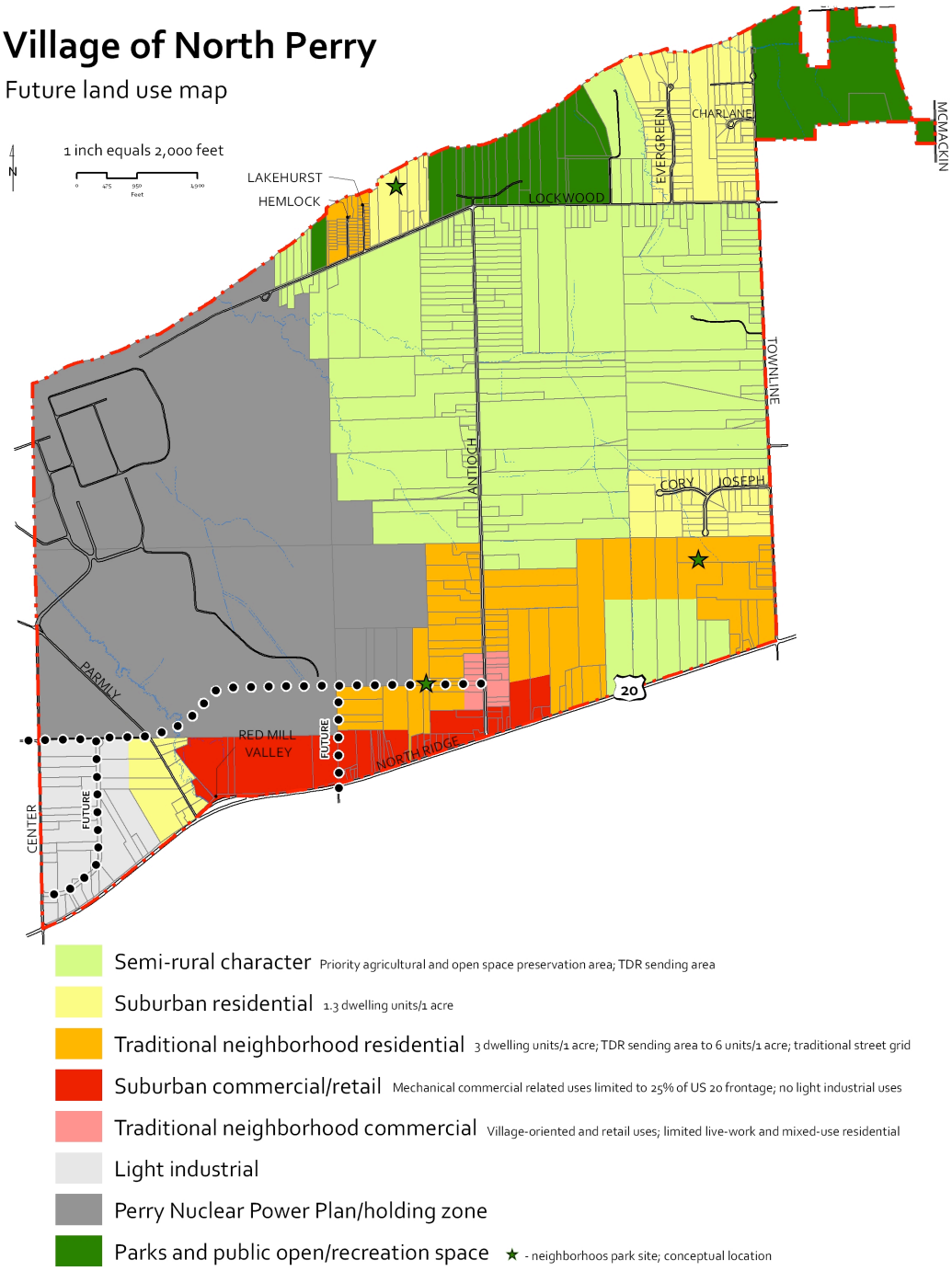
Light industrial land uses generally include facilities that manufacture, process, fabricate, assemble, package, or provide incidental storage and distribution of previously prepared materials, finished products or parts. Research facilities are also included. Light industrial land uses would typically have all processing within buildings, require limited exterior storage, generate small amounts of truck traffic, and be reasonably free of hazardous or objectionable externalities.

Absent is any type of heavy machinery, primary metal or related industries, refineries, wrecking and salvage yards, hazardous materials, and so on. Also absent are retail and residential uses.

Light industrial areas are ideally agglomerated in a single area, preferably at the far southwestern corner of the village south of the Perry Nuclear Power Plant.

Perry Nuclear Power Plant

The Perry Nuclear Power Plant area is intended for the power plant site, the exclusion zone around the plant, and property that is owned by First Energy that serves to buffer and protect the facility.



- Semi-rural character — Priority agricultural and open space preservation area; TDR sending area
- Suburban residential — 1.3 dwelling units/1 acre
- Traditional neighborhood residential — 3 dwelling units/1 acre; TDR sending area to 6 units/1 acre; traditional street grid
- Suburban commercial/retail — Mechanical commercial related uses limited to 25% of US 20 frontage; no light industrial uses
- Traditional neighborhood commercial — Village-oriented and retail uses; limited live-work and mixed-use residential
- Light industrial
- Perry Nuclear Power Plan/holding zone
- Parks and public open/recreation space ★ - neighborhoos park site; conceptual location

5.15 Goals and policies

Each primary paragraph (**in bold type**) is a statement of a goal. The subparagraphs are policies for implementing the goal. Some goals and policies related to land use are found in other elements. The Comprehensive Plan map will also display suggested land use/zoning patterns.

LU-1 Contemporary, effective land use planning tools will be used to preserve what remains of the semi-rural character of the village.

LU-1-p1 Rewrite and consider adopting a new zoning resolution, to implement the goals and objectives of the 2008 North Perry Village Comprehensive Plan.

LU-1-p2 Review the Comprehensive Plan and zoning resolution annually, to keep ahead of emerging land use trends in the region.

LU-1-p11 Implement a transfer of development rights (TDR) program, with areas zoned R-1 in the east central portion of the village as a sending area, and a new high-density residential zoning district promoting traditional neighborhood development as the receiving area. Use TDR as a tool to protect farmland and create a built environment that makes North Perry distinct from surrounding communities. Exclude areas that are a part of the Perry Nuclear Power Plant facility or holdings by First Energy that are not likely to be developed for residential or agricultural use in the near future.

LU-1-p11 Use a suitable density bonus as an additional incentive to transfer development rights. Consider an additional density bonus when road frontage is preserved on the sending parcel.

LU-2 Residential development will be in a form that reinforces a unique sense of place, and make North Perry Village distinct from surrounding communities.

LU-2-p1 Create a new R-S (residential – suburban) zoning district for suburban-context residential development, with a minimum lot size of 0.75 acres.

LU-2-p2 Encourage higher density residential development, following a traditional neighborhood model, at the southeastern portion of the village close to North Ridge Road/US 20.

LU-2-p3 Create a new R-T (traditional neighborhood) zoning district for areas near North Ridge Road/US 20, with a base minimum density of three units per acre, and a maximum density of six units per acre as a development rights receiving area.

LU-2-p4 Place parks and public space in the town center area where they will front streets and create vibrant, safe gathering areas; not behind houses where they serve as virtual extensions of private rear yards.

LU-2-p5 Require a width-to-depth ratio of 1:3 or less on new residential lots, so new "bowling alley lots" are not created.

LU-2-p6 Increase the minimum front yard setbacks for residential building lots fronting collector and arterial roads, to reduce the visual impact of future frontage development.

LU-2-p7 Prohibit frontage development along new collector roads, excepting the proposed east-west connector road at the south end of the village.

LU-2-p8 Impose impact fees for new residential frontage development, to shift the cost of providing infrastructure from the village to the developer.

LU-2-p9 Implement architectural design requirements for residences that may be located in a traditional village district.

LU-2-p10 Enforce zoning requirements that prohibit disruptive home occupations, such as retail uses, construction vehicle and heavy equipment storage, vehicle repair and body work, and contractor yards.

LU-2-p11 Establish standards for front and rear yard tree planting requirements in residential areas, to decrease the visual impact of frontage development, provide shade, provide filtration of airborne pollutants, and help reinforce the identity of North Perry Village as a center of the nursery industry.

LU-3 Commercial and industrial areas will be well-planned, appropriately located and sized, and encourage uses that are not disruptive or present an unflattering impression of the village to visitors.

LU-3-p1 Implement a simplified and more logical categorization of permitted commercial and industrial uses. Ensure terminology for land uses is consistent across all zoning districts and throughout the zoning code.

LU-3-p2 Remove industrial and semi-industrial uses as permitted and conditional uses in the C-1 zoning district.

LU-3-p3 Remove mixed-use commercial/industrial zoning (M-1) from the zoning code.

LU-3-p4 Remove heavy industrial zoning (M-2) from the zoning code.

LU-3-p5 Create a new C-T zoning district permitting light retail, entertainment and commercial uses, along with mixed residential uses, at a pedestrian-oriented scale. Limit uses in the district that do not generate pedestrian activity and street animation, prohibiting them or making them subject to conditional review. Parking for commercial uses in the C-T zone should be located in the street or behind buildings, where it will not visually dominate the built environment; not in a parking lot in front of the building.

LU-3-p6 Limit the acreage of commercial zoned land in the village to only the amount needed to realistically meet future demand.

LU-3-p7 Designate a small area for light retail, entertainment and commercial uses (C-T zoning) as the core of a new traditional village center for the south end of the village.

LU-3-p8 Discourage strip commercial zoning along the North Ridge Road/US 20 corridor. Limit commercial uses along the corridor to an area between Parmly Road and Antioch Road.

LU-3-p9 Limit the acreage industrial zoned land in the village, to only the amount needed to realistically meet future demand.

LU-3-P10 Restrict industrial uses to the Center Road/Parmly Road area. Prohibit industrial uses as a permitted land use along the entire North Ridge Road/US 20 Road corridor. Permit existing industrial uses along the corridor to remain as nonconforming uses, with their eventual removal through attrition.

LU-3-p11 Treat as conditional uses activities having a potentially severe impact either because of the character of the surrounding area, or because the cumulative impacts of more than one such activity would be incompatible with other permitted uses and contrary to this plan.

LU-3-P12 Establish a maximum percentage of vehicle-related and mechanical commercial uses to be permitted in the C-1 district fronting on North Ridge Road/US 20 (25%), to discourage the creation of a commercial district dominated by such uses.

LU-3-P13 Establish a partnership with a retail developer to build a high-quality retail center at the intersection of North Ridge Road/US 20 and Antioch Road.

LU-4 Commercial and retail development will be attractive, inviting, convenient, and of a high quality.

LU-4-p1 Implement strict sign design requirements to contribute to a built environment that will differentiate North Perry Village from adjacent municipalities, and reinforce the village's unique identity and character.

LU-4-p2 Implement architectural design requirements for commercial and industrial uses to promote quality architecture, and enhance sense of place as suburban development and growth pressure encroach further into eastern Lake County.

LU-4-p3 Implement strict site planning requirements for commercial and industrial uses to encourage and reward high quality development, discourage less attractive and less enduring alternatives such as traditional suburban-scale vehicle-oriented development where parking visually dominates the site, minimize adverse impacts of vehicular circulation to existing neighborhoods and to the surrounding physical environment, and protect and promote the long-term economic vitality of North Perry Village.

LU-4-p4 Establish standards for landscaping and screening, to minimize the impact of new development on the surrounding neighborhood, reduce heat islands, promote a sylvan visual environment, and reinforce the identity of North Perry Village as a center of the nursery industry.

LU-4-p5 Establish controls on the direction and maximum height of lighting and the glare from reflective materials used on the exterior of structures, to prevent glare and light pollution, enhance semi-rural character, and encourage energy conservation.

LU-4-p6 Locate, design and develop industrial sites and areas in a manner that reinforces a distinct sense of place, and offers a positive impression of North Perry Village.

LU-5 The nursery industry and agriculture will continue to be the signature land use in North Perry Village.

LU-5-p1 Permit agritourism related businesses, such as bed and breakfast inns, tours, commercial hay rides, u-pick operations, corn mazes and the like as accessory uses to working agricultural uses, to allow such uses to remain economically viable in the face of residential development.

LU-5-p2 Encourage the participation of agricultural trade association members in town planning activities and boards.

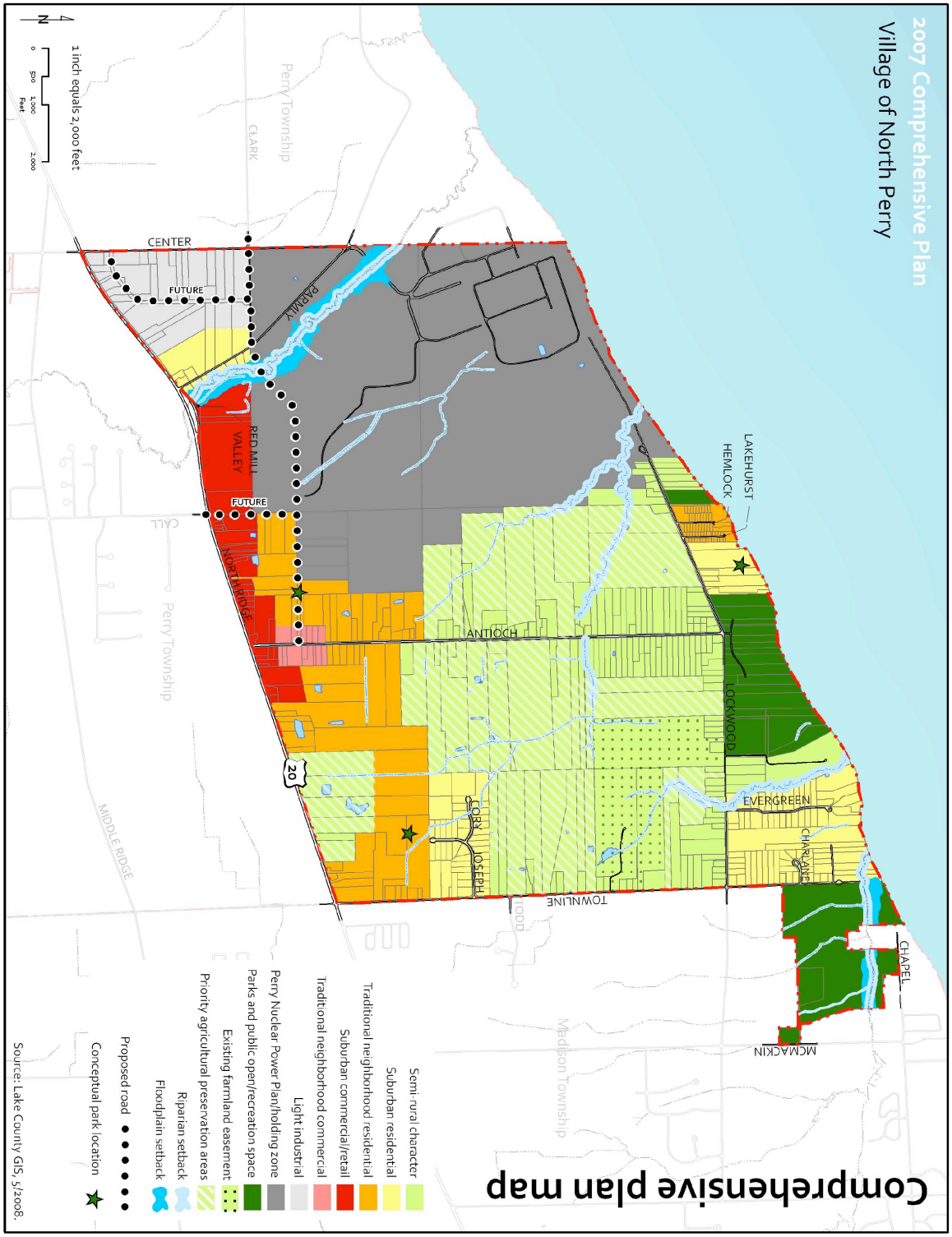
LU-5-p3 Encourage property owners to participate in CAUV programs.

LU-5-p4 Consider the agricultural potential and value of unique soils when evaluating plans for large-scale development.

LU-5-p5 Consider impacts on existing agricultural operations as criteria for development approval, and require mitigation for any detrimental impacts. This includes considering the impact to the drainage pattern and water supply on existing agricultural operations and fallow agricultural land.

LU-5-p6 Provide adequate buffers with development adjacent to agricultural land, to minimize conflicts and complaints concerning standard agricultural practices. Update zoning regulations to include guidelines for design elements to help achieve compatibility between agricultural and non-agricultural uses.

LU-5-p7 Continue the use of purchase of development rights programs to preserve agricultural areas. Encourage the use of transfer of development rights to allow agricultural land owners to reap the financial benefit of land development, while ensuring that the land remains in agricultural production.


2007 Comprehensive Plan
Village of North Perry
Comprehensive plan map
Semi-rural character
Suburban residential
Traditional neighborhood residential
Suburban commercial/retail
Traditional neighborhood commercial
Light industrial
Perry Nuclear Power Plant/holding zone
Parks and public open/recreation space
Existing farmland easement
Priority agricultural preservation areas
Riparian setback
Floodplain setback
Proposed road
Conceptual park location
Source: Lake County GIS, 5/2008.
1 inch equals 2,000 feet
0 500 1,000 2,000
Feet
N
LAKEHURST
HEMLOCK
LOCKWOOD
EVERGREEN
CHARLANE
CHAPEL
MCMACKIN
TOWNLINE
TODD
COBB
JOSEPH
ANTIOCH
20
NORTHRIDGE
RED MILL
VALLEY
FUTURE
PAPMAY
CENTER
FUTURE
CLARK
Perry Township
CALL
Perry Township
MIDDLE RIDGE
Madison Township

6 Transportation

6.1 Introduction

North Ridge Road/US 20 across the southern edge of North Perry Village (left side of photo; Perry Township on right side)

At a casual glance, it appears that transportation is not a critical issue in North Perry. There is a perception that congestion is growing, but data from the Northeast Ohio Areawide Coordinating Agency (NOACA) and the Ohio Department of Transportation (ODOT) shows almost no evidence of problems. There are no major intersections or uses that generate large amounts of traffic. Even with what appears like sparse traffic, though, North Perry still faces challenges regarding transportation.

Traffic generated by poorly planned development, and the lack of bicycle and pedestrian accommodations, can diminish the potential quality of life in the village. A scattered, low-density population results in more road mileage spread among fewer homes, with the result being property owners facing a larger tax burden for road maintenance compared to more densely populated urban and suburban areas. With little commercial development, residents face longer vehicle trips for commuting and daily errands, resulting in extra wear and tear on roads; and added air pollution, background noise, and consumption of shrinking natural resources. The village is not alone; other exurban communities in the area face these issues.

Transportation infrastructure is very expensive, especially for a lightly settled populated exurban area, and it has major impacts on how residents live. It both influences and is influenced by land development. Future transportation plans must consider a diverse range of users, including residents of all ages and abilities, business commuters, visitors, commercial traffic, and those traveling by foot or bicycle.

An effective transportation plan should not be measured in how it would potentially decrease travel times or increase traffic speed, but rather how it will shape future development, improve the quality of life for residents, and preserve the remaining semi-rural character. North Perry is not an island, and transportation planning must consider how roads and trails in the community function as part of a regional transportation network, and how traffic from the village affects other communities. This element will evaluate existing conditions; identify challenges, and present goals and policies that address transportation and mobility in the village.

6.2 2000 Comprehensive Plan

The 2000 Comprehensive Plan included a three page inventory of road conditions. Of the nine broad goals in the 2000 Comprehensive plan, the goal referring to transportation was: *9. Pursue internal accessibility throughout the Village by a roadway system and pedestrian safety paths*.

The 2000 plan proposed four new roads, none of which were platted or built.

1. Extension of Call Road north to Lockwood Road
2. Extension of Clark Road east
3. New road from Townline Road west to Call Road extension
4. New road from Center Road east and northeast to Clark Road extension

The 2000 plan also recommended an extensive pedestrian pathway system.

> *Pedestrian pathways are recommended within the open space areas along the unnamed streams to provide for pedestrian and bicycle access for the residents, allowing them to enjoy these areas. In addition, pathways are shown and recommended along Lockwood Road to link the Village Hall and park, the Metropark's North Shore Reservation, and Townline Road Park for pedestrians and bicyclers. …*

Although there was vocal opposition from some residents, sidewalks were built along the Villages street network. The pathway system recommended by the 2000 plan was not built.

6.3 Roads

With the exception of road paving projects, the construction of small subdivision streets, and the closure of Lockwood Road through the Perry Nuclear Power Plant site, the transportation network in North Perry has changed little through the decades. However, increased vehicle ownership, an influx of new residents who commute to jobs outside the community, residential frontage development, and changing lifestyles have all impacted village roads.

ROAD INVENTORY

A relatively large amount of roads are needed to serve the scattered population in North Perry. There are 9.9 miles or 52,250 linear feet of road in the village, or about 62.4 feet of road for each of the 838 residents in the village. (Table 5.1) By comparison, in Concord Township, a fast-growing, low-density exurban community, 105.68 miles or 557,990 linear feet of road serve a population of 15,282 residents, with 36.5 feet

Table 6.1
Road inventory
North Perry Village

Road name	Road length		Right-of-way width		Pavement width		Surface	Sidewalks, curbs	Condition	Road type
	Miles	Kilometers	Feet	Meters	Feet	Meters				
Antioch Road	1.6 mi	2.6 km	60′	18.3 m	28′	8.6 m	concrete	both	good	village
Center Road	0.9 mi	1.4 km	60′	18.3 m	28′	8.6 m	concrete	both	good	county
Charlane Court	0.1 mi	0.2 km	60′	18.3 m	23′	7.0 m	asphalt	none	good	village
Corey Avenue	0.1 mi	0.2 km	60′	18.3 m	20′	6.1 m	asphalt	both	good	village
East Hemlock Road	0.1 mi	0.2 km	30′	9.2 m	12′	3.7 m	asphalt	none	good	village
Evergreen Road	0.3 mi	0.5 km	50′	15.2 m	20′	6.1 m	asphalt	both	good	village
Joseph Lane	0.3 mi	0.5 km	60′	18.3 m	20′	6.1 m	asphalt	both	good	village
Lakehurst Drive	0.1 mi	0.2 km	20′	6.1 m	17′	5.2 m	asphalt	none	good	village
Lockwood Road	1.5 mi	2.4 km	60′	18.3 m	20′	6.1 m	asphalt	sidewalks	good	village
North Ridge Road / US 20	2.4 mi	3.9 km	60′	18.3 m	40′	12.2 m	asphalt	limited	good	state
Parmly Road	0.7 mi	1.1 km	40′	12.2 m	25′	7.6 m	asphalt	none	fair	village
Red Mill Valley Road	0.2 mi	0.3 km	varies	varies	varies	varies	asphalt	none	fair	village
Townline Road	1.7 mi	2.7 km	50′	15.2 m	20′	6.1 m	asphalt	both	good	county/village
West Hemlock Road	0.1 mi	0.2 km	30′	9.2 m	12′	3.7 m	chip/seal	none	poor	village
Total	**9.9 mi**	15.9 km	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**

of road per resident. North Perry has the tax base to offset the relatively high cost of road maintenance, but compared to more densely-populated communities, village taxpayers bear a heavier tax burden to maintain their roads.

TRAFFIC VOLUME

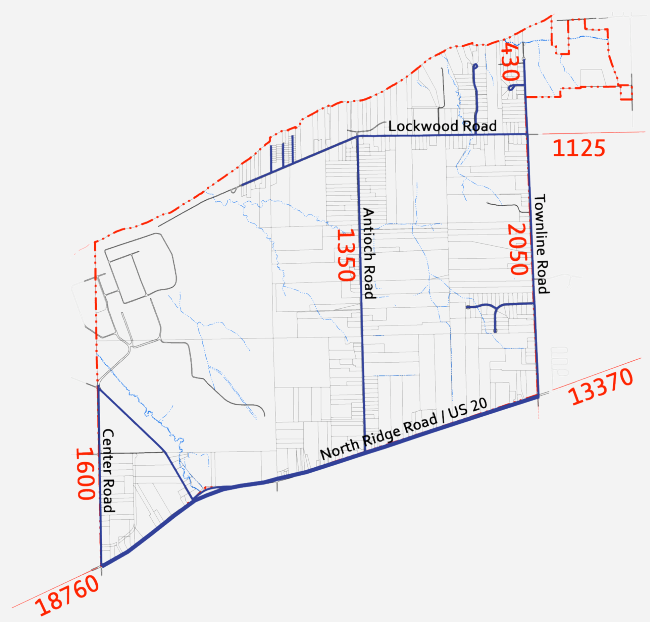
Table 6.2 shows traffic counts along selected road sections in the village, based on data collected in 2004 and 2005.

Data from ODOT shows traffic volume along North Ridge Road through the village *decreasing* since 1992. (Table 6.3) The road segment between Center Road and Hubbard Road (State Road 528 in Madison Township) had average daily traffic (ADT) of 17,230 vehicles per day in 1992. In 2005, the ADT fell 24% to 13,060 vehicles per day.

Why is traffic dropping on North Ridge Road/US 20, while the population of the area is slowly growing? Data collected by ODOT suggests that Interstate

Table 6.2
Traffic volume: 24 hour average daily traffic 2004-05
North Perry Village

Road	Average daily traffic (ADT)
Antioch Road	1,350
Center Road	1,600
Lockwood Road: east of village *	1,125
North Ridge Road/US 20: east of village *	13,370
North Ridge Road/US 20: west of village *	18,760
Townline Road: north of Lockwood Road	430
Townline Road: North Ridge Road to Lockwood Road	2,050



* Road sections adjacent to, but not inside North Perry Village.
Source: ODOT

90 is increasingly being used for east-west traffic that would otherwise use North Ridge Road/US 20.

TRAFFIC CONGESTION

There is a perception among many village residents, and those living in nearby communities, that traffic congestion is a growing problem.

Table 6.3
Traffic volume on North Ridge Road/US 20 *
North Perry Village

Year	*Average daily traffic (ADT)*	*Change (Δ)*
1992	17,230	n/a
1999	15,170	-12.0%
2002	13,950	-8.0%
2005	13,060	-6.4%

* Section between Center Road in North Perry and Hubbard Road in Madison Township.
Source: ODOT

According to data from the NOACA and ODOT, North Ridge Road/US 20 is not considered a congested road. The traffic volume is lower than most four lane roads in the county, and about the same as many busier two lane roads. The level of service is scored high, and the road is not considered congested by the NOACA Congestion Management System. Traffic volume on the road is below its capacity. However, the road is not without other issues.

Why do residents feel roads are congested when reality is different? Despite good traffic flow, research conducted for the US 20 Corridor Plan in adjacent Madison Township found elements of North Ridge Road and its traffic that make driving the road a challenge.

Substandard lanes and right-of-way. North Ridge Road/US 20 has the design of a 1930s through route, but today serves the role of a 21st century suburban arterial. Lanes are only 10 feet wide, compared to 12 feet on most four lane roads. The road surface is in a 60 foot wide right-of-way, the same as many suburban residential streets.

The narrow lanes can make drivers feel less secure and confident. Drivers are closer to oncoming traffic, including heavy trucks wide enough to fill almost an entire lane. Utility poles are close to the pavement, visually framing the road and making it appear even narrower and more confining.

Despite perceptions that North Ridge Road/US 20 is congested, it carries relatively little traffic compared to similar roads elsewhere in the region

High speed traffic. The posted speed limit on North Ridge Road/US 20 is 45 miles per hour, but traffic normally flows at higher speeds. The road has few turns and relatively few traffic lights compared to arterials in suburban and urban areas.

While high speed traffic may be safely accommodated on a modern arterial, it is more dangerous on a road built to 1930s standards. High speed traffic on an unusually narrow road also affects driver confidence and comfort.

Unpredictable traffic patterns. Access management along North Ridge Road/US 20 is nearly non-existent, and the amount of conflict points – where a driveway meets the street – is quite high for a road in an exurban setting. Most businesses have two or more access points, and continuous curb cuts are common. There is no left hand turn lane, and a driver wanting to turn left into one of the many driveways must stop in the passing lane, causing traffic to back up behind them. Traffic slows behind cars turning into and out of driveways along the road. There are also several semi-industrial uses, where heavy trucks frequently enter and leave the road.

The exurban setting of North Ridge Road/US 20 may also be a factor in the perception of traffic. What appears to be freeflowing traffic to an urban or suburban resident, a traffic engineer, or a planner may be seen as heavy congestion in the eyes of those living in eastern Lake County. In an exurban area such as North Perry, residents may have the expectation that traffic will reflect their low-density, semi-rural/semi-suburban surroundings, and be scattered and light. Anything more might be perceived as "congestion", even if there are few traffic delays, because it seems out of context with the surrounding environment. Residents also spend more time in their cars than those in more densely populated areas, so they may have more exposure to traffic problems. Whether or not congestion actually exists, the perception of it affects how residents feel about their quality of life.

EAST-WEST CONNECTIVITY

Technically outside the boundary, North Ridge Road/US 20 is the primary east-west traffic corridor in North Perry. Lockwood Road is the only other east-west route in the Village, but is not considered a through street because it ends at the edge of the Perry Nuclear Power Plant site. The 2000 Comprehensive Plan indicates the need for increased east-west arterials; predominately in the central to southern portion of the village.

One difficulty in recruiting businesses to the existing North Ridge Road/US 20 corridor is the existing traffic pattern and problems with access management. Arterial roads constructed to modern standards will provide an incentive for new businesses.

This plan recommends a new east-west road at the south end of the village, between Parmly Road and Antioch Road. The road would be intended to provide an alternative to North Ridge Road/US 20 for east-west traffic in the village, and serve as a collector road for higher-density residential development at the southern end of the village. The road should be built by those developing land that the path of the road would pass through. If the road is built by the village, subdivision and development on or affecting it should be subject to impact fees.

IMPACT OF FRONTAGE DEVELOPMENT

As described elsewhere in this plan, the normal pattern of residential development in the village is the subdivision of large, deep but narrow lots with frontage on existing roads. Such development affects the village road system in several ways.

- The many individual driveways create points of conflict that make the road less safe for pedestrians, cyclists and drivers.
- A single family house generates an average of 9.6 vehicle trips per day. Property owners at the south end of north-south roads face a heavier share of traffic on the road, generated by residential frontage development at the north end of the roads.
- The land division pattern makes it difficult to create an east-west road without demolishing houses.

- The cost of development shifts from the builder, who would normally be required to build roads in a subdivision, to the village, which built the existing road where the lot has frontage. The village essentially subsidizes frontage development.

This plan recommends the removal of incentives that make frontage development much less expensive than subdivision development with new roads. Frontage development should be subject to an impact fee to offset the cost of the initial construction of the road, and public utilities that serve it. Fees should make the cost of frontage development about the same as subdivision development. A mandatory lot width-to-depth ratio of 1:3 would result in wider lots, which would have less impact on the road.

Frontage development on collector and arterial streets, such as this scene on Townline Road, has a greater impact on the village's road system than normal subdivisions

Implementing more flexible street design standards, for instance allowing narrower pavement width for streets that will serve few houses, can decrease the cost of developing away from existing collector and arterial roads.

The plan also recommends making new residents on Parmly, Antioch, Townline, Center, and Lockwood roads aware that they live on what is intended to be a through or collector street – not a residential road – and there is no guarantee traffic volume will remain low in the future.

VILLAGE CENTER DEVELOPMENT

This plan entertains the idea of a small village center at the south end of the village. Traffic generated by uses in such a village center is described in Table 6.4.

Table 6.4
Traffic generated by village center uses

Use	*Vehicle trips generated per day (VTD)*		
	Weekdays	*Saturday*	*Sunday*
Single family detached house	9.57	10.10	8.78
Condominium, townhouse (owner-occupied)	5.86	5.67	4.84
Recreational/weekend home	3.16	3.07	2.93
Hotel (per room)	8.92	10.50	8.48
Restaurant (quality full-service, per 1000 ft^2 / 90 m^2)	89.95	94.36	72.16
Restaurant (high-turnover sit-down, per 1000 ft^2 / 90 m^2)	127.15	158.37	131.84
Specialty retail (per 1000 per 1000 ft^2 / 90 m^2)	44.32	42.04	20.43
Small office (per 1000 per 1000 ft^2 / 90 m^2)	11.57	n/a	n/a

Source: *Trip Generation* , 7th edition, Institute of Traffic Engineers . Data collected at suburban locations with little or no public transportation or pedestrian amenities.

Many vehicle trips generated by these uses may overlap with existing resident trips, and trips to lakefront parks by non-residents.

Since a large amount of traffic generated by a village center development would come from outside the village, there would be a minimal impact on roads north of the site. However, streets like Lockwood Road and Antioch Road were intended to be through roads, not residential streets. Visitors to the center from the village and some parts of North Madison may increase traffic along those roads. A small increase in traffic should not have a large effect on the character of those roads.

6.4 Access management

Businesses along North Ridge Road/US 20 usually have unfettered access to the road. Businesses often have two or more driveways or curb cuts from the street to provide access. Many businesses along the road have continuous curb cuts, where the pavement of a business parking lot will meet the road surface along the entire frontage, with no landscape buffer or physical barrier separating them. This causes the street, parking lot, and sidewalk to bleed together as a mass of pavement. Continuous curb cuts create a very unsafe pedestrian environment, because vehicles can cross a pedestrian path anywhere. Continuous curb cuts make it difficult for a driver to find the correct entrance to a business. They also increase stormwater runoff and eliminate any visual buffer between the street and a building. Many access problems are the result of older subdivision, zoning and site planning requirements and practices.

This continuous curb cut along North Ridge Road/US 20 in Madison Township is an example of poor access management.

This road in Michigan has too many driveways, each creating a point of conflict where an accident can occur (Michigan Department of Transportation)

Houses on lots fronting on long collector roads usually have their own driveways. The zoning code establishes a 100' minimum frontage for a residential lot. If lots were created at the maximum permitted density and minimum permitted frontage, driveways could, in theory, be as common along the village's collector roads as in many suburban areas.

The proliferation of driveways is a result of the land division pattern in the village; narrow lots fronting on collector roads are split off from larger lots. Over time, this development pattern results in a row of houses (and driveways) along a road, behind which is the large undeveloped portion of the original lot. As in commercial areas, the large amount of driveways accessing collector roads can be a safety issue, to both drivers and pedestrians.

North Perry Village currently has no access management policy or requirements.

Access management is a process for providing access to land development, while preserving traffic flow on surrounding roadways in terms of safety, capacity, and speed. This is done by managing location, design and operation of driveways, median openings, and street connections along a road. It also includes use of dedicated turn lanes or bypass lanes, to keep turning vehicles from blocking through traffic.

Access management is used to improve vehicular and pedestrian safety, maintain road capacity and reduce congestion, and enhance community character and aesthetics.

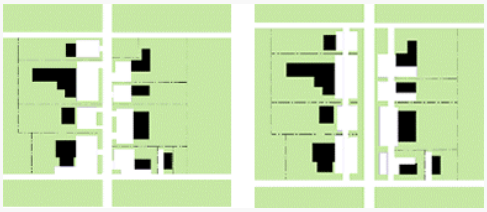
By maintaining the capacity and level of service of the road, access management protects the substantial public investment in transportation, and reduces the need for expensive improvements. Studies conducted in Florida and Colorado suggest that poor spacing, design, and location of driveways lower average travel speed, and improvements in access management can increase roadway capacity. Research has also shown that access management helps reduce the rate and severity of traffic accidents. Good definition and spacing of driveways also improves pedestrian and bicycle safety, by reducing the potential for conflicts with turning vehicles.

What is access management?

Access management is a group of strategies, tools, and techniques that work to improve the safety and efficiency of roads – not by adding lanes but by controlling where vehicles can enter, leave and cross a road.

For example, consider a commercial strip that has developed over several decades along both sides of a four lane road. Without access management, the businesses with frontage on the road would all have individual curb cuts for their driveways that let drivers get into their often small parking lot. People trying to pull off the street would slow traffic behind them, and if turning left across the oncoming traffic lane, a number of risks arise:

- To cars in the oncoming lane, or cars slowing behind the turning vehicle, who risk accidents.
- To pedestrians trying to walk along the road, at risk when they cross a driveway.
- To bicyclists riding along the shoulder, facing risk as traffic behind the turning vehicle try to use the shoulder to get around the bottleneck.



(Access Management Guidebook, Humstone and Campoli, 1996)

Multiply this by 100 businesses, and there can be a real mess. Safety would be highly compromised, and the resulting traffic snarls frustrate shoppers and commuters alike. The many driveways also reduce the space that could be devoted to landscaping, making the area less attractive. Everyone loses: businesses, residents, and travelers.

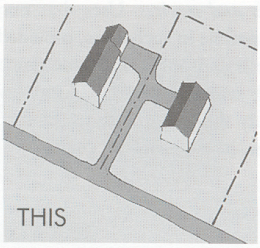
This is the situation today along US 20 in eastern Lake County.

Access management is one solution to this problem. It helps residential developers build safer neighborhoods. It offers ways to group businesses, their customer access, and their parking lots together, reducing costs and maximizing efficiency. It facilitates left turning without slowing traffic or compromising safety. It makes roads safer and more inviting for drivers, pedestrians, and cyclists. It also increases traffic capacity, without having to spend millions to add lanes or build frontage roads.

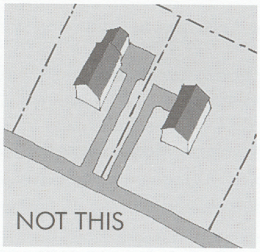
From a land development perspective, access management requirements further the orderly layout and use of land and help discourage poor subdivision and site design. The quality of site access is also important to the success of a development project. The Urban Land Institute Shopping Center Development Handbook warns that poorly designed entrances and exits not only present a traffic hazard, but also cause congestion that can create a poor image of the center. Reducing the number and frequency of driveways and median openings also improves the appearance of major corridors. More land is freed for landscaping, the visual dominance of paved areas is reduced, and scenic or environmental features can be protected. Access management requires coordination of land use and transportation objectives. The village can address the interdependence of land division and access and add access management regulations in its zoning regulations. Access management techniques usually include the following:

- Regulation of driveway spacing, corner clearance, and sight distance.
- Increased minimum lot frontage and setback requirements along thoroughfares.
- Avoiding construction of new access onto major arterial roads, and orienting access to secondary roads where possible.
- Restriction on the number of driveways for existing lots, and consolidating access wherever possible.
- Requirements for driveway design elements and conditions requiring their use.
- Requiring internal connections, unified circulation and parking plans between adjacent properties.
- Treating properties under the same ownership and those developed as a unified project as one property for the purpose of access control.
- Using frontage and rearage roads to serve as a common access drive for properties along a corridor.
- Aligning driveways on opposite sides of roadways, and avoiding offset or "dogleg" intersections and entrances.
- Restriction of flag lots and regulate private roads and access easements.
- Minimizing commercial strip zoning and promote mixed use and flexible zoning.
- Minimizing casual lot splits to prevent access and right-of-way problems.

DRIVEWAY LOCATION AND DESIGN



Driveway location and design affects the ability of a driver to safely and easily enter and exit a site. If not properly placed, exiting vehicles may be unable to see oncoming vehicles and motorists on the redundant driveways along village roads add points of conflict that make traffic patterns unpredictable, increase the risk of accidents, and contribute to traffic delays.



If the turning radius and width are very wide, fast maneuvers on and off the site pose safety hazards for pedestrians, cyclists, and moving vehicles. Without an adequate stacking lane, vehicles may block traffic while waiting to enter a site, or block parking rows while waiting to leave.

Driveway location and design can be regulated by amending parking lot design standards in the zoning code.

DRIVEWAY NUMBER AND SPACING

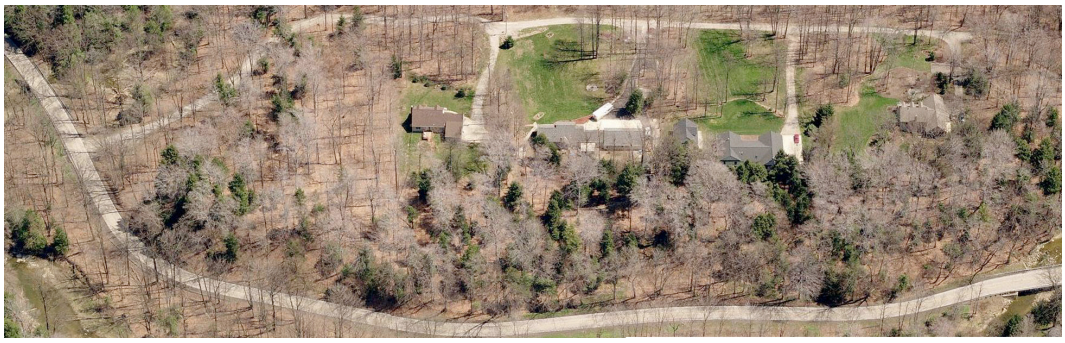
There are too many driveways that access North Ridge Road/US 20 and other village roads, and they are too close together. Decreasing the number of driveways and increasing their spacing can increase safety and traffic flow.

Many businesses along North Ridge Road have two or more driveways. Business owners sometimes believe multiple driveways offer easier, more convenient access to potential customers. However, they increase the number of conflict points along the road, and reduce the spacing between driveways. Redundant driveways increase the points along North Ridge Road/US 20 where traffic can back up and accidents can occur.

Reasonable spacing between driveways is also important to the safety and capacity of a road, and the appearance of a corridor. Managing driveway spacing is essential on roads intended for faster traffic, such as North Ridge Road/US 20. At higher speeds drivers have less time and distance to react to unexpected situations. In most access management regulations, the minimum distance between driveways increases, based on the classification, design speed, and traffic volume of the road.

Driveway number and spacing for commercial should be regulated by the zoning code parking area standards. Required shared access, discussed later in this section, can also help fix problems with closely spaced and redundant driveways.

Encouraging common driveways for residential uses can reduce the number of access points on collector roads and arterials. It can also protect the semi-rural character of developing areas by making development further from a main road possible, thus reducing visual impact on the streetscape. This also has the effect of making building sites more private. Lots can be platted with more flexibly, and "bowling alley" frontage lots can be avoided, the result being larger side yards and increased spacing between houses.



This shared driveway reduces the potential number of driveways along Leroy Thompson Road in Leroy Township, and preserves the forested rural character of the roadscape.

A common or shared drive can either be permanent access easements or tracts dedicated for use as private roads. Ohio state law gives developers the right to build private streets. State law does not prohibit access easements. Covenants address maintenance of shared driveways; grading, plowing, patching and so on, along with fees.

CORNER CLEARANCE

Corner clearance is the distance from an intersection to the nearest driveway. Corner clearance standards, and restrictions on driveways in acceleration, deceleration and right turn lanes, preserve good traffic operations at intersections, and the safety and convenience of access to corner properties. Having a larger minimum lot size requirement for corner lots will protect the development potential and market value of corner properties. It will also help assure that these properties do not experience access problems as traffic volumes grow.

JOINT AND CROSS ACCESS

Few businesses along North Ridge Road/US 20 have shared or cross-access driveways. Their use can reduce the number of driveways accessing the road, and also cut the amount of short vehicle trips on the road.

Joint and cross access involves connecting neighboring properties, and consolidating driveways serving more than one property. This allows vehicles to circulate between adjacent businesses without having to re-enter the road. Joint access is also used to connect major developments, reduce the number of driveways, and increase driveway spacing where highway frontage has been subdivided into small lots. This allows more intensive development of a corridor, while maintaining traffic operations and safe and convenient access to businesses.

In many communities, larger parcels are often developed as a unified site, with joint and cross access planned from the start, even if the site will be subdivided into several commercial lots. In North Perry, land is usually subdivided and developed incrementally, with no unified plan for a site. Each of the resulting lots is developed individually, with no access coordination.

One way that joint access can be implemented is by prohibiting direct access to North Ridge Road/US 20 from outparcels and lots that are carved from larger lots. Instead, the owner of the original parcel must provide access rights from the old lot to the new. If the original host lot is not immediately developed, the developer of the newer lot may be allowed a temporary driveway, which would be closed when the original lot is developed. The easement or access agreement is recorded with the property records, along with a joint maintenance agreement, and an agreement to close the temporary driveway when the joint access system is complete. As an alternative, property owners can also be required to create a binding joint access and cross easement plan before subdividing their property.

For new development on new and existing lots, access rights and stub-out drive aisles to adjacent parcels would be required by zoning resolution parking requirements, along with the appropriate access easements and/or agreements. For lots that are developed, creating stub-out driveways and recording access easements and/or agreements would be required if the business or use on the property changed, or as a condition of a building permit for major expansion or renovation.

Because access is shared, it will also be easier to share parking areas. The zoning code should be amended to allow a reduced number of parking spaces for a use if access is shared.

Another option is to declare a cross access corridor on the zoning map for parts of the corridor where retail and commercial development will be intense, along with design requirements; for instance, the travel corridor must extend the entire length of each block it serves or at least 1,000 feet of linear frontage along North Ridge Road/US 20, be able to accommodate two-way traffic, and have a design speed of 10 MPH . All development on the road would have to include provisions for a cross access corridor.

To implement joint and cross access requirements, the village zoning and subdivision regulations would need to be updated.

FRONTAGE AND REARAGE ROADS

Frontage roads are often suggested as a solution to access and congestion issues along the North Ridge Road/US 20 corridor. Frontage and rearage roads can reduce the number of driveways and conflict points along the corridor, but they can also be expensive to build.

Frontage roads can be useful for eliminating driveway connections; they would serve almost as a collective driveway to a number of properties. However, if not carefully managed, frontage roads can create operational problems at intersections, especially when combined with high traffic volumes associated with commuter routes and commercial areas. If frontage roads connect close to major intersections, severe congestion, long delays, and high accident rates could result.

Frontage roads would be difficult and very expensive to implement because the right-of-way is relatively narrow, and they could eliminate the parking area for many businesses. Frontage roads would also create a very wide traffic corridor that would be visually intimidating, and detract from the exurban character of the village.

Rearage roads, also called backage roads, function much like frontage roads, only they are placed behind areas to be developed. Rearage roads allow for a greater distance between their connection with cross streets and the intersection of those cross streets with North Ridge Road, eliminating problems with congestion. Rearage roads can be implemented over time by acquiring right-of-way – a process that may be costly – or through a method similar to the cross access corridor scheme described in the previous section.

A frontage road, such as this example along US 71 in Missouri, may be excessive for North Ridge Road/US 20 (Wikipedia)

MEDIANS

There are no medians along North Ridge Road/US 20. Medians can control the location and reduce the number of left-hand turn points, and eliminate congestion caused by stopped cars turning from the passing lane.

Raised or grassy medians in the center of a road separate opposing lanes of traffic and restrict turning and crossing movements. Studies from around the nation show that roads with raised medians are safer than those with undivided thoroughfares or center two-way left turn lanes, where traffic is far less predictable, and left hand turns can create accident- and congestion-prone conflict points.

As with driveways, the spacing and design of median openings is important to the safe and efficient operation of the road. Safety benefits are reduced where median openings have inadequate storage – the length of the stacking area for cars waiting to turn – or are too close together, increasing the number of conflict points.

Medians also provide a refuge for pedestrians and bicyclists crossing a road, and can provide visual appeal and relief if they are landscaped. Considering the importance of the nursery industry in the village, landscaped medians can help reinforce a unique "sense of place" by showcasing the products of area nurseries. Some communities have "adopt-a-median" programs, where a small sponsorship sign is displayed to identify a business or group that paid to landscape and maintain a stretch of median.

When North Ridge Road is upgraded, this plan recommends working with Ohio Department of Transportation to consider the use of a landscaped median instead of a continuous center turn lane to divide opposing lanes of traffic.

POSSIBLE BUSINESS CONCERNS

Businesspeople may object to access management because they believe it makes access less convenient for impulse customers and delivery vehicles. However, it has no effect on the demand for products and services they offer. Studies show access management generally does not harm local businesses.

Local businesses that depend upon drive-by traffic may raise concerns that their patronage will be hurt by medians and driveway limitations. Others may claim they will be affected because customers and delivery vehicles will find it less convenient turning into a dedicated driveway, rather than just pulling off the road into a parking lot with a continuous curb cut.

Several studies were conducted in the 1990s to find the potential economic effects of access management. Most studies have focused on business owner perceptions of impacts, before and after case examples, or generalized comparisons of business activity across corridors.

The Texas Department of Transportation conducted a study of the economic impacts of left-turn restrictions in the mid-1990s. Key findings included the following:

- Perceptions of business owners before a median was installed were more pessimistic than what usually happened.
- Business owners reported no change in pass-by traffic after median installations.
- Most business types (including specialty retail, fast-food restaurants and sit-down restaurants) reported increases in numbers of customers per day and gross sales, except for gas stations and auto repair shops, which reported decreases in the numbers of customers per day and gross sales.
- Most adverse economic impacts happened during constructions.
- Employment within the corridors experienced upward trends overall, with some exceptions during construction phases.
- When asked what factors were important to attracting customers, business owners generally ranked "accessibility to store" lower than customer service, product quality and product price, and ahead of store hours and distance to travel.
- About 94% of business owners reported that their regular customers were at least as likely or more likely to continue patronizing their business after the median installation.
- Along corridors where property values were studied, the vast majority of land values stayed the same or increased, with very few exceptions.

Iowa State University conducted a statewide study of the effects of access management on business vitality in 1996. Results showed that:

- Corridors with completed access management projects performed better in terms of retail sales than the surrounding communities. Business failure rates along access managed corridors were at or below the statewide average for Iowa. Although this suggests that access management projects generally did not have an adverse effect on the majority of businesses, some businesses may have been negatively impacted.
- 80% of businesses surveyed along access managed corridors reported sales at least as high after the project was in place. Relatively few businesses reported sales declines associated with the access management project; although these business owners felt that they were hurt by the project. The firms perceiving negative impacts were a mixture of business types.
- Similarly, about 80% of businesses reported no customer complaints about access to their businesses after project completion. Those businesses that tended to report most complaints were highly oriented toward automobile traffic.
- In all cases, 90% to 100% of motorists surveyed had a favorable opinion of improvements made to roadways that involve access management. The vast majority of motorists thought that the improved roadways were safer and that traffic flow had improved.

Although several studies assessed the potential economic damage from access management, none have examined the potential long-term economic benefits.

Poorly designed access not only hurts the character and efficiency of a corridor, but also its economic vitality over time. Property values that have increased rapidly during commercial development tend to decline after the area is built out, if the character and efficiency of the corridor is hurt in the process. The result is a pattern of disinvestment as successful businesses choose other, higher quality locations. This pattern is seen throughout the region, including in Vine Street in Eastlake and Willowick, and Mentor Avenue in Wickliffe and Painesville Township. (Studies compiled in Economic Impacts of Access Management, Kristine M. Williams, AICP, Center for Urban Transportation Research, University of South Florida, 2000.)

6.5 Road design

Complete streets are those that provide for all roadway users, including bicyclists, pedestrians, transit riders, and motorists, to the extent appropriate to the function and context of the street. Throughout the country, there is increasing recognition that increasing travel speeds and reducing congestion should not be the only goal of a roadway. A road should be seen as an important determinant of sense of place and neighborhood character, and an extension of residents' living environment, as much as a channel for moving traffic.

Roads in the area, such as this section of North Ridge Road/US 20 in Madison Township, are seldom designed to safely accommodate cyclists and pedestrians.

BICYCLE AND PEDESTRIAN ACCOMODATION

Sidewalks have been a controversial issue in the village since plans to provide them along several roads were first announced several years ago.

For statements about non-motorized transportation in the resident survey, respondents disagreed with "Roads in the village should include bicycle lanes if possible" (-0.74, median -1, mode -2) and "The village needs more sidewalks" (-0.99, median -1, mode -2). However, when asked to consider the importance of issues that this plan should address, on a scale of 1 (not important) to 5 (very important) "Sidewalks, bicycle lanes and paths" received a median score of 3.5, mean (middle) of 4, and the mode (most common score) of 5. Although it may not be a priority among residents, it is poor planning practice to ignore the needs of pedestrians and cyclists in a comprehensive plan and the overall transportation system.

North Ridge Road/US 20 is identified as part of the Bikeway Priority System in the NOACA Regional Bicycle Transportation Plan. The criteria for selecting a roadway to be on the priority system include meeting two or more of the following factors:

- It provides residential areas with access to multiple attractors, such as jobs, shopping, schools, transit facilities, and libraries. (Urban areas with denser population will have a denser priority roadway network.)
- It provides the only north/south or east/west access within at least a mile.
- It provides links between communities.
- It requires improvements for safe bicycle accommodation.
- It provides access to a county, state, or federal park.
- It has been identified by a community within the region as a roadway that should accommodate bicyclists.
- It will provide connectivity to the existing bikeway system.

This plan recommends new streets in the village include sidewalks. Sidewalks should be designed to be used year-round, with tree lawns for snow storage and planting canopy trees.

This plan also recommends accommodation of pedestrians and bicycles on North Ridge Road/US 20 and all collector roads to the current standards and guidelines. The design of facilities for bicyclists and pedestrians should follow commonly used design guidelines and standards such as the AASHTO Guide for the Development of Bicycle Facilities, AASHTO's A Policy on Geometric Design of Highways and Streets, the ITE Recommended Practice "Design and Safety of Pedestrian Facilities", and the Americans with Disabilities Act Accessibility Guidelines.

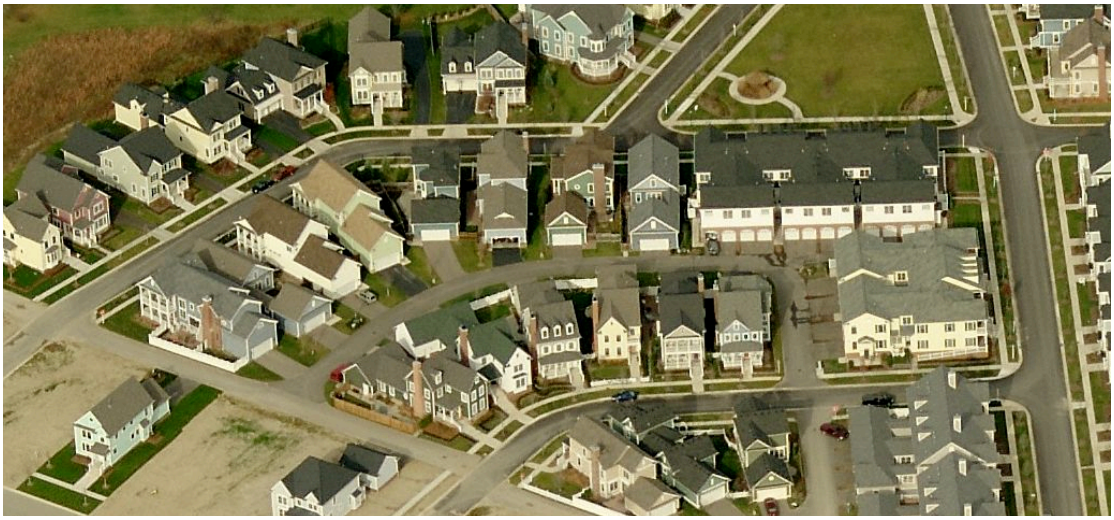
Because there is no tree lawn between this sidewalk and Townline Road, plows could easily push snow onto it, making it impassible during the winter.

BLOCK LENGTH

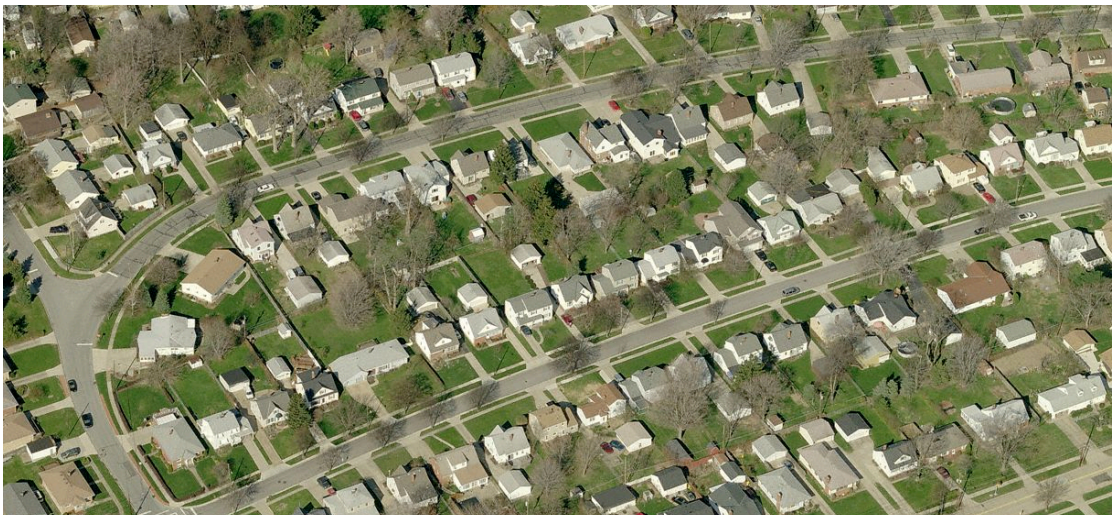
The long, straight rural roads of North Perry are being transformed into suburban streets. Various street design guidelines recommend a maximum residential block length ranging from 500 feet to 750 feet. Antioch Road, Townline Road and Lockwood Road function as unbroken residential blocks that are over a mile long. A study conducted by the City of San Antonio, Texas found that streets exceeding 600 feet in uninterrupted block length typically had 85th percentile speeds (the speed separating the slower 85% from the fastest 15%) that were higher than the posted speed limit.

The advantages of short blocks are many; they discourage speeding, provide more intersections where vehicles must slow down and possibly stop, provide more points where pedestrians can cross the street, and allow drivers to choose among different routes and register a sense of progress on their journey

The plan recommends a 600 foot maximum block length for residential streets, with exceptions for streets accessing conservation development projects that provide an alternative to frontage development.



Shorter blocks (above: Canton, Michigan) provide many advantages over longer blocks (Wickliffe, below).

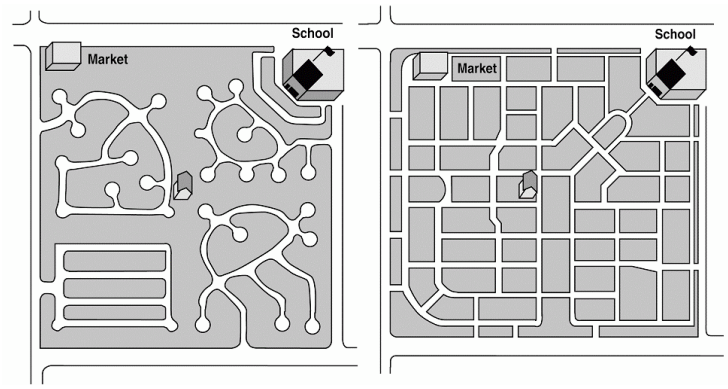


CONNECTIVITY

Comprehensive Plan committee members and survey respondents expressed a demand for easier east-west access inside the village. However, the current street standards encourage subdivisions with cul-de-sacs and a looping street pattern. The street network that results may provide difficult or no connectivity between residential areas in the village.

Greater connectivity promotes mobility and reduces congestion by providing different routes for people to enter and exit their subdivision. Increasing the number of possible routes to a destination helps public safety services save time reaching a scene of an emergency. It naturally reduces speeds on local roads, resulting in lower accident severity.

Traffic concentration on a small number of streets, a problem with a hierarchical street network, is less of an issue with a more interconnected street grid. Local traffic stays local and is accommodated by a network of smaller roads. This means that traffic volumes on arterials are reduced and these roads can better accommodate regional travel.



A hierarchical road system with isolated "pod" subdivisions (left) requires travel on arterials for most trips. A connected road system (right) allows more direct travel between destinations, offers more route options, and makes nonmotorized travel more feasible (TDM Guidebook, Neighborhood Street Design Guidelines; an Oregon Guide for Reducing Street Widths).

Better street connectivity also promotes a greater sense of community; residential areas are more integrated into the larger village, rather than isolated as pods. Resident survey results show that respondents are generally not opposed to New Urbanism-style development, a trademark of which is an interconnected street pattern.

STREET STANDARDS

This plan makes the following recommendations for basic street standards.

Residential subdivision streets

- Maximum width: 25 feet (one 7-foot parking lane and two 8-9 foot travel lanes) depending on the expected traffic volume. Narrow streets (16-20 feet) should be considered for streets that will serve very few residences.
- Sidewalks (4 feet) on both sides of the street, with a minimum tree lawn depth of six feet. Sidewalks should be optional on streets that will serve very few residences.
- Six inch vertical curbs. Curbs should be optional on streets that will serve very few residences.
- Maximum block length and distance between street connections: 600 feet (180 meters). If a longer block is unavoidable, it must be broken up with landscape islands and/or intersecting

pedestrian paths. Longer blocks should be permitted for small clustered developments that are planned as an alternative to frontage development.

- When full street connections are not possible, bicycle and pedestrian accessways on public easements or rights-of-way should be placed should be placed no more than 400 feet apart.
- Street layout designed for maximum through connectivity to future development on adjacent properties, and dispersal of traffic across multiple travel paths. A grid-based network is preferred to a pod, loop or loop-and-cul-de-sac based network.
- Cul-de-sacs are strongly discouraged unless they are temporary or unavoidable due to topographic or physical constraints. If cul-de-sacs are necessary, a pedestrian pass-through connection must be provided at the head or bulb. Cul-de-sacs should be no longer than 300 feet or have no more than 10 dwelling units.

Collector streets

- Start on rural road (Center Road, Parmly Road, Antioch Road, Lockwood Road, Townline Road, US 20) and laid out to provide an eventual direct connection with the next parallel rural road or collector street.
- Sidewalks (5 feet) on both sides of the street, with a minimum tree lawn depth of six feet
- Six inch vertical curbs.
- Maximum block length: 1000 feet. If a longer block is unavoidable, it should be broken up with landscape islands.
- Roundabouts should be considered where residential streets intersect and the combined volume will exceed 1,000 vehicles daily, or where the unimpeded distance on any of the approaches not subject to stop control exceeds 600 feet.
- Bicycle lanes (4 feet) should be provided on both sides of the street.

North Ridge Road/US 20 (future)

- 100 foot wide right-of-way. Four 12 feet traffic lanes; 14 foot wide median separates the ways; four foot wide bicycle lane, including two feet for curbs and gutter, on the edge of each way. Ten foot wide tree lawns accommodate landscaping and winter snow storage, and buffer five foot wide sidewalks from traffic.

6.6 Public transportation

Laketran, the public transit agency serving Lake County, operates a Dial-a-Ride service. The service offers door-to-door, assisted transportation for all Lake County residents, including those in North Perry. Dial-a-Ride picks up users at their homes, and drops them off at work, medical appointments, or any other destination in Lake County. It also provides transportation to medical appointments at Euclid Hospital, Euclid Medical Park, Richmond Medical Center, University Hospitals and Cleveland Clinic in Cuyahoga County.

Dial-a-Ride is not intended for regular commuters, but rather for senior citizens and the physically disabled. It can be used as temporary transportation for those whose vehicles have broken down.

Laketran route 4 (Painesville-Madison) operates on North Ridge Road/US 20 through North Perry, with one stop at Antioch Road. Service is sparse, with three westbound buses and two eastbound buses on weekdays only. The Laketran Transit Plan shows no plans to extend fixed route bus lines into the village. The low population density and scattered development makes fixed route public transit service impractical and very costly. Buses that could serve North Perry would find heavier use on an existing or new route in a more urbanized part of the Laketran service area.

Laketran bus

The land use element of this plan recommends higher density residential development closer to North Ridge Road / US 20, making increased transit service viable.

6.7 Goals and policies

Each primary paragraph (in **bold type**) is a statement of a goal. The subparagraphs are policies for implementing the goal. The future road plan map is on page 6-21.

TR-1 The transportation network should reflect the desired character of the area where it is built.

TR-1-p1 Continue gradual improvement of roads in the village. Improvements to collector and local roads should be performed to benefit village residents, not to increase design speed or traffic capacity, encourage through traffic from outside the community, or promote land development.

TR-1-p2 Create a new collector road extending from Center Road east to Antioch Road, paralleling North Ridge Road/US 20 (see the future road plan map).

TR-1-P3 Ensure development between Center Road and Townline Road makes provisions for an interconnecting street network that will ultimately result in a connection between the two roads.

TR-1-P4 Require developers and subdividers to dedicate right-of-way and construct portions of proposed collector roads that cross or touch their property.

TR-1-p5 Maintain low design speeds along collector roads when they are reconstructed, to reduce effects of increased traffic. Control speed through non-vertical traffic calming techniques, such as increased tree cover over a road, roundabouts, curbline projection, and varying the path of the travel surface in the right-of-way

TR-1-p6 Require roads in new development to follow principles of traditional neighborhood design, with a grid of streets that provides a high level of connectivity, rather than looping streets, permanent cul-de-sacs, "pods" and other elements that make interconnectivity difficult.

TR-2 An access management policy will be implemented.

TR-2-p1 Add access management requirements for commercial and industrial land uses to the zoning code. Requirements should include prohibition of continuous curb cuts, spacing of curb cuts along a road and from intersections, limiting number of curb cuts on a road based on lot width and use intensity, limiting driveway width, reducing conflicts between pedestrians and access drives, required shared driveways where feasible, requiring connections between parking lots on adjacent properties, internal access to outparcels, and eventual retrofitting and elimination of continuous and nonconforming curb cuts.

TR-2-p2 Permit shared access driveways and private roads for residential development and uses. Access management requirements for residential areas should also control spacing of driveways along a road, and dimensional, geometry and maintenance standards for private roads.

TR-2-p3 Consider increasing the minimum lot frontage for residential lots fronting on arterial and collector streets.

TR-2-p4 Work with the Lake County Engineer and Planning Commission in creating and implementing an access management policy.

TR-3 Transportation networks will accommodate pedestrians and non-motorized transportation.

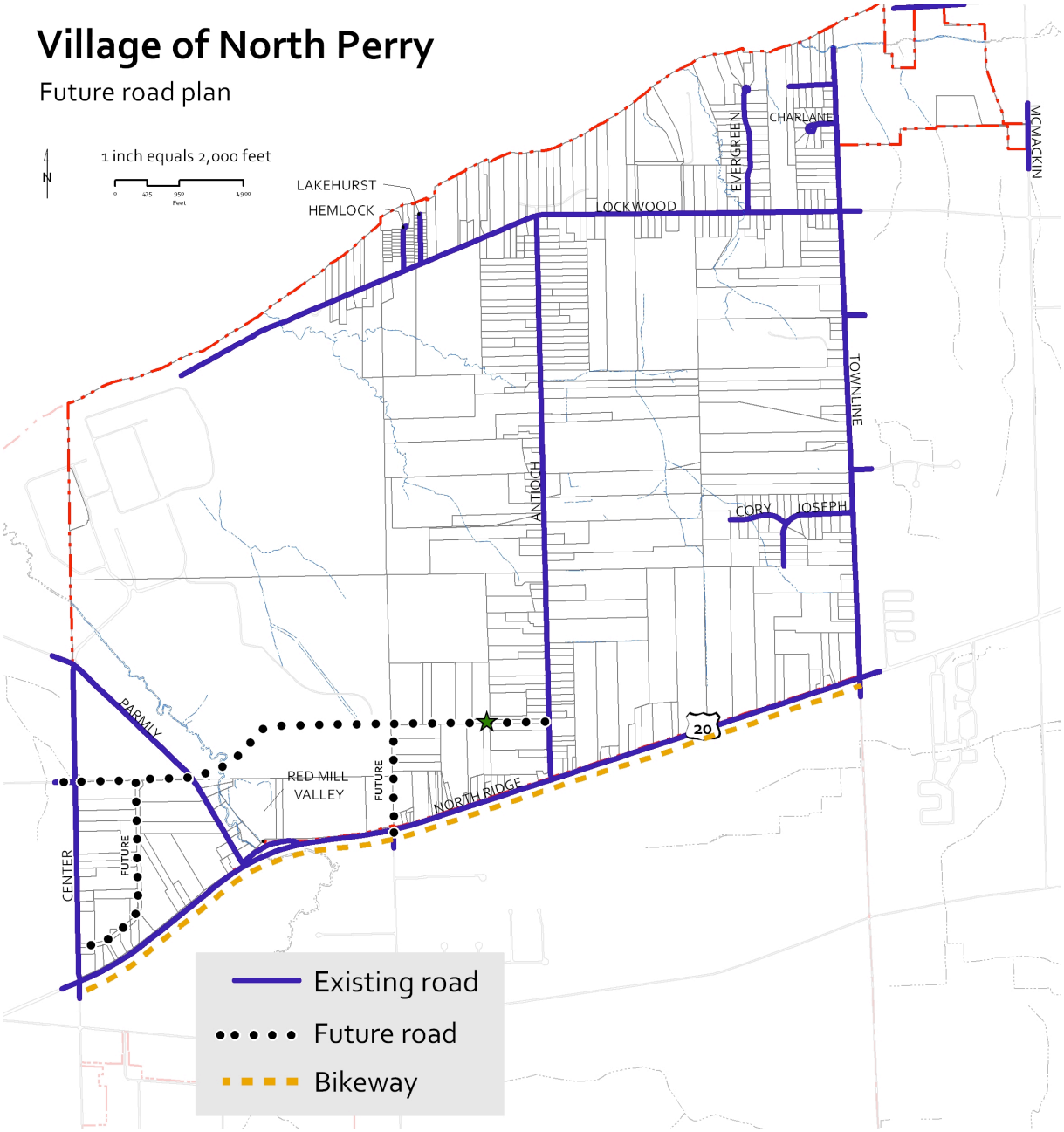
TR-3-p1 Require sidewalks and wide tree lawns on all new roads in the village.

TR-3-p2 Accommodate bicycles by including clearly marked lanes on new and reconstructed collector and arterial roads, including North Ridge Road/US 20.

TR-3-p3 Respect the right of pedestrians and bicyclists to safely share roads with motor vehicles.

TR-4 Public transportation will remain an option for village residents.

TR-4-p1 Work with Laketran to ensure Dial-A-Ride continues to provide quality service in the village.


Village of North Perry
Future road plan
1 inch equals 2,000 feet
N
LAKEHURST
HEMLOCK
OCKWOOD
EVERGREEN
CHARLANE
MCMACKIN
TOWNLINE
ANTIOCH
CORY
JOSEPH
PARMLY
RED MILL VALLEY
FUTURE
NORTH RIDGE
20
CENTER
FUTURE
Existing road
Future road
Bikeway

7 Housing

7.1 Introduction

New houses on Joseph Lane

The population of North Perry has increased gradually over the past 50 years. As the popularity of exurban living continues to grow, so will the number of new residents in the township. With growth comes certain community needs, including housing.

As of 2000, the US Census Bureau estimates the population of North Perry at 838 residents, living in 316 housing units. At the end of 2005, there is an estimated 356 housing units in the village. Most homes in the township are single-family houses, typically sited on lots carved from former nurseries and farms, along with a small number of cottages converted for year-round use.

With large lot sizes required by the village zoning code, North Perry is increasingly a "move-up community," where homeowners move from smaller houses in suburban and urban areas. Young adults who grew up in the Village may be unable to afford to return and buy a home. Senior citizens on fixed incomes can have difficulty maintaining big houses on large lots.

To maintain a community with a variety of age groups, it is necessary to ensure adequate and affordable housing opportunities for all residents.

The housing element discusses the existing conditions and the factors that affect the housing market in the village, and establishes policy to guide development, maintenance, and redevelopment of housing resources.

The housing element is closely tied to other elements of the comprehensive plan. More analysis and discussion of land use, transportation, public service delivery, and recreational needs can be found in other plan elements.

7.2 2000 Comprehensive Plan

The 2000 North Perry Village Comprehensive Plan provided two pages of housing inventory data. The plan noted that the number and characteristics of the housing stock, along with the low vacancy rate, limits the ability of first-time homebuyers to purchase a house in the village, and prevents elderly households from aging in place.

The 2000 plan had no goals or policies specific to housing. The plan recommended increasing the maximum residential density in some areas from two to three units per acre for single family

housing, and four to six units for attached housing units, to provide for housing that would be financially attractive to young homebuyers and senior citizens. This recommendation was not implemented.

Residential density is addressed in the land use element of this plan.

7.3 Housing issues

LACK OF VARIETY

If a prospective homebuyer is seeking something different than an exurban "farmette" on a deep but narrow lot, or a small cottage, their options in North Perry Village are very limited.

Single-family houses sited on collector and arterial road frontage lots comprise the bulk of housing in North Perry

Most residential and commercial development in Lake County took place after World War II. The dominant setting of housing in Eastern Lake County is suburban, with single-family houses on very large lots fronting winding streets; and exurban, with homes built on deep "bowling alley" lots fronting an arterial or collector road.

Zoning codes in exurban Cleveland's townships and villages provide few options for residential development except for single family houses on large lots. However, the market such development appeals to the most – married couples with children – makes up a shrinking percentage of households in the region.

SLOW POPULATION GROWTH

From 1970 to 2000, the population of North Perry Village dropped from 851 to 838 residents. Even though the population fell, the number of year-round housing units rose by 27%, from 249 to 316. The number of households in the village rose from 229 in 1970 to 310 in 2000. During the same time, household size in the village fell from 3.72 persons in 1970 to 2.77 in 2000, and continues to fall.

Compared to previous generations, Cleveland area residents are now spread thinner among far more housing units, on lots that are much larger, located further afield from the region's core. Many communities in Lake County stake their growth on attracting married couples with children, but such families are a shrinking percentage of all households.

While the popular perception that eastern Lake County is growing rapidly is not true, the pace of housing construction and resulting urban sprawl give the impression that the post-WWII population boom continues to this day.

SENIOR CITIZENS

The fastest growing segment of the population is senior citizens. The number of Lake County residents that are 65 or older is expected to rise from 29,900 (13.6% of the county population) in 2000 to 35,600 (15.8%) in 2015. This may increase the demand for senior-friendly housing – maintenance-free patio homes, townhouses, condominiums in multi-family buildings, and independent and assisted living centers – in convenient locations that reduces the need to drive for day-to-day needs. Such housing is not available in North Perry Village, and the services many senior citizens rely on are a long drive away. As seniors age, they may be less able to maintain large houses on large lots.

INEFFICIENT SUBDIVISION PATTERN

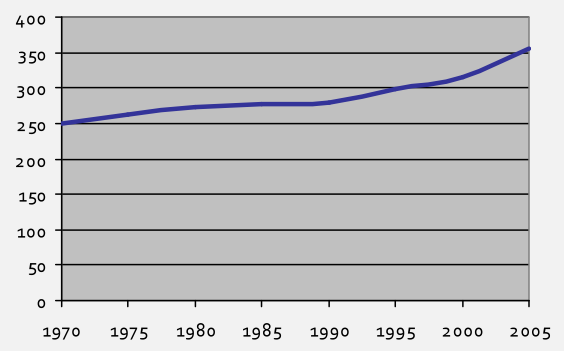
A large amount of land in exurban Lake County is subdivided into long, narrow strip residential lots that are said to be "too large to mow, and too small to farm." The rear portions of these "bowling alley lots" remain unused after the front is developed. It is difficult for a developer to assemble, consolidate and replat frontage lots to create a larger contiguous parcel more suitable for open space preservation or innovative residential development.

North Perry prides itself on maintaining farmland. However, along village roads, a streetscape of house after house on relatively narrow lots hurts the rural character that community leaders have tried to preserve.

The issue of frontage lots is addressed further in the land use element.

Table 7.1
Housing units 1960-2005
North Perry Village

Year	*Housing units*	*Increase from previous decade*	*△% from previous decade*
1970	249	n/a	n/a
1980	274	25	10.0%
1990	279	5	1.8%
2000	316	37	6.4%
2005	356	40	12.7%



Includes a very small number of seasonal housing units. (US Census Bureau)

7.4 Housing inventory

North Perry Village had 316 housing units in 2000, according to Census data. Between 1970 and 1990, 67 new units were added in the village; an increase of 43%. The population of the village fell by 1.5% during the same time. Declining household and family size

accounts for the increase in housing units; the same numbers of people are now occupying more space. (Table 7.1)

The low percentage of increase in new housing units during the 1980s corresponds with a recession that severely affected Northeast Ohio. Growth in housing units resumed in the 1990s and continues to this day.

HOUSING STOCK AGE

The median year of construction for a home in North Perry Village is 1959. Owner-occupied units tend to be newer than rental units; this implies that a higher percentage of pre-WWII cottages are renter-occupied than units elsewhere in the village.

North Perry has the oldest median age of housing, compared to surrounding communities and the County in general. (Table 7.2)

Table 7.2
Housing age: median year housing built 2000
North Perry Village; comparison to other communities

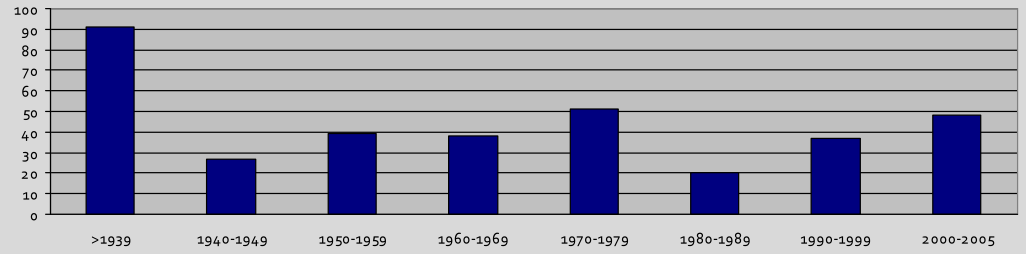
Community	*Owner occupied units*	*Rental units*	*All units*
North Perry Village	1960	1955	1959
Perry Township	1970	1967	1970
Perry Village	1968	1944	1964
Madison Township	1969	1964	1969
Painesville Township	1971	1974	1971
Lake County	1971	1969	1970

(US Census Bureau)

Table 7.3
Housing age: year housing unit built
North Perry Village; comparison to other communities

Community	*>1939*		*1940-1949*		*1950-1959*		*1960-1969*		*1970-1979*		*1980-1989*		*1990-1999*		*2000-2005*	
	Units	*%*	*Units*	*%*	*Units*	*%*	*Units*	*%*	*Units*	*%*	*Units*	*%*	*Units*	*%*	*Units*	*%*
North Perry Village	**91**	**25.9%**	**27**	**7.7%**	**39**	**11.1%**	**38**	**10.8%**	**51**	**14.5%**	**20**	**5.7%**	**37**	**10.5%**	**48**	**13.7%**
Perry Township	254	7.6%	508	15.1%	1,016	30.2%	407	12.1%	350	10.4%	161	4.8%	507	15.1%	159	4.7%
Perry Village	137	23.8%	25	4.3%	39	6.8%	31	5.4%	32	5.6%	40	7.0%	122	21.2%	149	25.9%
Madison Township	763	8.1%	1,526	16.2%	3,052	32.5%	851	9.0%	1,342	14.3%	526	5.6%	874	9.3%	470	5.0%
Painesville Township	539	6.5%	1,078	13.0%	2,156	26.0%	745	9.0%	1122	13.5%	708	8.5%	1,172	14.1%	775	9.3%
Lake County	9,930	9.9%	8,528	8.5%	23,172	23.0%	15,296	15.2%	16,837	16.7%	10,050	10.0%	11,843	11.8%	5,082	5.0%

North Perry Village: bar chart



Bold cell border – time period when the percentage of housing in the community was built is higher than the county average
>1939-1999 data – US Census Bureau. 2000-2005 data – Lake County Planning Commission.
LCPC data may vary from Census data. Data in this table may vary from other tables in this element.

Compared to surrounding communities and the county in general, North Perry Village has the highest percentage of housing units built before 1939. Most of these units are cottages that have been converted to year-round occupation and farmhouses. (Table 7.3)

HOUSING TYPE

Single family houses make up almost all housing in North Perry, based on aerial photos and field inventories. 2000 Census data shows four units in large multifamily buildings, but such housing does not exist in the village. Incorrectly completed Census "long form" questionnaires, given to one in six households, may account for this discrepancy.

The Census housing inventory of North Perry includes higher percentage of single family houses (94%) than surrounding communities and the county as a whole. The village zoning code has only one residential zoning district, and only site-built single family homes are permitted. (Table 7.4)

Table 7.4
Units in structure 2000
North Perry Village; comparison to other communities

Community	Total units	1 unit detach		1 unit attach		2 units		3-4 units		5-9 units		10-19 units		20 or more units		Mobile home		Boat, RV, van, other	
		Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
North Perry Village	316	297	94.0%	8	2.5%	5	1.6%	0	0.0%	0	0.0%	1	0.3%	3	0.9%	2	0.6%	0	0.0%
Perry Township	6,114	4,332	70.9%	785	12.8%	107	1.8%	112	1.8%	262	4.3%	197	3.2%	58	0.9%	261	4.3%	0	0.0%
Perry Village	438	371	84.7%	36	8.2%	12	2.7%	6	1.4%	13	3.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Madison Township	6,213	4,777	76.9%	97	1.6%	66	1.1%	122	2.0%	57	0.9%	48	0.8%	95	1.5%	951	15.3%	0	0.0%
Painesville Township	6,114	4,332	70.9%	785	12.8%	107	1.8%	112	1.8%	262	4.3%	197	3.2%	58	0.9%	261	4.3%	0	0.0%
Lake County	93,487	68,094	72.8%	5,849	6.3%	1,573	1.7%	2,194	2.3%	3,875	4.1%	3,575	3.8%	5,989	6.4%	2,329	2.5%	9	<0.1%

Annual data for new housing units does not include mobile homes. LCPC data may vary from Census data.
(Lake County Planning Commission)

The bulk of mobile homes in Lake County are located in its easternmost communities. However, according to Census data, only two mobile homes are in North Perry. Excepting Perry Village, all surrounding communities have a much higher percentage of mobile homes compared to Lake County as a whole. (Table 7.5)

Table 7.5
Mobile homes 2000
North Perry Village; comparison to other communities

Community	Site-built units		Mobile homes	
	Units	%	Units	%
North Perry Village	314	99.4%	2	0.6%
Perry Township	2,028	92.6%	161	7.4%
Perry Village	438	100.0%	0	0.0%
Madison Township	5,262	84.7%	951	15.3%
Painesville Township	5,853	95.7%	261	4.3%
Lake County	91,149	97.5%	2,329	2.5%

(US Census Bureau)

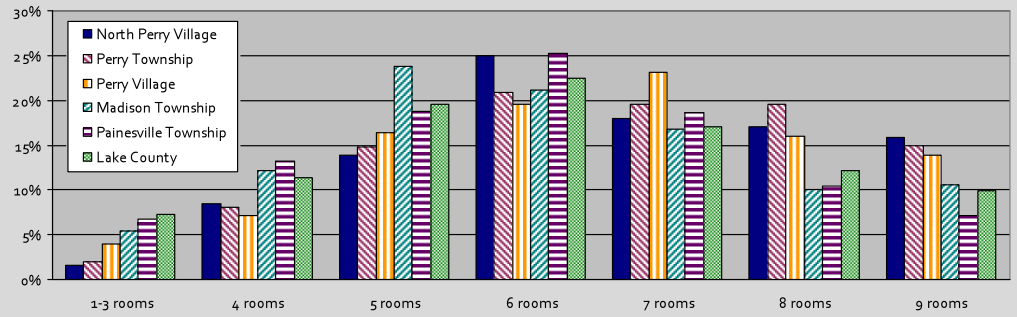
HOUSING SIZE

The decennial Census does not collect data for house square footage. Instead, the Census counts the number of rooms (living rooms, family rooms, bedrooms, kitchens, dining rooms, but not "three season rooms", bathrooms or closets) in a house.

The average house in North Perry is larger than those in surrounding communities (median of 6.8 rooms) and the county as a whole (6.1 rooms). The percentage of houses with nine or more rooms is also higher in North Perry than surrounding communities and the county. In 2000, only 24% of village housing units had five or fewer rooms, compared to 38% of the county as a whole. (Table 7.6)

Table 7.6
Rooms per unit 2000
North Perry Village; comparison to other communities

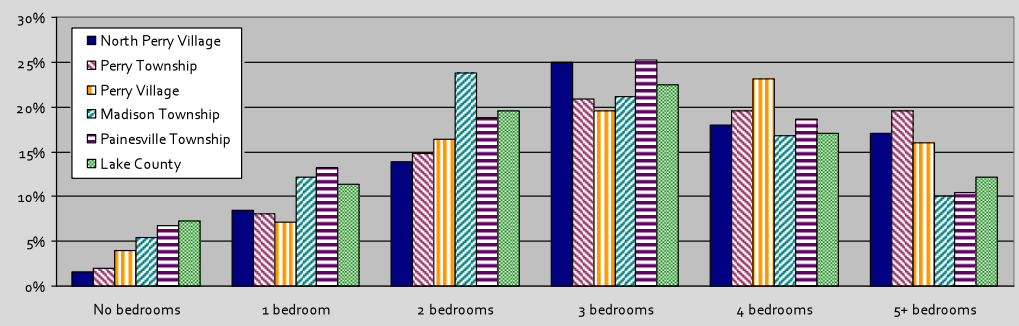
Community	1-3 rooms		4 rooms		5 rooms		6 rooms		7 rooms		8 rooms		9+ rooms		Med
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	rms
North Perry Village	**5**	**1.6%**	**27**	**8.5%**	**44**	**13.9%**	**79**	***25.0%***	**57**	***18.0%***	**54**	***17.1%***	**50**	***15.8%***	***6.8***
Perry Township	60	2.0%	238	8.1%	437	14.8%	615	20.9%	578	19.6%	576	19.6%	439	14.9%	6.8
Perry Village	17	3.9%	31	7.1%	72	16.4%	86	19.6%	101	23.1%	70	16.0%	61	13.9%	6.7
Madison Township	338	5.4%	753	12.1%	1,480	23.8%	1,314	21.1%	1,043	16.8%	624	10.0%	661	10.6%	6.1
Painesville Township	519	6.7%	1,027	13.2%	1,465	18.8%	1,959	25.2%	1,448	18.6%	807	10.4%	551	7.1%	6.0
Lake County	6,857	7.3%	10,660	11.4%	18,369	19.6%	21,000	22.5%	15,876	17.0%	11,430	12.2%	9,295	9.9%	6.1



For each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodgers' rooms. Excluded are strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets. (US Census Bureau)

Table 7.7
Bedrooms per unit
North Perry Village; comparison to other communities

Community	No bedrooms		1 bedroom		2 bedrooms		3 bedrooms		4 bedrooms		5+ bedrooms		Median
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	B R s
North Perry Village	**0**	**0.0%**	**11**	**3.5%**	**48**	**15.2%**	**163**	**51.6%**	**76**	**24.1%**	**18**	**5.7%**	**3.1**
Perry Township	0	0.0%	55	2.5%	375	17.1%	1,103	50.4%	550	25.1%	106	4.8%	3.1
Perry Village	4	0.9%	22	5.0%	66	15.1%	226	51.6%	107	24.4%	13	3.0%	3.0
Madison Township	66	1.1%	297	4.8%	1,491	24.0%	3,182	51.2%	1,010	16.3%	167	2.7%	2.8
Painesville Township	48	0.6%	551	7.1%	1,952	25.1%	3,793	48.8%	1,256	16.2%	176	2.3%	2.8
Lake County	775	0.8%	6,913	7.4%	20,708	22.2%	44,626	47.7%	17,877	19.1%	2,588	2.8%	2.9



(US Census Bureau)

The median number of bedrooms for a house in North Perry is 3.1; higher than its neighbors and the county as a whole. 5.7% of all housing units in the village have five or more bedrooms; twice the percentage of the county as a whole. Even including small pre-WWII cottages, the village has a smaller percentage of units with only one or two bedrooms than units in surrounding communities and the county. (Table 7.7)

HEATING FUEL

About 96% of all housing units in North Perry are heated with natural gas. In 1990, six houses in the village had electric heat; in 2000 only four houses had electric heat.

PLUMBING AND KITCHEN FACILITIES

Table 7.8
Heating fuel used 1990-2000
North Perry Village

Fuel	1990		2000	
	Units	%	Units	%
Utility gas	252	97.7%	292	96.4%
Bottled, tank or LP gas	0	0.0%	3	1.0%
Electricity	6	2.2%	4	1.3%
Fuel oil or kerosene	4	1.5%	2	0.7%
Coal or coke	0	0.0%	0	0.0%
Wood	7	2.7%	0	0.0%
Solar	0	0.0%	0	0.0%
Other fuel	0	0.0%	2	0.7%
No fuel	0	0.0%	0	0.0%

(US Census Bureau)

Table 7.9
Kitchen and plumbing facilities 2000
North Perry Village

Tenure	Total units	Units w/ complete plumbing	% lacking complete plumbing	Units w/ complete kitchen	% lacking complete kitchen
Owner	273	273	0.0%	273	0.0%
Renter	43	43	0.0%	43	0.0%
Total units	**316**	**316**	**0.0%**	**316**	**0.0%**

(US Census Bureau)

170 housing units in Lake County do not have complete plumbing facilities, and 233 units do not have complete kitchen facilities. Even with the inventory of older small cottages, no housing units in the village are lacking kitchen or plumbing facilities. (Table 7.9)

WATER AND SEWER

According to data from the 1990 Census, about 93% of Lake County dwellings are supplied with water from a public or private water utility. The rest are served by wells or another source; usually delivered by truck. About 89% of housing units in North Perry are served by a public water system. At the time this plan was adopted, Lake County Utilities provided water service to most of the village.

Table 7.10
Source of water and sewage disposal 1990
North Perry Village

Water source	*Units*	*%*
Public water system or private company	249	89.2%
Individual well: drilled	11	3.9%
Individual well: dug	19	6.8%
Other source	0	0.0%
Sewage disposal	***Units***	***%***
Public sewer	11	3.9%
Septic tank or cesspool	267	95.7%
Other means	1	0.4%

Statistics may or may not consider sewer systems limited to a subdivision
(US Census Bureau)

According to data from the 1990 Census, 84% of all dwellings in the county are served by a public sewer system, with most others using a septic system or cesspool. Only 11 housing units in North Perry have sewer service; most others rely on septic systems for wastewater disposal. Septic systems generally function poorly on small cottage lots, where there is very little area available for leach fields (Table 7.10). At the time this plan was adopted, Lake County Utilities provided sanitary sewer system to most of the village.

7.5 Home ownership and rental trends

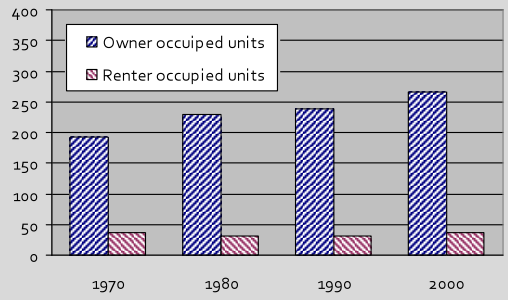
TENURE AND OCCUPANCY

Rental housing comprises a relatively small percentage of all housing in North Perry. While 22.5% of all occupied housing units in Lake County were renter occupied in 2000, only 13.7% of all units in the village are rented to their occupants. The percentage of owner-occupied housing increased gradually between 1970 and 2000. (Table 7.13)

In northeastern Lake County, Perry Township has the highest percentage of owner-occupied housing (91.3%), followed by North Perry (86.3%). Home ownership rates are higher than the county as a whole in every northeastern Lake County community. (Table 7.14)

Table 7.13
Tenure of occupied housing units 1970-2000
North Perry Village

Year	*Occupied units*	*Owner occupied*		*Renter occupied*	
		Units	*%*	*Units*	*%*
1970	229	193	84.3%	36	15.7%
1980	262	230	87.8%	32	12.2%
1990	269	238	88.5%	31	11.5%
2000	302	266	86.3%	36	13.7%



Does not include seasonal housing (6 units).
(US Census Bureau)

The vacancy rate for year-round housing in North Perry fell from 6.8% in 1970 to 2.6% in 2000. This is mainly the result of a sharp decline in vacant rental units. The vacancy rate for renter-occupied housing remains slightly higher than for owner-occupied housing. (Table 7.15).

When seasonal housing is not considered, the housing vacancy rate of North Perry in 2000 was slightly higher (2.6%) than all surrounding communities except Madison Township. Including seasonal housing, the vacancy rate is slightly higher (4.3%). (Table 7.16)

Table 7.14
Housing tenure 2000
North Perry Village; comparison to other communities

Community	Owner occupied		Renter occupied	
	Units	%	Units	%
North Perry Village	266	86.3%	36	13.7%
Perry Township	1,934	91.3%	184	8.7%
Perry Village	358	84.0%	68	16.0%
Madison Township	4,766	83.7%	927	16.3%
Painesville Township	4,874	82.8%	1,016	17.2%
Lake County	69,502	77.5%	20,198	22.5%

Includes seasonal housing.
(US Census Bureau)

Table 7.15
Housing vacancy 1970-2000
North Perry Village

Year	All units			Owner occupied units			Renter occupied units		
	Total	Vacant	% vacant	Total	Vacant	% vacant	Total	Vacant	% vacant
1970	249	17	6.8%	197	4	2.0%	49	13	26.5%
1980	273	11	4.0%	237	7	2.9%	36	4	11.1%
1990	277	10	3.6%	246	8	3.3%	31	0	0.0%
2000	310	8	2.6%	273	7	0.8%	37	1	2.7%

Does not include seasonal housing.
(US Census Bureau)

TENURE AND HOUSING AGE

Rental housing units in North Perry are, on average, five years older than owner occupied housing units. Although only 4.3% of all occupied housing units are renter occupied, 12% of all units built before 1930 and 28% of all units built between 1950 and 1960 are renter occupied. (Table 7.17)

HOMEOWNER EXPERIENCE

US Census statistics, as used in this element, tend to underestimate the price of real estate in a community. Respondents will often state the value of their property as the original list price from years ago, or else they are unaware of market conditions affecting the value of their property.

Table 7.16
Housing vacancy 2000
North Perry Village; comparison to other communities

Community	Occupied units		Vacant units	
	Units	%	Units	%
North Perry Village	302	95.6%	14	4.3%
Perry Township	2,118	96.8%	71	3.2%
Perry Village	2,847	96.7%	96	3.3%
Madison Township	5,693	91.6%	520	8.4%
Painesville Township	5,890	96.3%	224	3.7%
Lake County	89,700	95.9%	3,787	4.1%

Includes seasonal housing.
(US Census Bureau)

Table 7.17
Tenure by year structure built 2000
North Perry Village

Year	Owner occupied		Renter occupied	
	#	%	#	%
1939 and earlier	80	30.2%	11	28.9%
1940-1949	25	9.4%	2	5.3%
1950-1959	28	10.6%	11	28.9%
1960-1969	38	14.3%	0	0.0%
1970-1979	39	14.7%	12	31.6%
1980-1989	18	6.8%	2	5.3%
1990-3/2000	37	14.0%	0	0.0%
Total	**265**	**n/a**	**38**	**n/a**

(US Census Bureau)

Table 7.18
Median home prices 1990-2000
North Perry Village; comparison to other communities

Community	1990	2000	△% 1990-2000	2006 estimate (2000+21%)
North Perry Village	$76,400	$132,100	72.9%	$159,841
Perry Township	$66,198	$144,100	117.7%	$174,361
Perry Village	$68,000	$140,400	106.5%	$169,884
Madison Township	$52,912	$111,500	110.7%	$134,915
Painesville Township	$70,685	$125,300	77.3%	$151,613
Lake County	$73,900	$127,900	73.1%	$154,759

(US Census Bureau)

Table 7.19
Value for specified owner-occupied housing units 1990-2000
North Perry Village

Value of unit	North Perry Village				Lake County			
	1990		2000		1990		2000	
	Units	% of units	Units	% of units	Units	% of units	Units	% of units
≤$59,999	45	23.2%	10	4.3%	13,763	25.3%	1,198	1.9%
$60,000-$99,999	102	52.8%	56	24.3%	27,964	51.4%	14,727	23.3%
$100,000-$124,999	31	16.1%	41	17.8%	5,348	9.8%	14,430	22.8%
$125,000-$149,999	10	5.2%	28	12.2%	3,563	6.6%	11,403	18.0%
$150,000-$174,999	2	0.5%	23	10.0%	1,595	2.9%	6,887	10.9%
$175,000-$199,999	2	0.5%	31	13.5%	826	1.5%	5,031	7.9%
$200,000-$249,999	2	0.5%	14	6.1%	720	1.3%	4,976	7.9%
$250,000-$299,999	0	0.0%	16	7.0%	279	0.5%	2,314	3.7%
$300,000+	0	0.0%	11	4.8%	323	0.6%	2,348	3.7%
Total	194	n/a	230	n/a	54,381	n/a	63,314	n/a
(US Census Bureau)								

According to the US Census, the median value of an owner occupied home rose from $76,400 in 1990 to $132,100 in 2000. (Table 7.18) The range of values for owner occupied homes shifted from 76% being valued less than $100,000 in 1990, to about 29% of homes being valued more than $100,000 in 2000. (Table 7.19) The percentage of increase is consistent with Lake County as a whole.

There was a slight decline in the percentage of households with a mortgage, from 70% in 2990 to 66% in 2000. (Table 7.20). About one quarter of those with mortgages have second mortgages or home equity loans.

Table 7.20
Mortgage status 1990-2000
North Perry Village; comparison to other communities

Mortgage status	1990 units	2000 units
Total	194	230
With a mortgage	136	153
2nd mortgage or home equity loan, not both	Not reported	41
No 2nd mortgage and no home equity loan	Not reported	110
Without a mortgage	58	77
(US Census Bureau)		

The increase of housing costs relative to inflation was reflected in Census data for the amount of personal income spent for housing costs. In 1990, only seven households with mortgages were spending more than 35% of their income on housing expenses. In 2000, 30 households with mortgages were spending more than 35% of their income on housing expenses. (Table 7.21).

Table 7.21
Mortgage status by selected monthly owner costs 1990-2000
North Perry Village

Percentage of household income	1990 units		2000 units	
	With mortgage	Without mortgage	With mortgage	Without mortgage
<20%	87	49	68	69
20%-24%	24	4	25	4
25%-29%	12	5	27	2
30%-34% (unaffordable)	6	0	3	0
35%+ (unaffordable)	7	0	30	2
Not computed	0	0	0	0
(US Census Bureau)				

RENTER EXPERIENCE

Despite Census data to the contrary, there are no apartment buildings in North Perry Village, and two-family residences are rare. The plan does not inventory housing units that are illegal under the township zoning resolution,

such as accessory units in converted freestanding garages, or recreational vehicles parked in a driveway and occupied year round. Census data and statistics may consider housing units that are otherwise considered illegal.

Table 7.22
Gross rent 1980-2000
North Perry Village

Rent	*1980*	*1990*	*2000*
Median gross rent ($)	$336	$475	$725
With cash rent	24	27	31
<$500	24	19	7
$500-$549	0	0	2
$550-$599	0	3	0
$600-$649	0	3	2
$650-$699	0	0	2
$700-$749	0	0	5
$750-$999	0	2	9
≥$1,000	0	0	4
No cash rent	2	0	2
(US Census Bureau)			

Most rental units in North Perry are single family houses. While in 1980 and 1990, the monthly rent for a unit in the village was usually under $500; the lowest range measured by the Census. In 2000, there was a wider distribution of rental costs, indicating that there is a broader range of rental housing. (Table 7.22). There is a larger percentage of monthly rents between $500 to $999 than the county as a whole. North Perry, and nearby communities, have few units renting for more than $1,000 per month in 2000. (Table 7.23)

Table 7.23
Contract rent 2000
North Perry Village; comparison to other communities

Community	*<$200*		*$200-$299*		*$300-$499*		*$500-$749*		*$750-$999*		*$1000-$1499*		*$1500+*		*No cash rent*		*Median*
	Units	*%*	*Units*	*%*	*Units*	*%*	*Units*	*%*	*Units*	*%*	*Units*	*%*	*Units*	*%*	*Units*	*%*	*rent*
North Perry Village	0	0.0%	2	6.1%	7	21.2%	18	54.5%	4	12.1%	0	0.0%	0	0.0%	2	6.1%	$606
Perry Township	4	2.3%	7	4.0%	48	27.6%	71	40.8%	9	5.2%	0	0.0%	0	0.0%	35	20.1%	$502
Perry Village	0	0.0%	7	10.8%	21	32.3%	18	27.7%	8	12.3%	3	4.6%	0	0.0%	8	12.3%	$504
Madison Township	51	5.7%	111	12.4%	344	38.6%	302	33.9%	29	3.3%	0	0.0%	0	0.0%	55	6.2%	$445
Painesville Township	29	2.9%	43	4.3%	380	37.8%	370	36.8%	100	10.0%	0	0.0%	0	0.0%	67	6.7%	$519
Lake County	763	3.8%	737	3.7%	5,659	28.3%	10,077	50.3%	1,651	8.2%	106	0.5%	182	0.9%	849	4.2%	$553
(US Census Bureau)																	

A larger percentage of renters in North Perry spend more than 30% of their income in gross rent compared to other communities in eastern Lake County and the county as a whole. (Table 7.24).

Table 7.24
Gross rent as a percentage of household income 1999
North Perry Village; comparison to other communities

Community	*<15%*		*15% - 19.9%*		*20% - 24.9%*		*25% - 29.9%*		*30% - 34.9%*		*35%+*		*Not computed*	
	Households	*%*	*Households*	*%*	*Households*	*%*	*Households*	*%*	*Households*	*%*	*Households*	*%*	*Households*	*%*
North Perry Village	5	15.2%	5	15.2%	4	12.1%	2	6.1%	3	9.1%	11	33.3%	2	6.1%
Perry Township	31	17.8%	31	17.8%	26	14.9%	8	4.6%	9	5.2%	34	19.5%	35	20.1%
Perry Village	10	15.4%	10	15.4%	6	9.2%	12	18.5%	2	3.1%	13	20.0%	8	12.3%
Madison Township	149	16.7%	149	16.7%	109	12.2%	95	10.7%	40	4.5%	198	22.2%	78	8.7%
Painesville Township	241	24.0%	241	24.0%	106	10.5%	64	6.4%	73	7.3%	262	26.1%	83	8.3%
Lake County	3,465	17.3%	3,465	17.3%	2,958	14.8%	2,127	10.6%	1,381	6.9%	5,279	26.4%	1,073	5.4%
(US Census Bureau)														

7.6 Construction, demand and trends

RECENT CONSTRUCTION ACTIVITY

Most new houses in North Perry Village are built outside of formal subdivisions, on individually created lots resulting from the incremental outparceling of former farms and wooded lots. Unlike a subdivision, houses built on such sites are usually not "spec homes" built in anticipation of prospective buyers. They are usually custom built by small, locally owned independent homebuilders.

Table 7.25
Housing units 1990-2005
North Perry Village; comparison to other communities

Community	*1990 units*	*2000 units*	*% 1990-2000*	*2005 units*	*% 2000-2005*
North Perry Village	**279**	**311**	**11.5%**	**356**	**14.5%**
Perry Township	1,707	2,259	32.3%	2,406	6.5%
Perry Village	340	449	32.1%	578	28.7%
Madison Township	5,673	6,347	11.9%	6,797	7.1%
Painesville Township	6,451	7,486	16.0%	8,203	9.6%
Lake County	84,658	94,856	12.0%	99,387	4.8%
(US Census Bureau)					

About 57% of all units built between 1990 and 2005 were in Eastern Lake County: Painesville, Concord Township, and communities to the east.

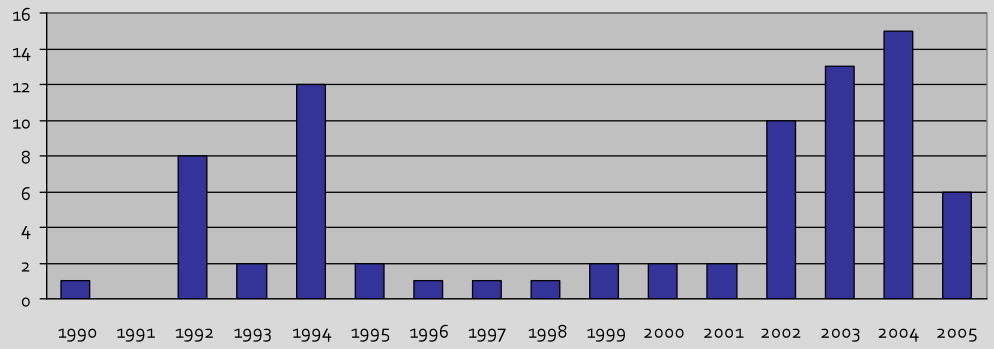
Before 1990, housing construction in North Perry Village did not keep pace with the county as a whole. Between 1990 and 2000, the number of housing units in the village increased by 11.5% (279 to 311), a rate comparable to the county as a whole, but still below that of surrounding communities. From 2000 to 2005, the housing inventory rose by 14.5%, with 45 new units built in the village during that time. (Table 7.25)

In most years between 1990 and 2001, only one or two new houses were built in North Perry Village. In 1991 no houses were built, eight houses were built in 1992, and 12 houses were built in 1994. After 2001, the annual rate of construction jumped, with an average of 11 new houses built every year. (Table 7.26).

Table 7.26
New housing units 1990-2005
North Perry Village; comparison to other communities

Community	*1990*	*1991*	*1992*	*1993*	*1994*	*1995*	*1996*	*1997*	*1998*	*1999*	*2000*	*2001*	*2002*	*2003*	*2004*	*2005*	*1995 2005*	*All units*
North Perry Village	**1**	**0**	**8**	**2**	**12**	**2**	**1**	**1**	**1**	**2**	**2**	**2**	**10**	**13**	**15**	**6**	**78**	**356**
Perry Township	19	19	39	65	88	62	77	37	62	38	26	30	19	24	32	28	665	2,406
Perry Village	2	12	19	5	14	15	8	15	6	3	7	23	33	29	23	34	248	578
Madison Township	48	33	58	50	71	59	80	93	56	28	38	193	56	76	62	45	1,046	6,797
Painesville Township	95	87	120	54	84	103	85	77	112	71	91	89	101	176	175	143	1,663	8,203
Lake County	1,004	743	1,047	924	1,001	1,441	859	785	937	382	654	812	689	853	1,007	1,067	14,205	99,387

North Perry Village: bar chart



Annual data for new housing units does not include mobile homes. LCPC data may vary from Census data. (Lake County Planning Commission)

TEARDOWNS AND REDEVELOPMENT OF COTTAGE COMMUNITIES

According to housing-industry economists, the housing stock of the United States is in the process of being rebuilt, as aging houses are torn down to make room for newer homes. The average age of an American home is about 33 years, older than any previous time in U.S. history. In North Perry Village, the average housing unit is over 40 years old. As the housing stock ages, new construction starts will be elevated, to replace housing stock which is wearing out.

The forces driving "teardowns" in many other cities – a rapidly growing population, high land values, and the revitalization and increasing desirability of central cities and inner ring suburbs – are absent in the Cleveland area. Teardowns are taking place in some lakefront cottage communities in Willoughby and Eastlake, where older cottages are replaced with larger homes. North Perry Village has a cottage community, but teardowns are very rare. Unlike the village, Willoughby and Eastlake have little vacant land, and are close to employment and retail centers.

With a large supply of raw land, it is unlikely that structurally sound cottages in North Perry Village will be replaced with larger houses. In any case, zoning should ensure older cottage lots remain buildable, and permit older cottages in the village to be replaced with larger homes.

FUTURE DEMAND

If future development patterns and land use policy remain unchanged from today, the majority of new housing units will probably be built in unincorporated townships in eastern Lake County, with an ever-growing percentage in once-rural exurban areas. According to data in 1997 and 1998 from the Housing Research Policy Institute at Cleveland State University, 81% of suburban

Cleveland households that moved relocated further out from the central city. 80% of those that moved bought a more expensive house, with a median move-up price of 57%.

Average household size is likely to continue shrinking; from 2.5 people per household in the county in 2000 to 2.26 in 2010 and 2.03 in 2020. According to Ohio Department of Development and NOACA calculations, the population of Lake County is expected to peak at 234,524 residents in 2020, and drop to 232,345 residents in 2030. New housing will be driven by shrinking family size and an increasing number of households, not by population growth.

Almost all new housing in North Perry consists of single family houses on frontage lots. If this remains the only type of residential development in the village, the demand for new housing will likely remain steady but still low. Often cited as factors attracting people to the village, the lure of the village's amenities has not created a housing boom, and the Perry School District experienced falling enrollment between 1996 to 2005. Exurban communities throughout the country are growing, but they are susceptible to increased energy costs – less of a factor in North Perry, but still affecting the cost of commuting and performing daily errands – and an aging population that is less able to maintain a large home on a large lot.

7.7 Public and affordable housing

North Perry has no public housing. The infrastructure needed to support public housing and the needs of those living there, both physical (utilities, fixed route public transportation) and social (public agencies, nearby employment, retail and personal services), are not available in or near the village.

The cost of maintaining a large house on a large lot – mowing and landscaping, snow clearing and exterior maintenance – is a burden to seniors who want to remain in their homes through their golden years. According to statistics from the 2000 Census, 12% of village residents are 65 years of age or older, compared to 14% for Lake County and 15% for the Cleveland PMSA. The village's amenity package provides some relief to older homeowners, helping some "age in place." Permitting a wider variety of housing options, and the presence of convenient medical and retail services, must be made available to keep the village attractive and affordable to aging residents.

7.8 Goals and policies

Each primary paragraph **(in bold type)** is a statement of a goal. The subparagraphs are policies for implementing the goal. Many goals and policies related to housing can be found in the Land Use element and elsewhere throughout the plan.

HS-1 **The range of housing available in North Perry Village should be diversified, but in a manner that preserves the predominantly single family character of the community.**

HS-1-p1 Permit scattered, limited accessory dwelling units and multi-family buildings (two-family houses, townhouses and attached patio homes with up to four units) on lots served by public sewer and water service in designated traditional village center areas, subject to very strict design and siting requirements that would preserve the single family appearance of the site and neighborhood.

HS-1-p2 Allow for a variety of housing sizes and price ranges in traditional village center areas, to permit elderly residents to stay in the community as they age, young adults to live in the town as they start off their careers, and also provide move-up housing in a small town setting.

HS-1-p3 Encourage honest, quality home design that reflects and respects the semi-rural character of the township, and the architectural heritage of the region.

8 Public facilities and amenities

8.1 Introduction

North Perry, like many exurban and rural communities with a small population, does not have the same level of amenities as more densely populated urban and suburban areas. Resident surveys have revealed that there is little dissatisfaction with public facilities in the area; schools, parks, and other municipal facilities. As the population grows, though, existing public facilities may become stretched.

The intent of the Public Facilities element is to ensure that schools, parks, public safety facilities, community centers, and other government-provided amenities continue to meet, if not exceed, the needs of village residents and visitors, contribute positively to enhancing the overall quality of life, and preserve the semi-rural character of the village.

Public school students in North Perry attend Perry Education Village in Perry Township

8.2 Schools

There are no public or parochial schools located in the North Perry Village limits.

PERRY LOCAL SCHOOLS

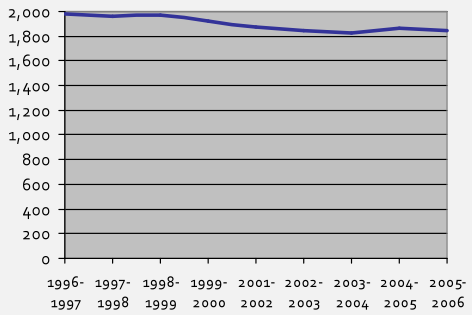
North Perry, along with Perry Township and Perry Village, is included in the Perry Local Schools district. At the time this plan was written, the township schools had been rated as excellent by the Ohio Department of Education for the school years 2003-04, 2004-05, and 2005-06. Before 2003, the district was rated as effective.

The Perry Education Village was dedicated in Perry Township in the early 1990s. The Education Village is a 136 acre campus that includes a high school, middle school and elementary school, all connected by enclosed walkways. There is also a field house, weight room, pool, tennis courts, outdoor basketball courts and stadium with a track in the Education Village. Facilities can be used by the students, residents, employees, alumni or their families.

In the school year 1996-97, there were 1,981 students enrolled in the district. In the school year 2005-06, enrollment fell to 1,846 students. This could be attributed to decreasing family sizes and slowing residential development activity in North Perry and Perry Township.

Table 8.1
School enrollment
Perry Local Schools

School year	*Enrollment*
1996-1997	1,981
1997-1998	1,958
1998-1999	1,970
1999-2000	1,924
2001-2002	1,873
2002-2003	1,844
2003-2004	1,824
2004-2005	1,860
2005-2006	1,846



School enrollment includes students from both North Perry and Perry Township.
Source: Ohio Department of Education

The Auburn Career Center, located in Concord Township, services students from Perry High School. Auburn Career Center provides students with education in various career fields such as construction, cosmology, cooking and health care. Perry Local Schools is also served by the Dr. James H. Porter Center for Science and Mathematics, also located in the Auburn Career Center. The center provides discovery based programs at the center, by distance learning and/or in the third, fourth and fifth grade classrooms.

Table 8.2
School facilities
North Perry Village

School name	*Address*	*Grades*	*Year built*	*Enrollment 1996-97*	*Enrollment 2005-06*	*Capacity*	*Acreage*
Perry High School	One Success Boulevard	9-12	1993	675	614	1,000	(site on campus)
Perry Middle School	Two Learning Lane	5-8	1995	611	592	1,000	(site on campus)
Perry Elementary School	One Learning Lane	K-4	1995	692	638	1,000	(site on campus)
Total	**n/a**	**n/a**	**n/a**	**1,981**	**1,846**	**3,000**	**136**

Sources: Ohio Department of Education, Lake County GIS

8.3 Parks and open space

All parks in the village are located along the Lake Erie coast. In addition to Lake Metroparks' Lakeshore Reservation, the Village owns and operates Townline Park at the northern end of Townline Road, and North Perry Village Park next to Village Hall. Combined with smaller parcels owned by the Village, recreational land uses comprise approximately 190 acres, or 7.8% of all land in the village.

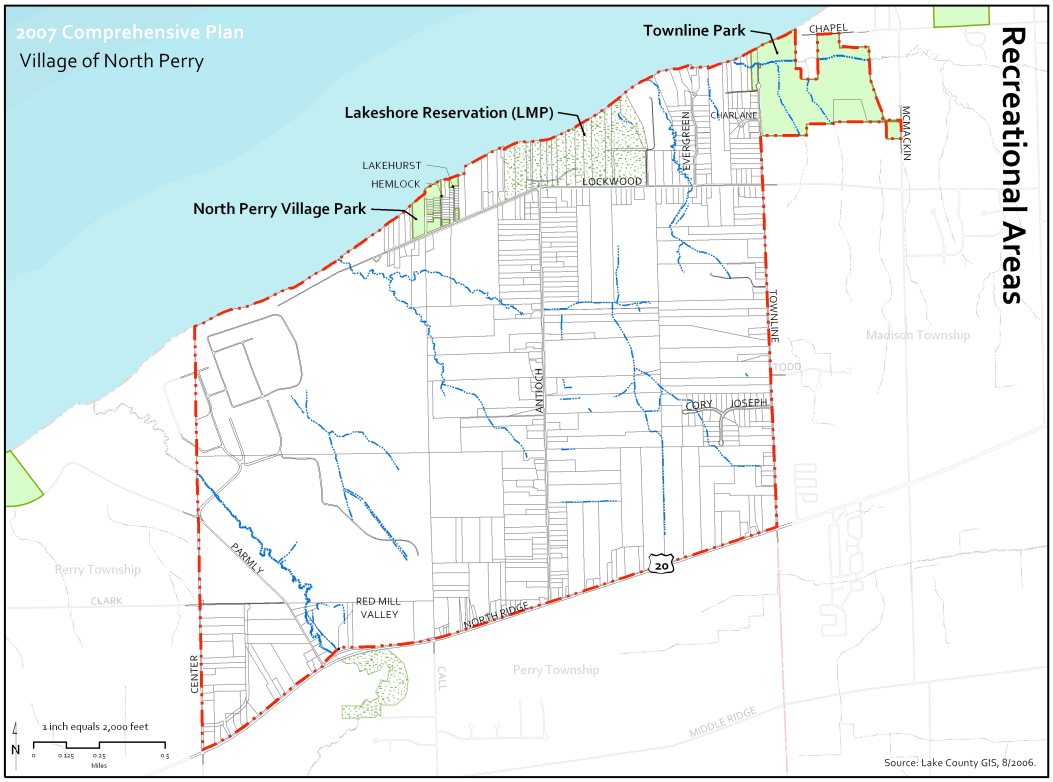


Table 8.3 shows the recreational amenities provided at each facility.

Table 8.3
Public parks
North Perry Village

Attributes	*North Perry Park*	*Townline Park*	*Lakeshore Reservation*
Ownership	North Perry Village	North Perry Village	Lake Metroparks
Public use	Public park	Village residents only	Public park
Athletic fields and courts	Baseball, softball	Volleyball, tennis, basketball	None
Trails	Limited	Limited	1.6 miles / 2.6 kilometers
Picnic facilities	Shelters, tables, grills	Tables, grills	Shelters, tables, grills
Pool	None	Yes	None
Beach access	Limited	Yes	Yes
Boat ramp	None	Yes	None
Restrooms	Yes	Yes	Yes
Meeting rooms	Village Hall	Community center	None
Playground	Yes	Yes	Yes
Fishing access	Yes	Yes	Yes
Pending projects	Erosion protection	Boat launch, beach creation	
(Field checks, November 2006)			

LAKE METROPARKS - LAKESHORE RESERVATION

Lakeshore Reservation is an 84 acre park with approximately 1.6 miles of paved walking trails. Acquired in the 1970s, this passive recreation park is unique with beach and fishing access,

mature trees stands, and blend of non-native species planted by former property owners. Two sets of stairways provide safe access to the waters edge.

Lake Erie shoreline at Lakeshore Reservation

VILLAGE-OWNED PARKS

Townline Park and North Perry Village Park are characterized by active recreational faculties such as ball diamonds, tennis courts and playgrounds.

Entrance to Townline Park

Shoreline characteristics differentiate the two parks. Townline Park has a fairly stable bluff environment due in part to the natural beach along the western portion of the coast. A continuous bluff edge characterizes the eastern portion of the lakefront.

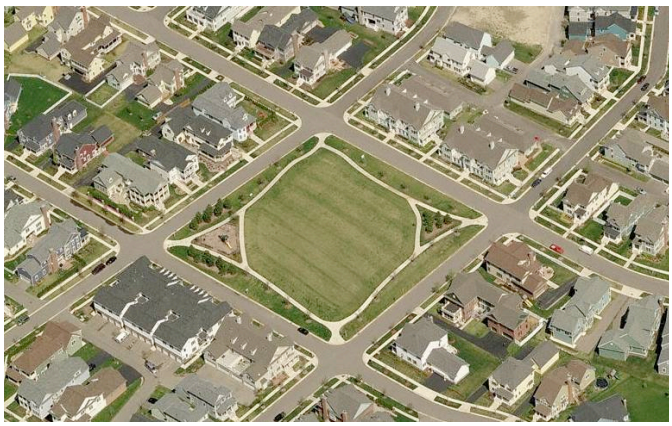
Major marina and beach protection plans are currently underway for Townline Park. Large beaches and a safe, secure boat launch facility will increase usage at this park.

The shoreline of North Perry Village Park is more typical of central Lake County with bluff top erosion. Steep bluffs are formed where the waves impact the land. The height of the bluffs varies in the Village. High bluffs along the Lake Erie shore are also subject to other natural processes. The most dramatic process is called slumping. High bluffs fail naturally, and through time will eventually attain a natural stable angle of repose, or a stable slope. As the bottom of a bluff is cut away by erosion, the weight of bluff materials will cause the face of the bluff to break free. When this happens, large blocks of bluff material will collapse and fall into the lake. Waves will scour away silts and clays, leaving behind sand and stone. This is a natural beach-building process. The loss of sand caused by entrapment, groundwater seepage, surface water runoff, and human activity or changes in land use that would alter the hydrology or vegetation on a site can accelerate slumping. Village leadership is currently working to stabilize the shoreline through armor stone revetments and bluff regrading.

FUTURE PARKS

Current population and growth patterns may not necessitate the need for increased park land in the interior of the Village. Provisions for parkland should be included in development at the southern end of the village. Parkland and open space in new development should be in a central location that is visible and defensible, with a sizeable percentage of its perimeter fronting a

public right-of-way or private street. Use of marginal land that can't be developed, linear tracts of open space, and parkland hidden in flag lots and behind back yards are strongly discouraged.



Parks should be centrally located in neighborhoods, with a sizeable percentage of its perimeter fronting a street

Regarding coastal areas, an annual evaluation of potential lakefront parcels should be taken for future lakefront park expansion. Public agencies and non-profit organizations are becoming increasingly aware of the quality of life attributes public open space on the lakefront yields to the community.

Parks should **not** be located on marginal sites, hidden on flag lots or strung behind back yards where they are not easily seen or integrated into the community's fabric

If lakefront parcels become available for preservation or recreational use, community leaders should consider coastal protection and enhancement cost in their financial analysis.

8.4 Public safety

FIRE DEPARTMENT

North Perry is part of the Perry Joint Fire District. The Perry Joint Fire District operates two stations located at Center Road in Perry Village, and South Ridge Road in Perry Township. The Center Road station is the closest to North Perry. The Perry Joint Fire District employs 27 full-time firefighters. The fire department is also the EMS provider for the village. The annual budget of the Fire District is generated from three dedicated fire levies.

POLICE PROTECTION

Police protection in North Perry Village is provided by a staff of four part-time patrol officers and one part time chief of police. The Lake County Sheriff Department provides specialized services, such as a SWAT team and bomb squad. North Perry Village is also served by the Lake County Crime Lab, a division of the Lake County Prosecutor's Office. The Lake County Crime Lab is funded by a countywide tax levy. Court cases are tried in Painesville Municipal Court.

8.5 Village government

The village owns a 6.4 acre site occupied by Village Hall, storage buildings, parking and some recreation facilities. The village hall houses the offices for the mayor, the village council, police department and the zoning department.

The building used as the North Perry Village Hall may have been built by the Lake Erie College in the early 1900s as a summer retreat for college students.

A small service yard is located at the entrance to Townline Park. Service yards should be sited, screened and landscaped to conceal all vehicles, equipment, and material.

8.6 Community and senior citizen centers

The village allows residents to use an old dining hall on Townline Park property as a gathering place. Perry Township recently completed construction of a senior center at Perry Township Park. The senior center is adjacent to North Perry Village, and is intended to be used by residents of North Perry, Perry Village and Perry Township.

This plan recommends expanding facilities at Village Hall to accommodate larger events .

Village Hall on Lockwood Road

Community center at Townline Park

Village vehicles parked at Townline Park

8.7 Goals and policies

Each primary paragraph (**in bold type**) is a statement of a goal. The subparagraphs are policies for implementing the goal.

PF-1 North Perry will continue to have good public school facilities.

PF-1-P1 Work with the Perry Local Schools district to ensure the educational needs of North Perry Village are being met.

PF-2 Parkland and dedicated open space will continue to serve the recreational needs of residents and visitors, protect irreplaceable natural resources, and preserve the semi-rural character of the village.

PF-2-P1 Seek opportunities to acquire lakefront land for parkland expansion.

PF-2-P2 Work with Lake Metroparks to maintain the passive, predominantly undeveloped nature of the Lakeshore Reservation.

PF-2-P3 Ensure that parkland and open space proposed in new development is accessible, defensible, and centrally located, with a sizeable percentage of its perimeter fronting a street. Discourage the use of marginal land, narrow linear tracts, and areas hidden behind back yards for parkland and open space

PF-3 Urban-quality public safety facilities and services should continue to be offered.

PF-3-P1 Preserve land for the potential expansion of Perry Joint Fire District Fire Department and village police department facilities.

PF-4 Village government facilities will be improved.

PF-4-P1 Ensure proper maintenance of the physical plant and grounds at the existing Village Hall facility.

PF-4-P2 Arrange yard facilities so equipment, garages, vehicle and raw material storage areas, and heavily traveled internal access aisles are screened from the public right-of-way and nearby residences.

PF-4-P3 Expand Village Hall to provide facilities for larger meetings, receptions, and other events.

PF-5 Maintain a community center for village residents.

PF-5-P1 Reserve land for future expansion of community meeting facilities.

PF-5-P2 Maintain Village Hall as a secondary facility for public meetings.

9 Economic development

9.1 Introduction

North Perry is an exurban community with an economy rooted in nurseries and the Perry Nuclear Power Plant. Despite the large amount of land in the village zoned for commercial and industrial use, the village has only a small commercial and industrial economic base. The comprehensive plan committee and village residents have expressed concern about the "post-nuclear" future of the village, after the power plant is closed.

The Economic Development element identifies policies and strategies that will address the well being of North Perry – its neighborhoods, businesses and residents – in a local and regional economic context. It includes analysis of the local economy assessing its strengths and weaknesses in terms of the scope and character of the local employment base, the relationship between the local labor force and local opportunities for employment, and an assessment of current and future needs of the community.

The intent of the Economic Development element is to plan for increasing the employment and tax base and the diversity of retail services in the village, while ensuring the rural character of the community is not irreparably harmed.

9.2 Economic influences

Lake County and North Perry are influenced by overall economic trends in northeast Ohio. Locally, the agricultural landscape, Perry Nuclear Power Plant and, potentially, the lakefront are directly related to the economy of the village. The power plant is by far the largest employer, tax payer and land owner in the village. About 95 % of village income tax revenue is generated by plant employees. Remaining businesses, excluding nurseries, are located on the North Ridge Road/US 20 corridor. The bulk of business activities along the corridor include mechanical commercial and vehicle-related uses and services, and small-scale manufacturing.

The nursery industry remains the anchor of North Perry and Lake County agriculture. The 1998 Census of Horticultural Specialties counted 68 horticultural operations in the county, generating $59,153,000 in total sales, and $54,656,000 in wholesale sales. The Nursery Growers of Lake County have tallied over 100 nurseries in Lake County, generating an estimated $90,000,000 in annual wholesale sales. The Nursery Growers of Lake County claim the nursery industry employs 2,700 full and part time workers; this statistic includes nine nurseries outside of the county.

Nurseries and the Perry Nuclear Power Plant are the dominant economic forces in North Perry.

In 2003, the development rights of three small farms in North Perry were purchased using the Federal Farm and Ranch Land Protection Program. The permanent conservation of approximately 100 acres of farmland is a clear indication of the village leadership's view of the economic value of the agricultural industry. While a local match was required, research indicates savings to the village over the long-term as community services will never be required for these parcels

COST OF COMMUNITY SERVICES

With the exception of the Perry Nuclear Power Plant, North Perry is primarily a residential and agricultural community. Approximately 45% of the land is classified under these use categories. When discussing the economic impact of certain land uses on a community, agricultural lands are often described as desirable, while an overabundance of residential uses are viewed as a potential fiscal drain.

According to cost of service studies conducted by municipalities throughout the United States, the cost of providing services for residential uses is greater than the property tax revenue they generate. Commercial and industrial uses pay more in taxes than the cost of services they use, essentially subsidizing residential uses and decreasing their tax burden.

Developed by the American Farmland Trust in 1990, cost of community service studies are being completed by communities throughout Ohio. These studies allow community leaders to evaluate how their revenues compare with their expenditures.

Table 9.1
Cost of service studies in Ohio

Community	***Cost of services used for every $1 paid in property tax***		
	Residential	*Commercial and industrial*	*Agricultural*
Huntington Township / Ross County (1998)	$1.01	$0.38	$0.19
Union Township / Ross County (1998)	$1.00	$0.31	$0.60
Hocking Township / Fairfield County (1999)	$1.10	$0.27	$0.17
Liberty Township / Fairfield County (1999)	$1.15	$0.51	$0.05
Madison Township / Lake County (1993)	$1.40	$0.25	$0.30
Madison Village / Lake County (1993)	$1.67	$0.20	$0.39
Madison Township / Lake County (2007)	$1.24	$0.33	$0.30
Madison Village / Lake County (2007)	$1.16	$0.32	$0.37
(Prindle 1999, 2000; American Farmland Trust 1993, 2008)			

The outcome is a ratio of the amount of money needed to provide public services (fire, police, education, community centers, and so on) for every dollar collected in property taxes.
The results of these studies support the claims presented by smart growth advocates, farmland preservation taskforces, and local citizens; conventional suburban residential development requires higher financial resources in the long term to provide public services. Table 9.1 illustrates the similar results in five townships and one village that conducted cost of service studies.

For every dollar in property taxes paid by residential property owners in Madison Village, $1.16 in services is required. Services provided to residents are subsidized by commercial and industrial property owners; for every dollar they pay in property taxes, they require 20 cents in services.

In North Perry, these results differ due to unusually high services subsidies. Village residents are provided free water, sanitary sewer, and refuse service. The North Perry Village Financial Analysis and Cost of Service (November 2002) states, "Residential land uses, both average value and new development value, are exhibiting a substantial negative cash flow." New residential construction would create a deficit of $2,577 per year. This is true for all land use types, except agriculture where the drain on fiscal resources is $81 per year (Table 9.2). The 2002 report also notes the creation of additional roadways for industrial development may cost the Village approximately $3, 720 annually with current revenue and expenditure patterns.

Table 9.2
North Perry cost of community services survey: 2002

Community	***Cost of services used for every $1 paid in property tax***		
	Residential	*Commercial and industrial*	*Agricultural*
Industrial (use per acre)	2,476	3,256	1: 1.31 (780)
Retail (use per acre)	1,559	2,777	1: 1.78 (1,218)
Office (use per acre)	1,566	2,777	1: 1.77 (1,211)
Agriculture (use per acre)	45	126	1: 2.80 (81)
New Residential (per household)	1,051	3,608	1: 3.43 (2,557)
(North Perry Village Financial Analysis and Cost of Community Service Study, 2002)			

Current and future leadership should carefully evaluate the long-term impacts of current levels of services provided. Unforeseen changes at the Perry Nuclear Power Plant, or legislative amendments such as deregulation, could dramatically reduce the revenue stream that allows the village to provide such services.

9.3 Future of the Perry Nuclear Power Plant

The Perry Nuclear Power Plant opened in 1976. The facility ranks at the top on a variety of lists, including largest land owner, employer, and taxpayer. This trend will continue into the foreseeable future as current licensing permits the plant to continue normal operations until 2011 and likely beyond. Output from the plant is critical to the regional power grid. Currently only one of the two reactors is in use. With some effort, the second reactor could be commissioned into production or converted into a fossil fuel facility.

Barring extreme emergency, this plan anticipates the presence of an electric producing facility for the long-term, thus providing the village with a robust and consistent revenue source. The 3000 foot exclusionary zone surrounding the plant will continue to affect future land use and zoning decisions.

9.4 Desired businesses

Question 16 of the resident survey asked respondents to score the desirability of different types of businesses and land uses that might be found in a corridor like North Ridge Road/US 20. Sit-down restaurants, nurseries, offices, banks, grocery stores, and small-scale retail scored at the top, while low-end commercial and semi-industrial uses such as vehicle and engine repair and service, auto parts stores, heavy/construction equipment sales and rental, auto, truck and RV sales, contractor yards, mobile home parks and mobile home sales ranked at the bottom. (See page 2-16.)

A recurring theme of written survey responses and public meeting comments, in North Perry and in surveys conducted in nearby communities, is that "there's no place to shop." Most consumable goods such as groceries and drugs could be found in Perry and Madison Townships, but the options for clothing, furniture, appliances, and other durable and dry goods are extremely limited. Retail uses are nearly non-existent in North Perry. The selection of restaurants in the area is also very limited; either small diners with limited hours, taverns with a kitchen, or fast food. There are no movie theaters, miniature golf courses, arcades, bowling alleys, or other outlets for entertainment.

Retailers often have very firm ideas about what is considered an ideal location, and these ideas do not necessary mesh with what a community has to offer. While a city or township has sites where it would like to see a store or restaurant locate, the retailer has its own ideas about where it would like to go. More often than not, these sites are not the same

The population of eastern Lake County may eventually reach a critical mass that supports large-scale retail development.

Retail and restaurant site selection specialists often use a formula to determine whether a market is a viable location for a store or restaurant. Criteria determining an ideal location are mostly quantitative, and usually include the following:

- Population living in a certain radius (mileage and driving time).
- Percentage of families versus singles in a certain radius.
- Average family and household income in a certain radius.
- Average age of the population in a certain radius.
- Cumulative income of all people in a certain radius.
- Education level in a certain radius.
- Number of jobs in a certain radius.
- Traffic volume at a location.
- Utility availability at a location.
- Proximity of other mid- and high-end retail development (positive).
- Proximity of low-end commercial development (negative).
- Property size and geometry.
- Potential return on investment.

Each of these criteria carries a different weight, depending on the type of business. A bookstore may place a greater emphasis on the education and income in an area, while chain restaurants often look at the employment base in the area, so they can profit from lunch as well as dinner business. Sewer service is more important for uses that generate plenty of wastewater, such as sit-down restaurants.

For example, despite a lack of competition, Starbucks is unlikely to locate in North Perry Village or surrounding communities until after stores have been opened in other locations the chain considers more lucrative. The chain prefers locations with a high percentage of well-educated

residents in their 20s and 30s, a large nearby employment base of office workers, or along a busy commuting route to an office district.

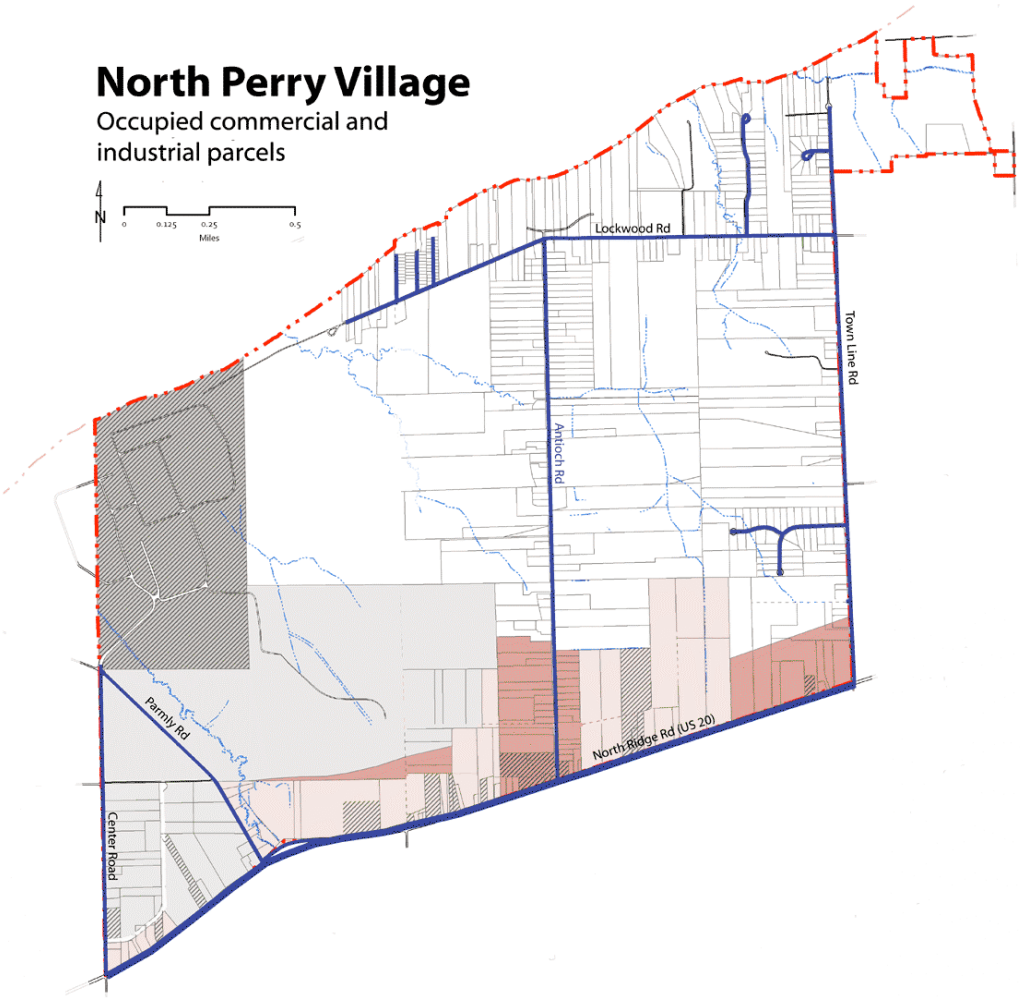
Lack of competition in the area, a lack of retail development, vocal resident demand, and a positive "gut feeling" are, unfortunately, only considered very minor factors in site selection, if at all. A surplus of commercial-zoned land, property taxes and leniency of zoning and architectural regulations are usually not considered at all.

All businesses seek a high potential return on investment. A store may make a profit in North Perry Village, but if there is the opportunity of a greater return in another area, the chain will locate an outlet there instead, not developing in the village until most of the other more lucrative locations have been developed.

The mantra of commercial developers is "retail follows rooftops." The population of eastern Lake County is growing at a slow pace. Among site selection specialists, the small, low-density population base of the area is a liability compared with more populated areas. The presence of a new Wal-Mart store in Madison Township may attract the attention of national retailers scouting for new store locations. The middle-class demographics of the surrounding area, however, is highly sought-after by mid-end retail chains such as Home Depot, Michael's and Old Navy. However, new retail uses will likely locate close to the new Wal-Mart.

New retail businesses will not be attracted to North Perry Village by handouts and incentives, low taxes, or lenient zoning regulations. Instead, they will look at the population within an easy driving distance of the store, the average income of those living nearby, high traffic volumes, utility availability, and the prospect of a high return on their investment compared to other possible locations.

Despite the challenge in attracting desired businesses, community officials can be proactive in promoting the US 20 corridor as an ideal site for retail development. This plan encourages the village to establish a partnership with a local developer of retail space to build a small shopping center near the intersection of North Ridge Road and Antioch Road. The center would provide high-quality middle-end retail space that is sorely lacking in eastern Lake County and help diversify the tax base of the village. Village officials should also work closely with land owners, and network with commercial developers in the Cleveland area.



Occupied

- C-1 commercial
- I-1 light industrial
- I-2 general industrial
- M-1 mixed use commercial / light industrial
- M-2 mixed use commercial / light industrial / general industrial

Occupancy by commercial and industrial uses only. Does not include occupancy by residences, agricultural uses, and places of worship. May include large portions of the parcel that are undeveloped or unused.

9.6 Incentives for economic development

Retailers establish a business at a location because a market exists for a product or service they offer. Incentives are not required to lure a new retail business, and few government agencies in the United States offer direct incentives to retailers. However, they may fund general improvements such as streetscape beautification and new infrastructure to create an environment that is more attractive to retail businesses. Tax increment financing (TIF) districts,

where improvements are funded with bonds that are paid back from the revenue of increased property taxes directly resulting from those improvements, are also used to fund improvements that will attract retail development.

Use of incentives and other government assistance, such as property acquisition through eminent domain, should not be directed at specific retail businesses where it would compete with established merchants, giving it an unfair advantage in the marketplace. Incentives should not be offered to national retailers that would probably locate in the village if such a benefit were not otherwise offered. Incentives should also not be offered for retail projects that may hurt shopping districts in surrounding communities.

The majority of village residents want more commercial development, but it is important not to rush to get it. The intent of attracting more retail and commercial uses to the village should be to create a sense of place by building a village center, provide greater convenience to residents that normally have to travel long distances for day-to-day needs, and diversify the tax base. Subsidizing commercial and industrial uses by offering tax abatement or other financial incentives may attract some businesses in the short term, but long-term use of such benefits would be contrary to the intent of attracting them to begin with. Tax abatement programs offered by the North Perry CRA have not attracted new businesses to the village.

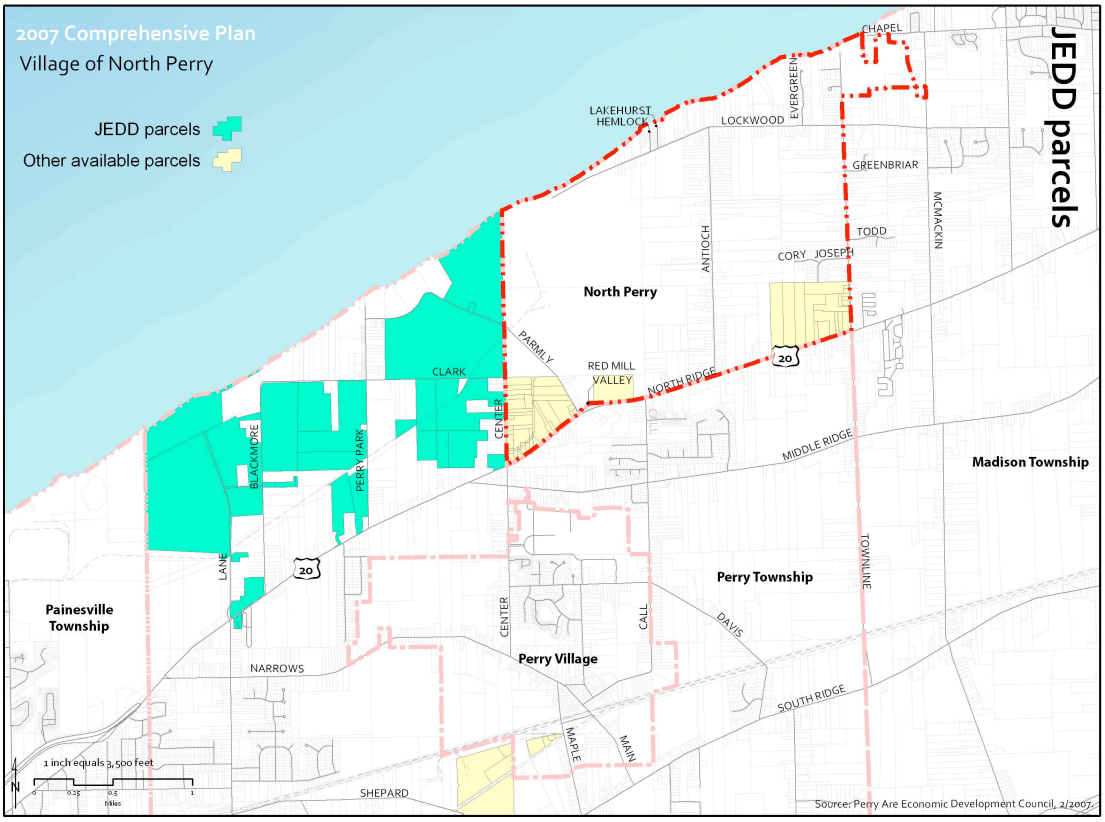
9.7 Joint Economic Development District (JEDD)

A joint economic development district (JEDD) is an economic development tool that allows incorporated communities and townships to collaborate on business growth and development initiatives. A JEDD provides a long-term opportunity to promote beneficial economic development through regional cooperation. The JEDD offers opportunities for additional sources of revenue to the communities not previously available by accelerating development of industrial, business, and commercial areas that creates additional jobs, payroll taxes, and corporate net profit taxes.

Income tax revenue in the JEDD area can be shared and used for municipal services, new sewer or water lines, road improvements, beautification, or other programs that will benefit the district. More recently, JEDD revenues have been used for "quality of life" projects such as landscaping, public art, upgraded street signage, and sidewalks.

In 1995 the Perry Area Economic Development Council was created to provide leadership and direction for future economic development. Members include North Perry Village, Perry Village, Perry Township, and the Perry Local Schools. Approximately 1,100 acres comprise the area. Parcels comprising the JEDD are located in Perry Township. Beyond the official JEDD designation, significant parcels near the Parmly Road, North Ridge Road/US 20 and Center Street area are available for light industrial and manufacturing. Heavier, more intrusive type uses would be better suited along the railroad corridor in Perry Township and Perry Village.

Dependent of the location of the proposed Vrooman Road/Grand River Valley bridge and its proximity to Interstate 90, the Lane Road corridor and Wind Pointe Reserve industrial subdivision could be in a favorable position for future business creation.



9.8 Smart growth and economic development

Recognizing the importance of economic development issues and their role in smart growth, in 1997 the Local Government Commission developed a set of 15 principles specifically focused on economic development. The Ahwahnee Principles for Economic Development promote the following.

1. Integrated approach. Government, business, education, and the community should work together to create a vibrant local economy, through a long-term investment strategy that encourages local enterprise, serves the needs of local residents, workers, and businesses, promotes stable employment and revenues by building on local competitive advantages, protects the natural environment, increases social equity, and is capable of succeeding in the global marketplace. For the village, this means an emphasis on small, locally owned businesses that offer middle-class and higher wages, which produce a product or offer a service that meets a need not just locally, but regionally and nationally.

2. Vision and inclusion. Communities and regions need a vision and strategy for economic development according to the principles. Visioning, planning and implementation efforts should continually involve all sectors, including the voluntary civic sector and those traditionally left out of the public planning process. The Comprehensive Plan should be a start for a larger economic development planning effort in the village, which includes businesses, community officials, and residents.

3. Poverty reduction. Economic development efforts should be targeted to reducing poverty, by promoting jobs that match the skills of existing residents, improving the skills of low-income individuals, addressing the needs of families moving off welfare, and insuring the availability in all communities of quality affordable child care, transportation, and housing.

4. Local focus. Because each community's most valuable assets are the ones they already have, and existing businesses are already contributing to their home communities, economic development efforts should give first priority to supporting existing enterprises as the best source of business expansion and local job growth. Luring businesses away from neighboring communities is a zero-sum game that creates no new wealth in the regional economy. Community economic development should focus instead on promoting local entrepreneurship to build locally-based industries and businesses that can succeed among national and international competitors.

5. Industry clusters. Communities and regions should identify specific gaps and niches their economies can fill, and promote a diversified range of specialized industry clusters drawing on local advantages to serve local and international markets. The manufacturing sector of Lake County includes a growing cluster of businesses related to aircraft parts, medical equipment, and precision machinery. This niche could form the foundation for enhancing a manufacturing-based local economy, and compensate for the loss of heavier industrial operations. New white-collar jobs based on engineering and research in specialized industry sectors can complement manufacturing-based jobs, and provide a more diversified, recession-resistant local economy.

6. Wired communities. Communities should use and invest in technology that supports the ability of local enterprises to succeed, improves civic life, and provides open access to information and resources. High-speed broadband Internet service, and universal wi-fi connectivity, will make the village more attractive to home-based businesses. Many exurban communities throughout the United States, although few in Ohio, are considering community wi-fi networks.

7. Long-term investment. Publicly supported economic development programs, investments, and subsidies should be evaluated on their long-term benefits and impacts on the whole community, not on short-term job or revenue increases. Public investments and incentives should be equitable and targeted, support environmental and social goals, and prioritize infrastructure and supportive services that promote the vitality of all local enterprises, instead of individual firms.

8. Human investment. Because human resources are so valuable in the information-nation age, communities should provide lifelong skills and learning opportunities by investing in excellent schools, post-secondary institutions, and opportunities for continuous education and training available to all. Vocational education and skills training should be continued on a regional basis, creating a pool of talent that would be an incentive for employers to locate in the area.

9. Environmental responsibility. Communities should support and pursue economic development that maintains or improves, not harms, the environmental and public health. Development should respect and maintain the environmental well-being and semi-rural atmosphere of the village; watersheds, tree cover, air quality and lack of noise and light pollution.

10. Corporate responsibility. Enterprises should work as civic partners and stewards, contributing to the communities and regions where they operate, protecting the natural environment, contributing to civic affairs, and providing workers with good pay, benefits, opportunities for upward mobility, and a healthful work environment.

11. Compact development. To minimize economic, social, and environmental costs and efficiently use resources and infrastructure, new development should take place in existing urban, suburban, and rural areas before using more agricultural land or open space. Development in the village will likely occur on a "greenfield" rather than an existing infill or brownfield site elsewhere in the region. The use of vacant wooded lots rather than existing nurseries is strongly encouraged.

12. Livable communities. To protect the natural environment and increase quality of life, neighborhoods, communities and regions should have compact, multidimensional land use patterns that ensure a mix of uses, minimize the impact of cars, and promote walking, bicycling, and transit access to employment, education, recreation, entertainment, shopping, and services.

13. Center focus. Communities should have an appropriately scaled and economically healthy center focus. At the community level, a wide range of commercial, residential, cultural, civic, and recreational uses should be located in the town center or downtown. Concentrating development in a traditional town center, if developed, meets this principle.

14. Distinctive communities. Having a distinctive identity will help communities create a quality of life that is attractive for business retention and future residents and private investment. The village must work to create a sense of uniqueness, attractiveness, history, and cultural and social diversity, and a strong local sense of place, keeping it distinct from other exurban communities.

15. Regional collaboration. Since industries, transportation, land uses, natural resources, and other key elements of a healthy economy are regional in scope, communities and the private sector should cooperate to create regional structures that promote a coherent metropolitan whole that respects local character and identity.

This plan recommends that all economic development efforts conform to the Ahwahnee Principles for Economic Development and smart growth principles in general.

9.9 Goals and policies

Each primary paragraph (in bold type) is a statement of a goal. The subparagraphs are policies for implementing the goal. Some goals and policies related to land use are found in other elements.

Each primary paragraph (in bold type) is a statement of a goal. The subparagraphs are policies for implementing the goal.

ED-1 **As appropriate, smart growth principles will be part of the foundation for economic development in North Perry Village.**

ED-1-p1 Use sound long-term planning principles to guide economic development in the village.

ED-1-p2 Ensure economic development efforts directed towards commercial or retail development have the intent of protecting and reinforcing a distinctive sense of place, and creating or maintaining a vibrant community center.

ED-2 **Strictly controlled commercial development will be encouraged to serve the needs of local residents and create a balanced tax base.**

ED-2-p3 Discourage commercial development that tends to be visually or environmentally disruptive by its very nature; i.e. preferences towards large or tall signs, intensive lighting required, large impermeable surface areas needed, idling vehicles inherent as part of the use, and so on. (See Land Use element)

ED-3-p3 Ensure industrial development, if permitted, is located where it does not disrupt traffic patterns or disturb rural character. (See Land Use element)

ED-3 **Encourage agritourism to promote economic development, help nursery and agricultural uses remain economically viable and competitive with non-agricultural uses of the land, and maintain the semi-rural character of the village.**

ED-3-p1 Work with local farmers, tourism associations, agricultural trade associations, the local Cooperative Extension agency, and other agencies to develop coordinated programs that promote agritourism. (See Land Use element)

ED-3-p2 Limit and prevent future barriers that would prohibit agritourism related land uses. (See Land Use element)

ED-4 **Economic development efforts will be primarily market-oriented, and not primarily driven by incentives.**

ED-4-p1 Use of incentives and other government assistance, such as property acquisition through eminent domain, should not be directed at specific retail businesses.

ED-4-p2 Discourage subsidizing commercial and industrial uses with tax abatement or other financial incentives that would place the burden of tax revenue generation on residential uses and existing businesses.

ED-4-P3 Establish a partnership with a retail developer, to build a high-quality retail center. (See Land Use element)

10 Utilities

10.1 Introduction

The 2000 comprehensive plan did not include an inventory of utility services in North Perry, nor establish any specific goals or policies regarding utilities.

Central water and sanitary sewer service, and natural gas lines, serve most of the village. With a higher level of utility service than what is typically found in neighboring townships and nearby exurban communities, this plan would be incomplete if utilities were ignored. Thus, this plan provides a basic inventory of utility services in the community, and offers related goals and policies.

The Comprehensive Plan is not a capital improvement plan. A capital improvement plan is a budgetary document that links the programming of capital projects, such as public utilities, to the planning goals found in this document. The role of the village's utilities as a tool to promote long-term growth and economic stability can be found in the economic development element.

10.2 Water service

North Perry is completely served by a central water system operated and maintained by the Lake County Department of Utilities. The system can be expanded to accommodate development.

Table 10.1
Source of water and sewage disposal 1990
North Perry Village

Water source	*Units*	*%*
Public water system or private company	249	89.2%
Individual well: drilled	11	3.9%
Individual well: dug	19	6.8%
Other source	0	0.0%
(US Census Bureau)		

According to the 2000 census, about 89% of housing units in North Perry Village are served by the public water system. The actual percentage at the time this plan was written is probably much higher.

In question 12 of the resident survey, residents were asked to rate the quality of 22 community services and attributes. The public water system ranked fourth, with a mean of 4.4 (out of 5).

10.3 Sewer service

According to data from the 2000 Census, only 11 housing units in North Perry Village have sewer service. Since the Census was taken, sewer lines were laid along roads in the village, and it is now is completely served. The system, maintained by the Lake County Department of Utilities, is a gravity sanitary system that feeds into three pump stations. The current sanitary sewer system can be easily expanded to accommodate development in the village. The village is part of the Madison Treatment Plant district.

In question 12 of the resident survey, where residents were asked to rate the quality of community services and attributes, the public sewer system scored in second place for level of satisfaction, with a mean score of 4.46 (out of 5)

10.4 Electricity service

North Perry Village is home to the Perry Nuclear Power Plant, owned by CEI/First Energy. A major electrical substation is also located in the village. Transmission lines from the CEI Perry Nuclear Power Plant run east and west from the power plant. First Energy also provides electrical service to the entire village. Parts of the village are also served by Painesville Municipal Electric.

Overhead utility lines are the norm in North Perry.

Most electric utility lines in the township are above ground, strung on poles placed in the public right-of-way. Utility lines are buried in the newest subdivisions.

If commercial development occurs along the North Ridge Road/US 20 corridor, the village should require burial of existing overhead utilities as a prerequisite for development.

Undergrounding existing utility lines is expensive; more so in low-density exurban communities. Nonetheless, the village should work towards a long-term goal of placing all utility lines underground. New electrical substations should be carefully placed, and well-designed and screened so they are visually unobtrusive.

CEI/First Energy has not announced any plans to provide broadband over power line (BPL) service in North Perry Village or Lake County.

Question 14 asked users to judge the importance of 28 various issues that may be addressed in this plan. With utilities-related issues, water availability ranked second (4.32), free utility program third (4.27), and overhead utility lines 23rd (3.49)

Question 15 of the resident survey offered statements regarding the built environment and other qualities of the village, and asked respondents to rate how strongly they agreed or disagreed with them. There was general agreement with the statement "Overhead utilities should be placed underground" (+0.54, median +1, mode +2), and respondents as a whole strongly agreed with the statement "Tax revenue should be placed in an endowment, so freebies and a high level of village services can continue if the power plant closes" (+1.20, median +2, mode +2). There was general agreement to the statement "The future of the village if the power plant ever closes is a concern" (+0.89, median +1, mode +1).

At the time this plan was written, there are several proposals to place wind turbines in Lake Erie and along the lakefront in Northeast Ohio, to harness wind energy. This plan supports the development and harnessing of renewable and green energy sources such as wind, solar power, and biomass power, with careful consideration of their impact on the natural, built and visual environment. More details about the potential to harness wind energy can be found in the natural resources element.

10.5 Natural gas service

The entirety of North Perry Village has natural gas service, provided by Dominion Energy. There is also a 36 inch (one meter) transmission line crossing the village north of North Ridge Road/US 20.

According to 2000 census data, 96.4% of all housing units in North Perry Village are heated with natural gas. In 1990, six houses in the village had electric heat; in 2000, only four houses had electric heat.

10.6 Telephone and broadband ADSL service

Telephone service in North Perry Village is provided by AT&T (formerly SBC). AT&T/Yahoo DSL broadband Internet service is available in much of the village. Service availability depends on proximity to central switching offices.

Telephone lines are above ground in parts of the township where electrical lines are also above ground.

10.7 Cable television and cable broadband service

Time Warner Cable provides cable television and high speed Internet access throughout North Perry Village. Cable lines are above ground in areas of the township where electrical lines are also overhead.

10.8 Goals and policies

Each primary paragraph (**in bold type**) is a statement of a goal. The subparagraphs are policies for implementing the goal.

UT-1 The visual impact of wired utilities will be decreased.

UT-1-P1 Encourage utility companies to work with property owners and leassees when siting utility facilities.

UT-1-P2 Require undergrounding of all wired utilities, such as electricity, telephone, and cable television service, in all new subdivisions.

UT-1-P3 Require undergrounding of existing overhead utility lines when commercial development occurs on the site.

UT-1-P4 Work towards a long-term goal of undergrounding all wired utilities in the village.

UT-2-P5 Require visual screening for new utility substations. Work with utility companies to screen existing utility substations.

UT-2 Telecommunications infrastructure will remain up-to-date.

UT-2-P1 Work with telephone and cable television companies to ensure the township is provided with the same level and quality of service and technology as in urban areas.

UT-2-P2 Work to ensure high-speed Internet access is available to all residents and businesses in the township.

UT-3 Promote the development and use of green energy resources.

UT-3-P1 Support the development and harnessing of renewable and green energy sources such as wind, solar power, and biomass power.

UT-3-P2 Consider offering low or no-interest loans or tax exemptions for building improvement projects that incorporate passive, active and photovoltaic solar power.

11 Natural Resources

11.1 Introduction

Natural and environmental resources help define the character of North Perry, support the natural systems that provide for wildlife and a healthy environment, provide recreational and educational opportunities, and form the basis of its economy. This begins with unique soils, Lake Erie, stream valleys and watersheds, remaining wooded tracts, and species habitats. At the same time, the village's natural resources must be safeguarded from adverse impacts of urbanization. This includes flooding, air and water pollution, groundwater contamination, noise, light and glare, and visual clutter from signs and utility structures.

The Natural Resources element addresses rivers, streams, watersheds, woodlands and urban forestry, air quality, noise pollution and light pollution, to ensure that the natural features that define North Perry Village are protected and enhanced. The intent of this element is to promote the conservation and integration of natural systems and resources with a growing residential population, and reduce the impacts of man-made development on the community, property and lives of the residents.

11.2 Lake Erie

Lake Erie, the great body of fresh water forming Ohio's north coast, is the fourth largest of the five Great Lakes and the 12th largest freshwater lake in the world.

The common perception may be that Lake Erie is a timeless entity, formed in the distant past and as ancient as any visible rock or landscape, and a feature that will remain essentially unchanged for eternity. Geologists, however, view Lake Erie in its present form as a very recent feature – less than 4,000 years old -- that is destined for a relatively short life, geologically speaking. The known history of the lake and its predecessors has taken place in the last 14,000 years.

The presence of Lake Erie was downplayed in the 1960 Lake County Comprehensive Plan. The plan's future land use map envisioned the Lake Erie coastline as an area lined with medium-to-high density residential uses and heavy industry, with only a few areas untouched by development.

The scale of development predicted in the 1960 plan never took place. Today, much of the land along the lakefront remains undeveloped. Residents and businesses increasingly recognize that Lake Erie is a rich resource, providing both a natural habitat with few equals and a catalyst for future sustainable economic development – if it is carefully managed. The Lake County Planning Commission, citizen groups, local government agencies and the State Department of Natural Resources have been working to reverse and avoid the errors of the past, and maintain a healthy balance between the wise use and thoughtful protection of the resources of coastal Lake Erie.

The Eastern Lake County Coastal Comprehensive Plan was completed in August 2003. The study region of this includes an area 1000 feet shoreward of Lake Erie between the Lake-Ashtabula county line and the City of Mentor-Painesville Township boundary. The report

inventories existing conditions, current and proposed projects, and also examines current and projected needs within the study area.

A second more detailed study, The Lake County Coastal Development Plan, was completed in 2004. The plan describes the overall coastal environment and documents a plan in response to this environment resulting in an accessible, economically viable and locally relevant Lake County coastline. The creation of the plan is intended to:

- Lead to enhanced grant award leverage created by a regional effort.
- Serve as a catalyst for landside planning of projects at the local or regional level.
- Facilitate the selection of specific coastal projects for implementation.

Although the plan deals mainly with coastal area development, it makes the following recommendations regarding natural resources.

- Local governments should assess their coastal areas, and determine what they need to protect.
- Parkland acquisition costs should include funding for shoreline stabilization projects.
- Develop shoreline protection projects.
- Restore the Fairport Harbor breakwall.
- Overall protection of historic and cultural sites, beaches, scenic views, natural resources, natural features and recreational opportunities, as well as the lake itself.
- Control non-point source pollution and stormwater runoff.

In North Perry, Townline Park has a new calm-water boat launch, marina, and offshore barrier structures is proposed as part of an integrated safe harbor and passive recreation waterfront design. These improvements are intended to protect the shoreline and create substantial recreational boating and swimming beaches along the shoreline.

Elements of this concept include:

- A protected harbor for small water craft.
- Small marina with dockage.
- New boat launch within the protected harbor.

That's a lot of H^2O

The Great Lakes contain about 1/5 of all the freshwater on the planet. They contain 95% of the nation's supply of fresh water.

If all the water within the Great Lakes was spread evenly across the United States, the country would be covered under 9.5 feet (3 meters) of water.

Sizing up the Great Lakes

The Great Lakes extend 575 miles (925 kilometers) from the northern tip of Superior to the southern shore of Lake Erie, a spread of eight degrees in latitude.

From east to west, the Great Lakes extend more than 800 miles.

The Great Lakes have more than 10,000 miles (16,000 kilometers) of shoreline, longer than the entire Atlantic and Pacific coasts of the USA.

Lake Erie – Our Great Lake County, Ohio

Lake Erie is the 12th largest freshwater lake in the world.

Lake Erie has 871 miles (1,400 kilometers) of shoreline. There are 262 miles (421 Kilometers) of shoreline in Ohio and at least 26 islands in the western basin of Lake Erie. The exact number varies depending on water levels.

Lake Erie is the most southern, shallowest, warmest and most biologically productive of all the Great Lakes.

Lake Erie supplies more fish for human consumption than the other four Great Lakes combined. The Lake Erie walleye sport fishery is widely considered the best in the world.

Lake Erie's deepest point is 210 feet (64 meters). Lake Erie has three basins: the western basin includes the islands area, the central basin extends from the islands to Erie, PA, and Long Point, Canada, and the eastern basin extends from Erie, PA, to the east end of the lake. The western basin averages 80 feet (24 meters) in depth.

Lake Erie is 241 miles (387 kilometers) long with a widest point at 57 miles (92 milometers) and the narrowest point at 28 miles (45 kilometers). It covers 9,910 square miles (25,667 square kilometers) and drains 30,140 square miles (78,062 square kilometers).

Ninety-five percent of Lake Erie's water comes from the upper Great Lakes via the Detroit River.

A drop of water entering Lake Erie from the Detroit River will take only two and a half years to reach Niagara Falls. Compare this short time to Lake Superior where a drop of water will take 191 years to move out of the lake.

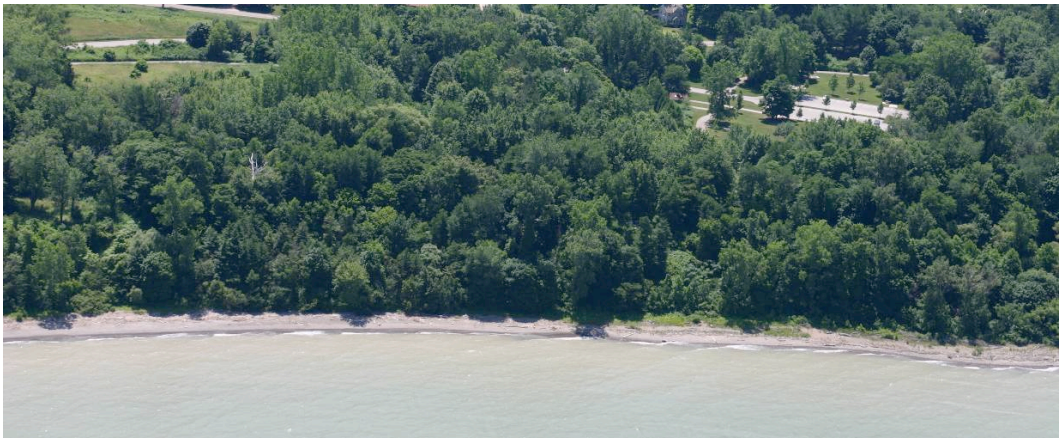
- Supporting marina infrastructure including driveways and parking, water and electrical utilities, and deicing system.
- Waterfront access and sand beaches for recreation and fishing.

- The NOAA bathymetric data indicates a very flat offshore profile resulting in relatively shallow water several hundred feet out from the shoreline. This may have significant implications in terms of recreational boating draft requirements, initial project dredging, and maintenance dredging.

Regionally, plan implementation is a long-term prospect expected to take 10 to 15 years to fully develop. Locally, North Perry has the resource and vision to revitalize their waterfront in the short term. The financial return of these projects cannot be estimated being regional in nature and affecting a significant number of other regional and statewide projects.

EROSION

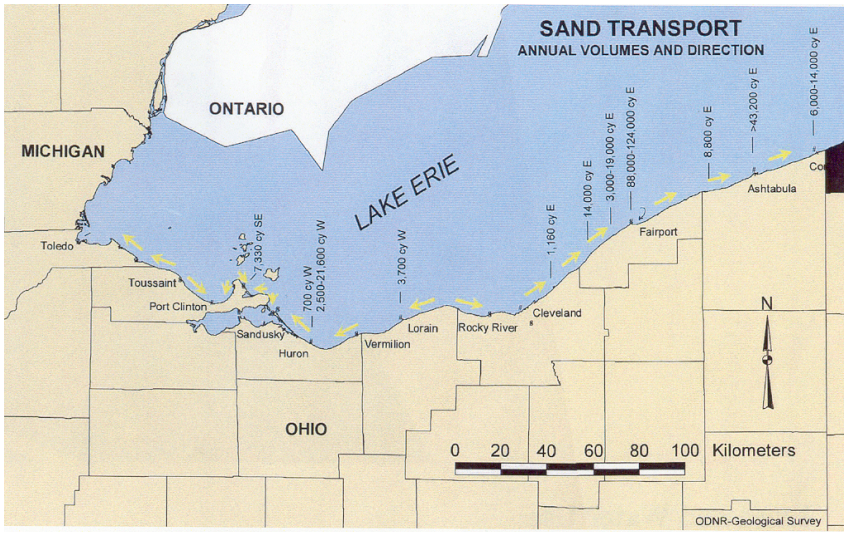
Although it has been millennia since the end of the Ice Age, the lake and coastline continue to be shaped through the natural process of erosion. North Perry is fortunate to have some of the more pristine natural beaches in the County which aid in erosion protection.



Conversely, although not as significant in North Perry Village, lakeshore erosion is the predominant geologic hazard at certain locations. Steep bluffs are formed where the waves impact the land. The height of the bluffs varies in the Village. High bluffs along the Lake Erie shore are also subject to other natural processes. The most dramatic process is called slumping. High bluffs fail naturally, and through time will eventually attain a natural stable angle of repose, or a stable slope. As the bottom of a bluff is cut away by erosion, the weight of bluff materials will cause the face of the bluff to break free. When this happens, large blocks of bluff material will collapse and fall into the lake. Waves will scour away silts and clays, leaving behind sand and stone. This is a natural beach-building process. The loss of sand caused by entrapment, groundwater seepage, surface water runoff, and human activity or changes in land use that would alter the hydrology or vegetation on a site can accelerate slumping.

Sand loss also has an effect on the slope beneath the water. Since beaches in the study area are narrow, there is little sand on the lake bottom to absorb wave energy. As a result, waves excavate the lake bottom close to shore. As near-shore depths increase, the amount of wave energy increases, thus increasing erosion along the shoreline.

Previous efforts to slow or stop erosion have met with limited results. Excessively long groins trap sand that would have been deposited on the downdrift shore, making those areas more susceptible to erosion; there is less sand available to buffer wave action. Owners of lakefront property in the Lake County area have often taken inappropriate measures to stop erosion, such as dumping construction debris and large objects on the beach. Dumped material will often get stirred up during a storm, gouging out more of the shoreline and accelerating slumping.



The US Army Corps of Engineers

recommend several low-cost methods of protecting shoreline property. Beach fill, creating gently sloped beaches, will cause incoming waves to beak and use up their energy before reaching inland areas. Perched beaches use low retaining walls to trap sand creating a new beach for recreation and shore protection are also suitable protection measures.

Well-designed offshore barrier islands or breakwaters dissipate the energy of incoming waves, trapping sand behind them without concentrating destructive wave action elsewhere.

Groin fields trap and retain sand, nourishing the beach compartments between them; however, they should be designed in a way where they will not cause unacceptable erosion of the downdrift shore. As indicated in the map on the previous page, the natural sediment transport is west to east. Inappropriate protection measures often deprive neighboring properties to the east sand needed to maintain natural protection that a beach provides. Revetments are engineered structures placed on steeper banks or bluffs in a way to absorb the energy of incoming waves, without redirecting wave energy to unprotected areas. This plan recommends the off-shore barrier protection strategy for future erosion control and beach creation exercises in North Perry.

11.3 Watersheds, waterways and wetlands

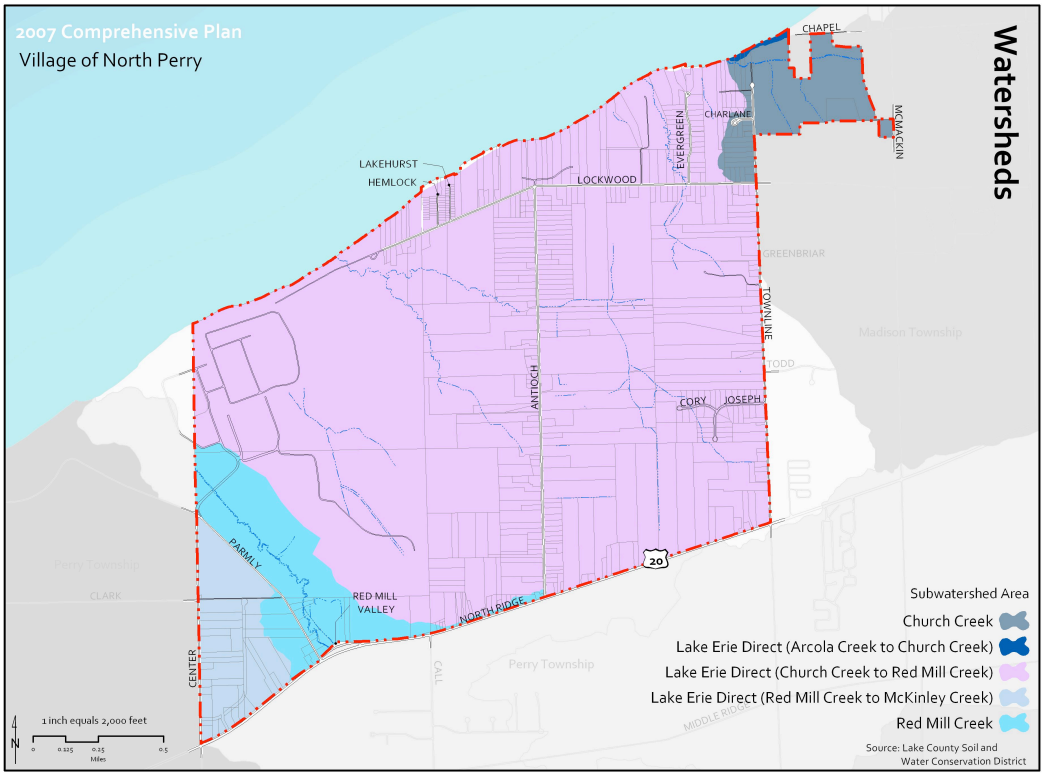
WATERSHED

A watershed is an area designating where water will flow. If it rains along the Lake Erie shoreline, the water will flow directly into Lake Erie. If it rains in the southwestern corner of the Village, water will flow into a sub watershed in between Red Mill Creek to McKinley Creek and eventually enter Lake Erie. Inevitably, water that enters any watershed in the Village will make its way into Lake Erie.

The map on page 11-6 shows five sub-watersheds in the village. The area between Red Mill Creek and Church Creek is by far the largest watershed containing 2,036 acres (824 hectares) (this only represents the watershed area within the village boundary). Excluding the small three acre watershed at the extreme northeast corner of the village, the remaining three sub watersheds average 140 acres (57 hectares).

EFFECTS OF SUBURBAN DEVELOPMENT

Suburbanization in a watershed can have adverse effects on streams and receiving waters. Effects include increases in flooding, stream bank erosion, and pollutant transport. Development results in surfaces such as rooftops, roads and parking lots, which render much of a watershed impervious to rainfall. Rainfall is unable to percolate into the soil and instead is converted into runoff, which can overwhelm the existing drainage system of natural stream



tributaries. Drainage improvements, such as curbs, channels, or storm sewers, must be constructed to direct and convey the runoff through the watershed.

At the receiving end of the stormwater conveyance network, a stream channel must adapt to new hydrologic conditions. The primary adjustment is through channel widening, which occurs through stream bank erosion. Stream banks become undercut and slump into the channel. Trees that once provided bank stability become exposed at the roots and are more likely to fall, further destabilizing adjacent land. Large quantities of sediment eroded from stream banks remain in the channel as shifting deposits of mud and sand. This can have a dramatic impact on habitats of fish, mussels and aquatic insects.

Other changes accompanying suburbanization, such as changes in water temperature, oxygen levels, and pollutants carried in the runoff, can also adversely affect aquatic wildlife. In the natural system, pollutants in the runoff are removed from the water as it soaks into the ground or flows through the organic litter at the soil surface. With urbanization, these areas are replaced with pavement and buildings, and deposited pollutants are washed directly into stream channels. Pollutants in urbanized streams are frequently ten times higher than in pre-development streams. These pollutants and conditions include suspended sediment, nutrients (phosphorus and nitrogen, usually from fertilizer and equestrian waste), oil and grease, trace metals, chlorides or salts, and thermal effects due to reduced vegetation cover over the stream. These pollutants and conditions affect not only the receiving stream, but also downstream waters, such as wetlands and Lake Erie.

North Perry is managing stormwater through requirements implemented during the permit process for new development and through assistance provided by the Lake County Stormwater Utility Department. Major tools include detention basins that temporarily store and slowly release runoff from large storms to reduce peak stormwater discharges, and restricting development in stream floodplains that are susceptible to frequent flooding. While both

approaches have been effective in curtailing flooding problems, they cannot entirely mitigate the impact of urbanization on stream habitat through increased pollutant transport.

RIPARIAN SETBACKS

Riparian areas are naturally vegetated lands along rivers and streams. When appropriately sized, these areas can limit stream bank erosion, reduce flood size flows, filter and settle out pollutants, and protect aquatic and terrestrial habitat. Riparian setbacks are a tool local governments can use to maintain riparian area functions. North Perry Village can establish riparian setbacks through a combination of landowner education, land acquisition, and land use controls on new development. The Lake County Soil and Water Conservation District, land trusts, and other organizations are skilled in assisting communities and landowners with education and acquisition efforts.

What's a watershed?

The term watershed describes an area of land that drains downslope to the lowest point. The water moves through a network of drainage pathways, both underground and on the surface. Generally, these pathways converge into streams and rivers, which become progressively larger as the water moves on downstream, eventually reaching an estuary, lake and the ocean. Other terms used interchangeably with watershed include drainage basin or catchment basin.

Watersheds can be large or small. Every stream, tributary, or river has an associated watershed, and small watersheds join to become larger watersheds. It is relatively easy to delineate watersheds using a topographic map that shows stream channels. Watershed boundaries follow major ridgelines around channels and meet at the bottom, where water flows out of the watershed, a point commonly referred to as a stream or river.

The connectivity of the stream system is the primary reason for doing aquatic assessments at the watershed level. Connectivity refers to the physical connection between tributaries and the river, between surface water and groundwater, and between wetlands and water. Because water moves downstream, any activity that affects the water quality, quantity, or rate of movement at one location can affect locations downstream. For this reason, everyone living or working within a watershed needs to cooperate to ensure good watershed conditions.

-- Watershed Stewardship Education Program Training Guide, Oregon State University and Sea Grant Extension

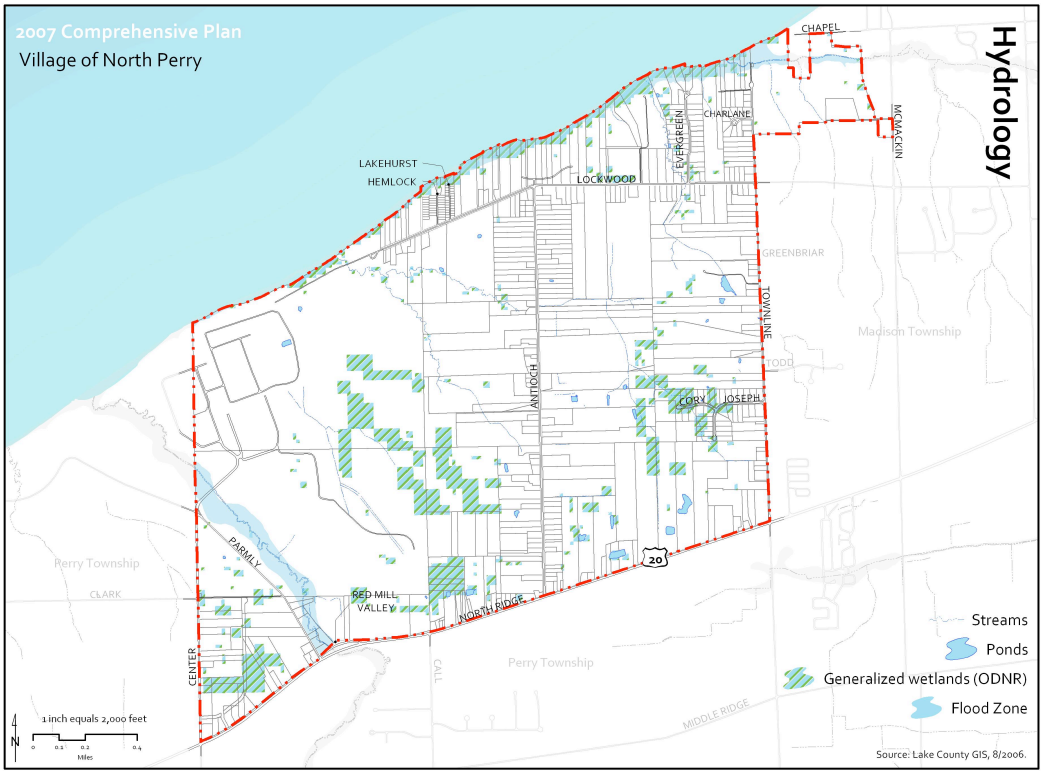
This plan recommends riparian setbacks based on the Chagrin River Watershed Partners model setback ordinance. Riparian setbacks should:

- Range from 25 feet to 300 feet depending on watercourse drainage area.
- Minimum distances and apply to both sides of designated watercourses.
- Conform to community land development patterns & natural resource management goals.
- Include provisions for communities to examine the combined impact of all setbacks (side yard, rear yard, riparian, etc.) in a subdivision or a parcel and make reasonable adjustments to ensure existing lots remain buildable, and to maintain lot yields from new subdivisions to the extent possible.

WETLANDS

Wetlands are important components for water quality and quantity. According the US EPA, wetlands provide water quality protection, fish and wildlife habitat, natural floodwater storage and reduction in the erosive potential of surface water.

In Ohio, 90% of the original wetlands have been destroyed since the 1800s. Locally, development pressures have disturbed a large amount of natural wetlands. ODNR data indicate coastal wetlands along the Lake Erie shore and pockets of wetlands through the central portion.



Mitigation is required for developers who disturb wetlands on site, but the creation of new wetlands often occurs outside of the watershed that has been impacted. A local wetland mitigation bank would be an extremely valuable asset for North Perry and Lake County as a whole.

NONPOINT SOURCE POLLUTION

Nonpoint source (NPS) pollution comes from many sources in both urban and rural areas. Runoff from cropland, parking lots, lawns, mines, and septic systems often contribute to NPS pollution. Pollutants are transported to the surface and ground water by rainfall. During large storms, the runoff to surface water and infiltration to ground water increases, as does the rate of pollutant movement.

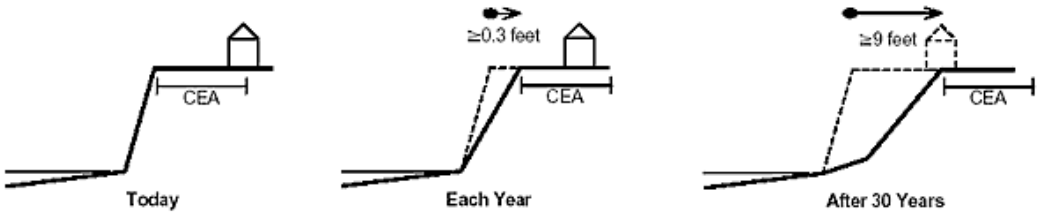
A large source of groundwater pollution comes from the overuse of agricultural chemicals. Fertilizers and herbicides, such as atrazine, are applied to fields to enhance crop yield. However, only limited concentrations of these chemicals are needed to be effective. Excess compound will remain in the soil, where they may degrade or adhere to soil particles. Any compound remaining unattached to the soil will eventually travel to an aquifer.

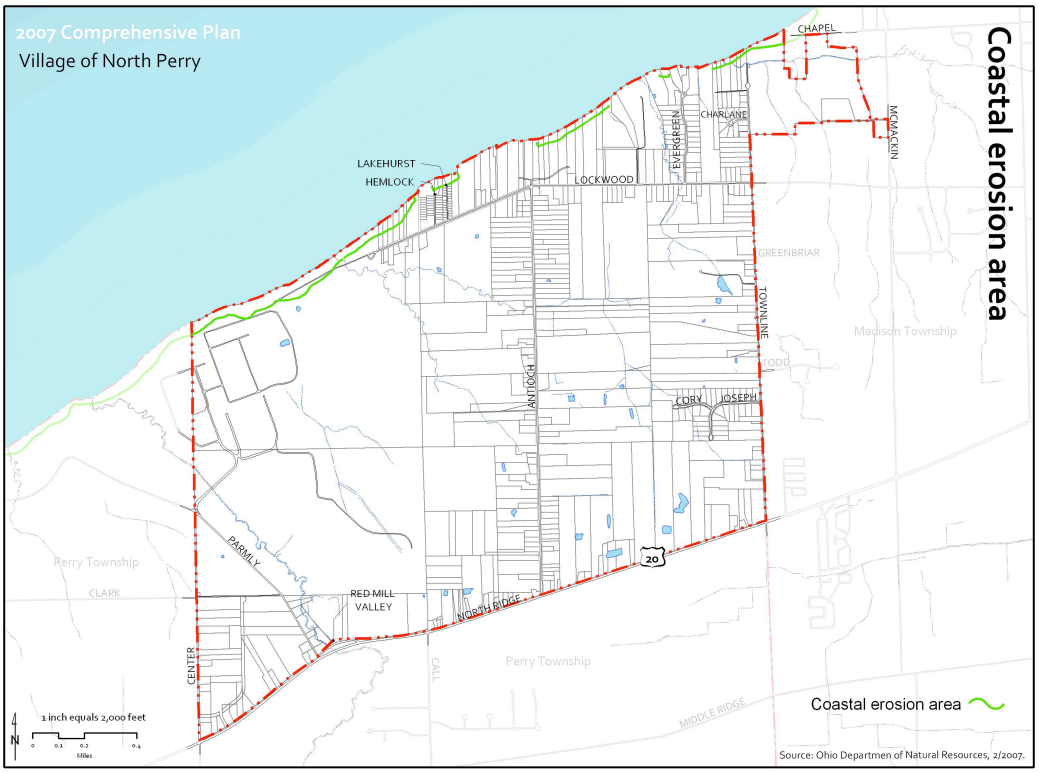
Increasingly, NPS pollution originates from urban uses, such as suburban lawns and gardens, street and parking runoff, and construction sites. Urban areas often don't have enough vegetation to slow the rate of contaminant travel. This is evident in areas with high amounts of impervious surface (commercial corridors in southwestern portion of the township). This can lead to a faster contamination rate where more highly concentrated pollutants are transported into aquifers.

The Ohio Department of Natural Resources recommends using best management practices to reduce nonpoint source pollution. Best management practices are a management strategy that incorporates both engineering and cultural techniques that have been effective and practical in reducing water contamination. Best management practices include the timely and careful application of fertilizers and pesticides, the construction of filter strips surrounding fields that border a surface water source, and creation and protection of wetlands, which act as filters cleaning sediment, nutrients, and other NPS pollutant

COASTAL EROSION AREA

The Ohio Department of Natural Resources has developed the Coastal Erosion Area (CEA) for the entire shore of Lake Erie. Established in 1998 (currently being revised), a Coastal Erosion Area is a designated land area along the Lake Erie shore that is anticipated to be lost due to Lake Erie related erosion *if preventative measures are not taken*. More specifically, a Coastal Erosion Area begins at the top of a bluff, bank, or beach ridge and includes all land predicted to erode within a 30-year period if that distance totals 9 or more feet.





Large stretches of coastline in North Perry are located in the designated CEA. These areas are mostly owned by The Illuminating Company and Lake Metroparks. Similar to existing zoning setbacks, the village should consider a CEA setback. This tool would protect current and future landowners from unwanted damage that could occur to a house or accessory structure.

11.4 Soils

According to the Soil Survey of Lake County, the soil types are classified at the broadest level as: *soils on beach ridges, terraces, and offshore bars*. The fifteen soil types are located in the Village are consistent with what would be found on the lake bed. Several varieties of loamy fine sands, silt loams and much are present, each having their own characteristics (Table 9.1).

Table 11.1
Soil matrix
North Perry Village

Type	*Name*	*Soil characteristics*	*Slope*	*USDA designation*	*Water table*	*Permeability*
Ad	Adrian muck	Primary hydric	0-2%	No designation	Seasonal high	Rapid
Bs	Beaches	Primary hydric	No slope	No designation	None listed	Very rapid
CoB	Colorie loamy fine sand	Exceptionally well drained	2-6%	Unique/of local importance: known to be valuable for specialized nursery production	None listed	Rapid
CoD	Colorie loamy fine sand	Exceptionally well drained	15-30%	No designation	None listed	Rapid
CoF	Colorie loamy fine sand	Exceptionally well drained	30-75%	No designation	None listed	Rapid
EnB	Elnora loamy fine sand	Moderately well drained	2-6%	Unique/of local importance: known to be valuable for specialized nursery production	Seasonal high	Moderately rapid
Kf	Kingsville fine sand	Primary hydric	0-2%	Unique/of local importance: known to be valuable for specialized nursery production	None listed	Rapid
Lb	Lobdell silt loam	Moderately well drained	0-2%	Prime if protected from flooding or if not flooded frequently during the growing season	Seasonal high	Moderately rapid
Mo	Minoa fine sandy loam	Somewhat poorly drained	0-2%	Prime where drained	Seasonal high	Moderate
Or	Orville silt loam	Non-hydric with hydric components and inclusions	0-2%	Prime where drained and protected from flooding or not frequently flooded during growing season	Seasonal high	Moderate
Pa	Painesville fine sandy loam	Non-hydric with hydric components and inclusions	0-2%	Prime/special where drained	Seasonal High	Moderately slow
Po	Pits, gravel	Urban land	No slope	No designation	None listed	
St	Stafford loamy fine sand	Non-hydric with hydric components and inclusions	0-2%	Unique/of local importance: known to be valuable for specialized nursery production	Seasonal high	Moderately rapid
TyB	Tyner loamy sand	Well drained	2-6%	Prime/special: Also have sandy textures favorable for specialized nursery production	None listed	Rapid
TyC	Tyner loamy sand	Well drained	6-15%	Prime/special: Also have sandy textures favorable for specialized nursery production	None listed	Rapid

Source: Lake County SWCD, Soil Survey of Lake County, 1978.

North of Lockwood Road, Colonie loamy fine sand (CoB) is the predominant soil type. The Colonie soil unit is typically located on beach ridges with slopes ranging from 2% to 6%. Smaller pockets of beach and Orville silt loam also exist in this area.

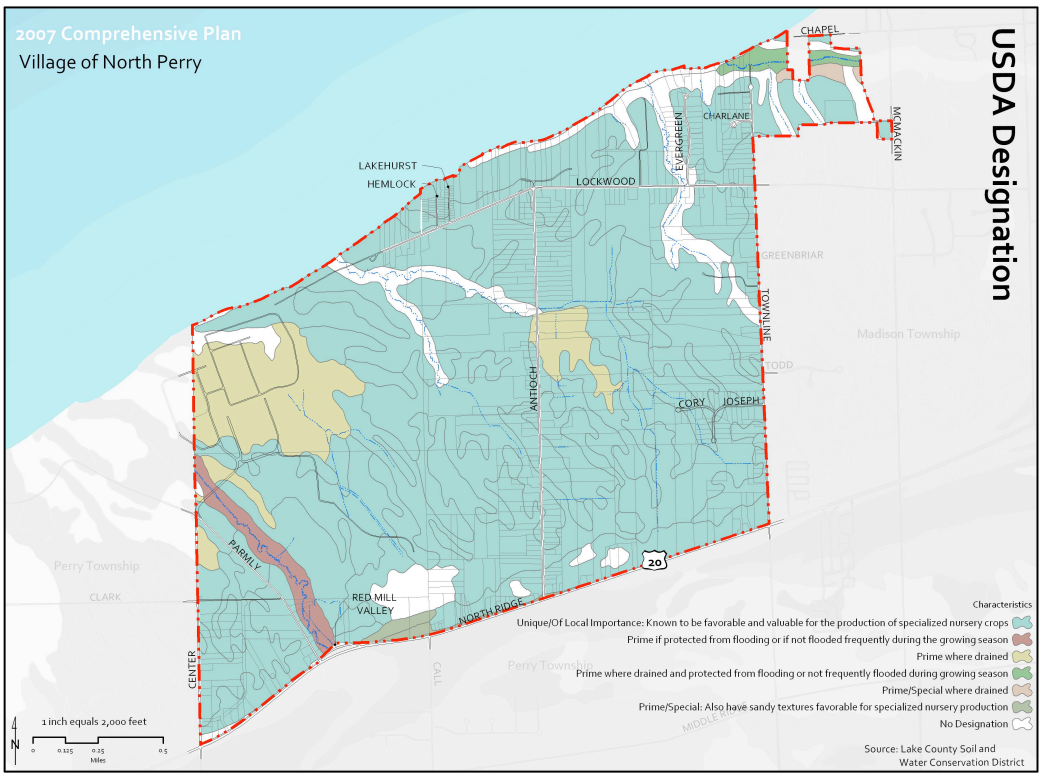
The central portion of the village is characterized by four main soil types: Stafford loamy fine sand (St), Elnora loamy fine sand (EnB), Minoa fine sandy loam (Mo) and Kingsville fine sand (Kf). When properly drained, these areas are excellent for agriculture. High water tables in the spring planting season may cause problems for certain products.

The thin, east-west strip of Colonie loamy fine sand follows the beach ridge along North Ridge Road in the southern portion of the village. Smaller pockets of Adrian muck and Tyner loamy sand also appear in this area.

USDA designation

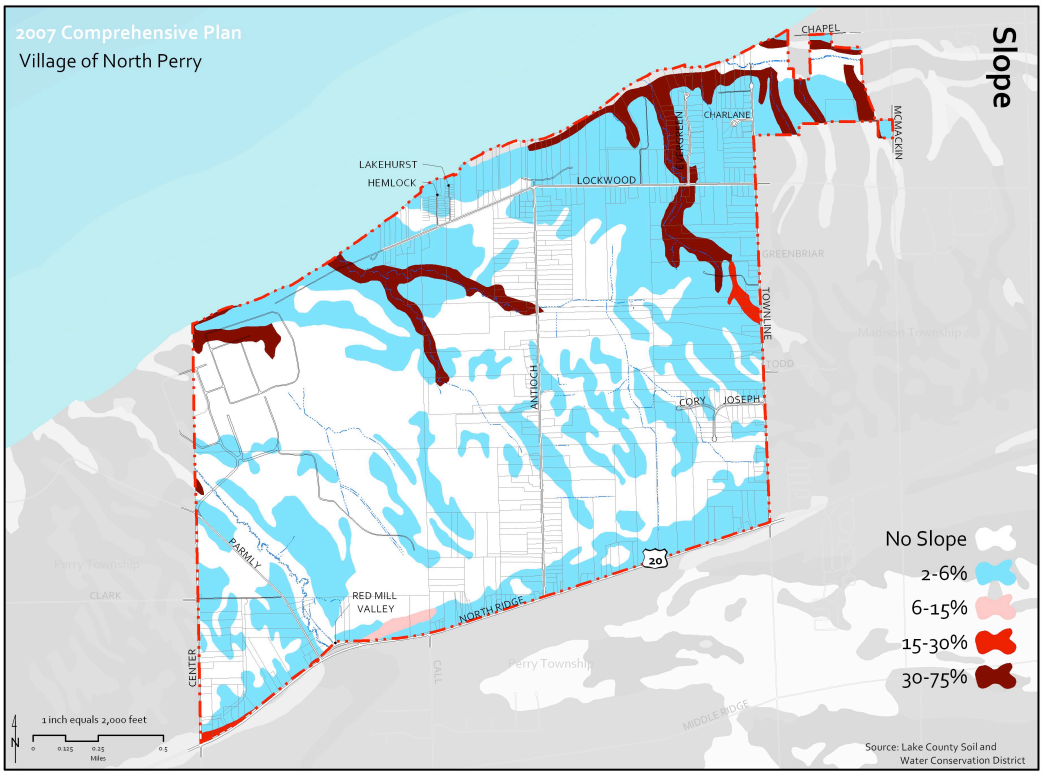
As previously mentioned, soils in North Perry include several varieties of loamy fine sands and silt loams. These soils have special characteristics that make them attractive for agricultural activities. The United States Department of Agriculture (USDA) designated give soils in the village as "unique soils and of local importance;

- Colonie loamy fine sand with 2% to 6% slope
- Elnora loamy fine sand with 1% to 5% slope
- Kingsville fine sand
- Minoa fine sand loam
- Stafford loamy fine sand



The USDA designation map shows the distribution of these soils in the village. Agricultural activities, predominately horticulture, grows extremely well in these soils. In 1997, the North Perry Village Council passed a resolution requesting Lake County Soil and Water Conservation District to help preserve these unique assets. In obtaining the "unique" designation, the USDA recognized for the first time anywhere in the United States, the extreme importance soils play in the local economy. North Perry was the country's first community to achieve this ranking.

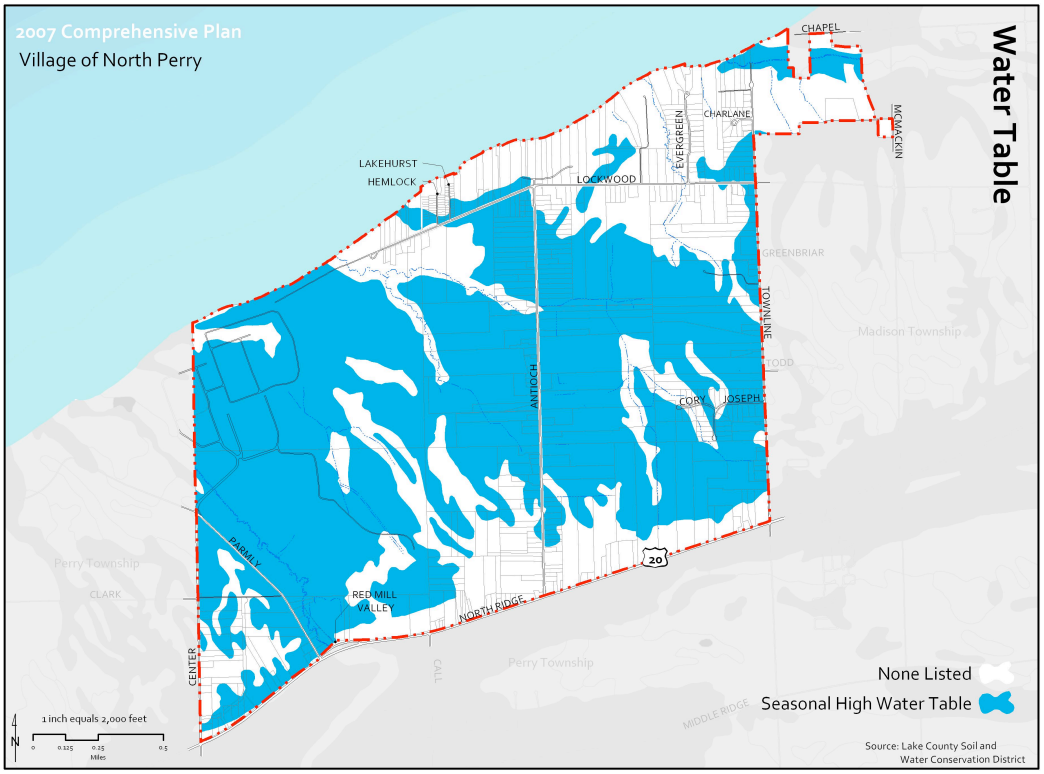
The designation also contributed to the preservation of approximately 100 acres of active agricultural lands. In 2003-04, the development rights of three small farms in North Perry were purchased utilizing the Federal Farm and Ranch Land Protection Program. The permanent conservation of farmland is a clear indication of the Village leadership's view of the economic value of the agricultural industry. While a local match was required, research indicates savings to the village over the long-term as community services will never be required for these parcels (North Perry Village Financial Analysis and Cost of Service Study, p. 28, Nov. 2002).

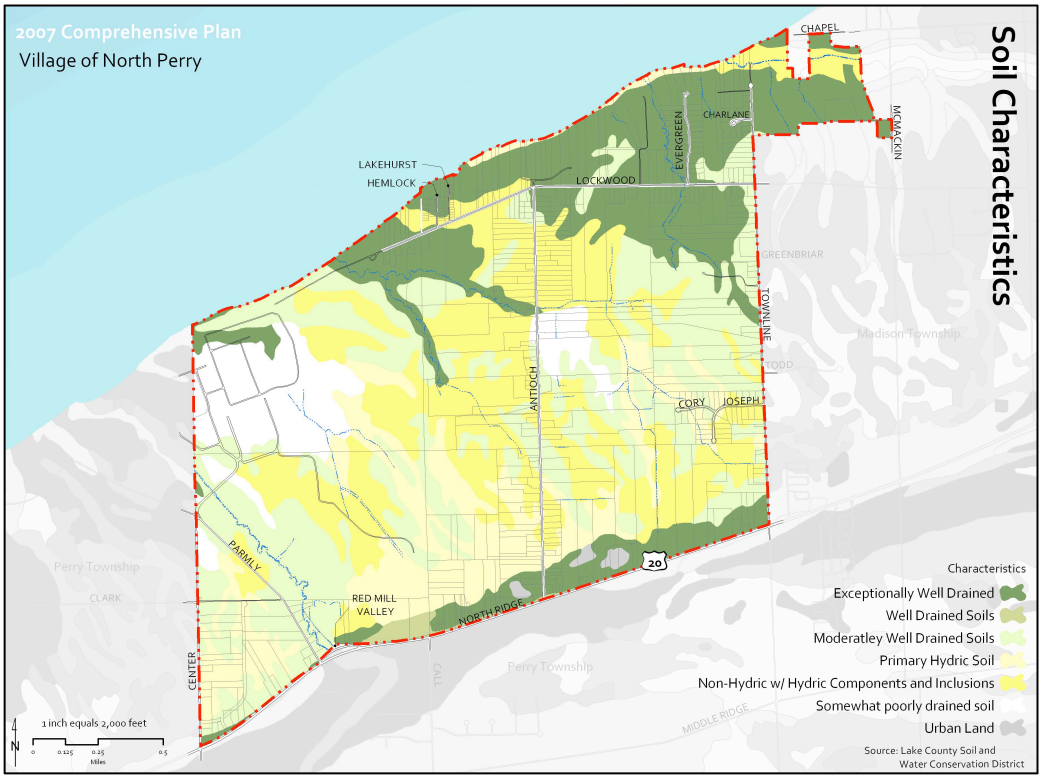


11.5 Groundwater and drainage

Ground water is water that saturates the voids, pores, fractures, and holes in the soil and rock at some depth below the earth's surface.

The ultimate source of all ground water is rainfall and snowfall. Part of the water that falls on the earth's surface seeps downward through the soil and collects in porous geologic formations. These formations act as sponges, and store the water. If these geologic formations are capable of yielding usable quantities of ground water to a well, they are considered aquifers.


2007 Comprehensive Plan
Village of North Perry
Water Table
CHAPEL
CHARLANE
EVERGREEN
MCMACKIN
LAKEHURST
HEMLOCK
LOCKWOOD
GREENBRIAR
TOWNLINE
Madison Township
TODD
ANTIOCH
CORY
JOSEPH
20
PARMLY
Perry Township
CLARK
RED MILL VALLEY
NORTH RIDGE
CENTER
CALL
MIDDLE RIDGE
None Listed
Seasonal High Water Table
1 inch equals 2,000 feet
N
0 0.125 0.25 0.5
Miles
Source: Lake County Soil and Water Conservation District


2007 Comprehensive Plan
Village of North Perry
Soil Characteristics
CHAPEL
CHARLANE
EVERGREEN
MCMACKIN
LAKEHURST
HEMLOCK
LOCKWOOD
GREENBRIAR
TOWNLINE
Madison Township
TODD
ANTIOCH
CORY
JOSEPH
20
PARMLY
Perry Township
CLARK
RED MILL VALLEY
NORTH RIDGE
CENTER
CALL
MIDDLE RIDGE
Characteristics
Exceptionally Well Drained
Well Drained Soils
Moderatley Well Drained Soils
Primary Hydric Soil
Non-Hydric w/ Hydric Components and Inclusions
Somewhat poorly drained soil
Urban Land
1 inch equals 2,000 feet
N
0 0.125 0.25 0.5
Miles
Source: Lake County Soil and Water Conservation District

There are two types of aquifers in Ohio; sand and gravel aquifers and bedrock aquifers. Ground water in sand and gravel aquifers occurs in pore spaces between individual grains of sand and gravel. In bedrock aquifers, ground water occurs in pore spaces and along fractures, joints, voids, and contacts between different formations. Groundwater in Lake County comes from both types of aquifers.

Most suburban areas in Lake County, including North Perry, get potable water from municipal water supplies that are fed from Lake Erie, but the water supply for local agriculture is supported by wells and irrigation ponds.

As indicated on the water table map, approximately 70% of the village has a seasonally high water table. Depending on the soil type, high water tables exist from January through May at a depth of 0 to 1.5 feet. Drained or tiled areas may exhibit shorter time periods. North of Lockwood Road, the soils are considered exceptionally well-drained, thus absent of the high water table designation. Conversely, areas with high water tables are hydric soils with moderate to poor drainage.

11.6 Mineral extraction

Limited mineral extraction has taken place in the village through the years. Future mineral extraction operations should be conducted in a manner that does not intrude on parks or nearby agricultural and residential land uses, nor should it negatively impact watersheds, waterways, water tables and groundwater resources.

11.7 Treescape

A popular belief is that before European contact, North America was dominated by impenetrable, relatively uniform forests that cloaked the landscape. The reality was quite different. Pre-settlement forests were quite dynamic, shaped by a myriad of both natural and human-caused influences, disturbances and catastrophic events that had a profound effect on the age, plant species and wildlife of the forest environment. Pre-settlement forests were a diverse mosaic of forest stands whose age, tree species and wildlife varied widely and reflected the disturbance history of the area.

The original forests of Northeast Ohio were not pristine in the sense of being uninfluenced by humans. Native Americans in the area lived in fixed villages, and domesticated crops accounted for more than half of their diet. Thousands of acres were cleared for fields, and more was burned to improve game habitat, facilitate travel, reduce insect pests, remove cover for potential enemies, enhance conditions for berries and to drive game. It was a shifting type of agriculture. Fields and villages were abandoned when their natural fertility ran out, new forests were cleared, and the abandoned lands quickly reverted back to forest. In North Perry Village, forests were cleared for farms and nurseries. Sites of abandoned agricultural operations were eventually reclaimed by woodland.

The ecological subregion of North Perry Village, as defined by the United States Forest Service, is: Humid Temperate Domain: Hot Continental Division: Eastern Broadleaf Forest (Continental) Province: Erie and Ontario Lake Plain Section.

The amount of land in North Perry Village used for woodlots – a private area restricted to the growing of forest trees, specifically for building material or fuel – is not known. Lake County's

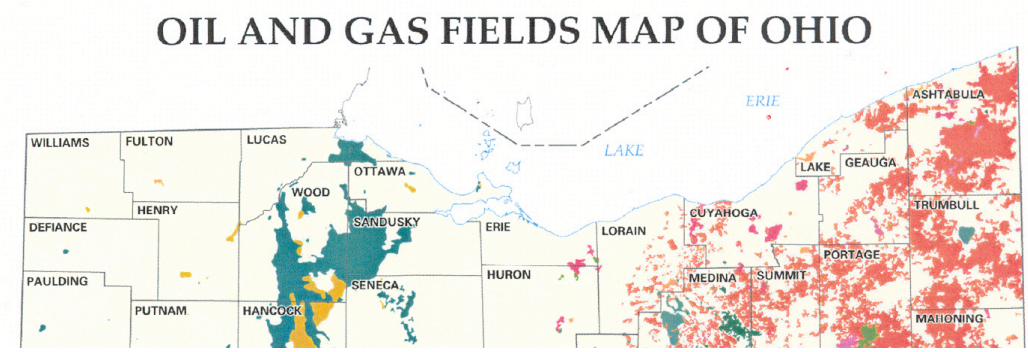
OSU Cooperative Extension encourages sound woodlot management through educational programs and information sharing.

Many communities in the United States have tree preservation regulations. Under most tree preservation ordinances, site planning must consider the location of healthy, large native trees, and attempt to preserve them wherever possible. Trees subject to preservation cannot be removed unless they are replaced with trees of an equivalent caliper; for instance, a tree with a six inch diameter may be replaced with another six inch diameter tree, two trees with three inch diameters, or three two inch diameter trees, in addition to trees required by landscaping regulations.

Wooded land can still be developed with selective cutting of vegetation. However, many developers find it is more convenient to clear a site of all trees, to provide unlimited, easy access to construction vehicles. Tree preservation regulations can preserve the sylvan quality of the township, while still permitting development. Wildlife habitat is preserved, and the provided shade reduces energy costs. Privacy and home values are also enhanced. North Perry Village does not have tree preservation regulations. The village also does not have tree planting requirements for houses built on cleared land, such as former farm and nursery sites. The village should consider minimum planting requirements for new houses, to re-establish forest cover, provide shade, and reduce the visual impact of frontage development.

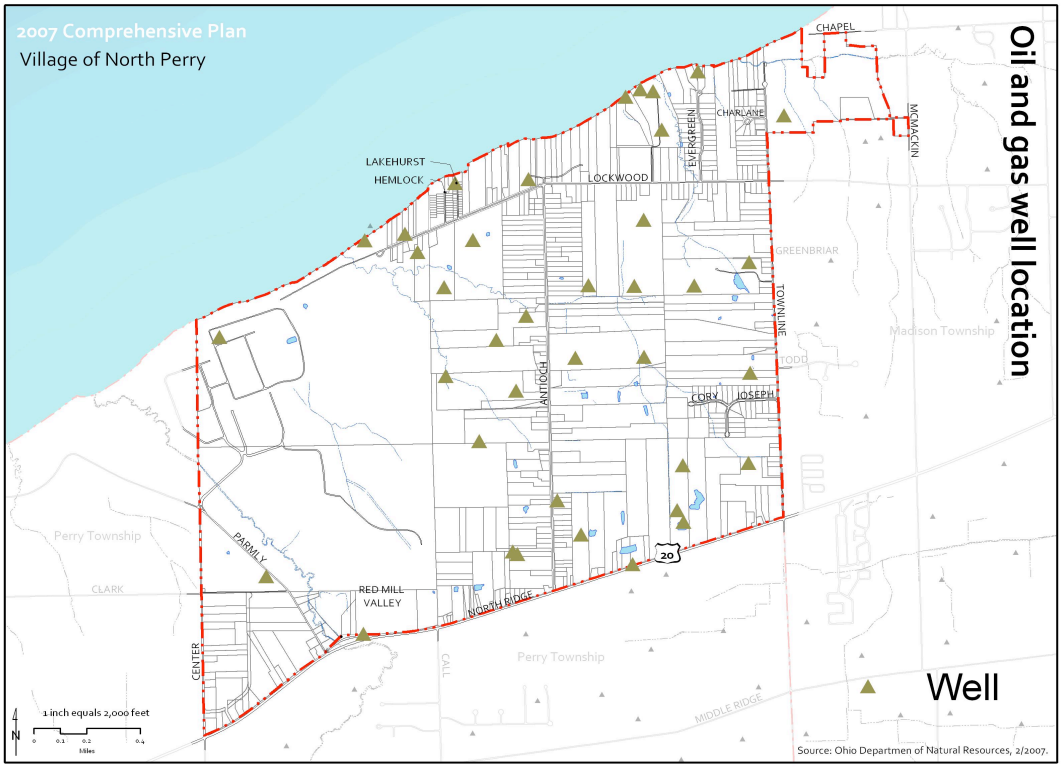
11.8 Oil and natural gas

The Oil and Gas Fields Map oh Ohio indicates a large gas field in North Perry Village. This area (red on map) is a combination of three different geologic profiles: Devonian Ohio Shale and Siltstone, Silurian-Devonian "Big-Lime" and Silurian "Clinton/Medina" sandstone.



According to the Ohio Department of Natural Resources, there are 1,410 oil and natural gas wells in Lake County, 38 of which are in North Perry. (Many of the counted wells appear on DNR oil and gas townships maps as existing, but generally are very old and have not been field verified; they may or may not exist.) 2007 ODNR records indicate 543 producing wells in Lake County.

Most of Ohio's 62,902 active oil and gas wells are classified as "stripper" wells or wells that produce less than 10 barrels (42 gallons) of oil per day or less than 60,000 cubic feet of gas per day. The total production from wells in North Perry is not tabulated.



Ohio House Bill 278, passed in September 2005, declared that the Division of Mineral Resources Management in the Department of Natural Resources has exclusive authority to regulate the permitting, location, and spacing of oil and gas wells in the state. House Bill 278 bans cities and villages from bans cities and villages from regulating oil and gas drilling. House Bill 278 reads:

> *This chapter or rules adopted under it shall not be construed to prevent any municipal corporation, county, or township from enacting and enforcing health and safety standards for the drilling and exploration for oil and gas, provided that such standards are not less restrictive than this chapter or the rules adopted thereunder by the division of mineral resources management. No county or township shall adopt or enforce any ordinances, resolutions, rules, or requirements relative to the minimum acreage requirements for drilling units; minimum distances from which a new well or related production facilities may be drilled or an existing well deepened, plugged back, or reopened to.... No county or township shall require any permit or licenses for the drilling, operation, production, plugging, or abandonment of any oil or gas well, not any fee, bond or other security, or insurance for any activity associated with the drilling, operation, production, or abandonment of a well, except for the permit provided for in section 4513.34 of the Revised Code and any bond or other security associated therewith.*

Companies now apply to the state for a permit, and are required only to notify the community and neighbors directly affected by the drilling. State law requires that a driller acquire the rights to 20 acres around the well, so most drilling is occurring in golf courses, cemeteries, parks and farms. Community leaders may still provide comments on drilling activity during the permit notifications process. Communities can still enact ordinances to regulate drilling, if they do not conflict with state regulations.

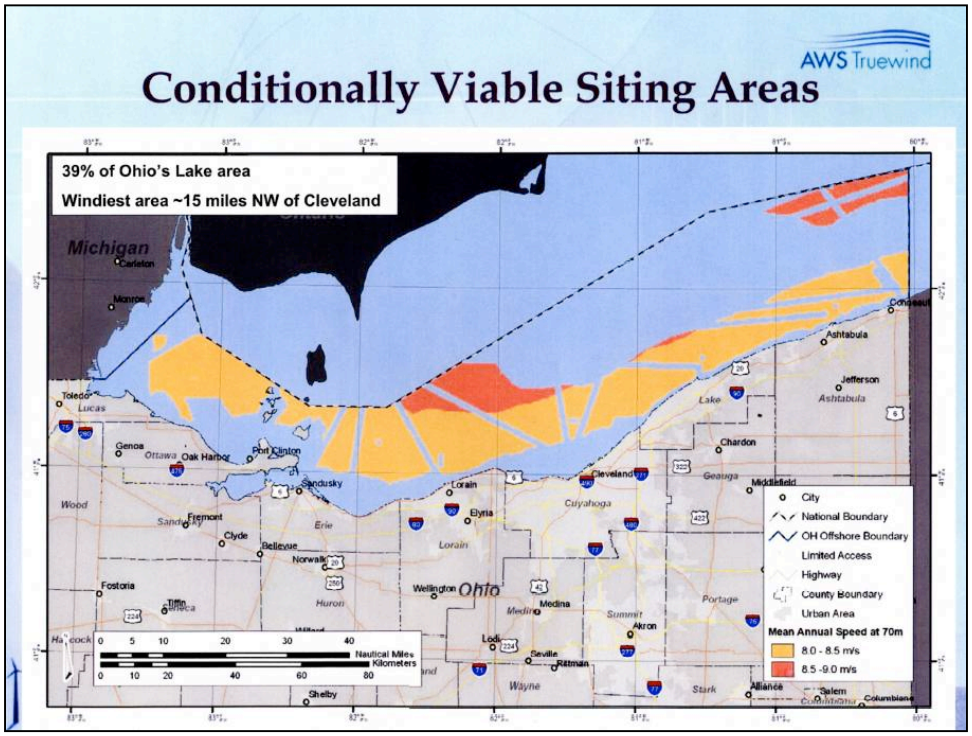
11.9 Wind power

The geographic location of North Perry lends itself to relatively consistent and reliable "commercial grade" wind power. Wind power is generally compatible with agriculture and other open land uses. However, with the close proximity of residential uses to most nurseries, farms and open space areas, the visual impact of land-based wind turbines may not be able to be reduced to less than significant levels. Siting land-based wind turbines should consider how they will impact the viewscape from existing residences and prominent scenic vistas.

Bowling Green Wind Farm (Green Energy Ohio). Ohio's first commercial wind turbines were dedicated on November 7, 2003. Bowling Green is home to the first utility-grade wind turbines in Ohio. The four 1.8 megawatt turbines in Bowling Green are the largest west of the Rockies.

The most promising sites for wind power are expected to be Lake Erie, where wind farms will be both effective and less visually obtrusive. A study by wind research group AWS Truewind shows 40% of Ohio's portion of Lake Erie would be appropriate for an off-shore wind farm. This area includes the coastline of North Perry. (See map on the next page.)

Wind power may adversely affect avian species – but recent innovations in turbine and tower design have demonstrated that impacts to avian resources can be reduced to less than significant levels.



11.10 Air quality

According to the United States Environmental Protection Agency (EPA), North Perry does not have any recorded commercial or industrial sources of toxic release inventory (TRI) pollutants, volatile organic compounds, sulfur dioxide emissions, nitrogen oxide emissions, particulate matter emissions, or carbon monoxide emissions. The Perry Nuclear Power Plant is in compliance with EPA air release standards.

11.11 Noise pollution

Most noise pollution in North Perry is generated by day-to-day nursery operations, and traffic from construction sites and North Ridge Road/US 20. As the number of households in the village rises, traffic on once-quiet rural county roads will increase, along with the resulting noise.

Commercial uses can be the source of constant noise, coming from car washes, loudspeakers and public address systems at gas stations and auto dealers, idling vehicles at drive-through windows, and loading areas and after-hours deliveries at supermarkets and big box stores. These uses are not prevalent in the village, but proactive adoption of regulations intended to regulate and buffer fixed point sources of noise – requiring large buffer zones, berms, and/or masonry walls between residential and commercial uses, especially loading areas, accessory car washes and trash enclosures; and/or restricting music and advertising at gas stations – can prevent the intrusion of unwanted noise into residential and environmentally sensitive areas. Noise pollution can be mitigated with sound walls; tree preservation and screening; conservation development in areas close to sources of noise, and large building setbacks from highways and loud industrial uses.

11.12 Light pollution

Light pollution at an auto dealer. This is sometimes called "ratcheting"; striving to install brighter lights than your competition. (Utah Skies)

Light spillover from development creates a nighttime glow above much of northeast Ohio, which many find to be unappealing. Light pollution also obscures clear views of the nighttime sky, an attribute often seen as a benefit of exurban and rural living. The sources of light pollution include poorly shielded lighting from commercial development – particularly auto dealerships, gas stations, and businesses with large parking lots that remain illuminated long after business hours – cobra-head style street lighting, sports facilities, and residential security lighting. Artificial light that is not properly directed downward can spill into the night sky and onto other properties, causing a nuisance to adjacent

property owners. North Perry has several sites that generate stray or excessive light; Perry Nuclear Power Plant, business parking lots on North Ridge Road/US 20, streetlight along most village roads, and poorly shielded outdoor lighting at residences.

Light pollution caused by excessive outdoor lighting at a single family house. (Utah Skies)

Heavy foliage in some areas filters some stray artificial light, but light from taller light poles and lights in cleared areas can pass unblocked onto neighboring properties and into the night sky.

Curbing light pollution in North Perry may not greatly improve views of the night sky, especially considering sources of artificial light in more heavily developed parts of the Cleveland metro area. Maintaining dark skies above the village will help to preserve the semi-rural character residents value. Lighting can be addressed through the implementation of requirements for light pole height, illumination levels, type of light, shielding, dispersal of light onto adjacent properties, and other elements in the village zoning code.

11.13 Goals and policies

Each primary paragraph **(in bold type)** is a statement of a goal. The subparagraphs are policies for implementing the goal.

NR-1 Activities and land uses that could harm waterways and watersheds are strongly discouraged.

NR-1-p1 Promote continued preservation and restoration of natural habitat areas and high priority sites, in conjunction with county, state, federal and local government agencies.

NR-1-p2 Work with county, state and federal agencies to purchase or acquire easements or development rights to high priority sites and areas of outstanding natural significance, for restoration and/or preservation.

NR-1-p3 Support appropriate uses along streams that limit their impact and protect the environmental qualities of these natural systems, including parks and open space that preserve native vegetation and tree cover, and carefully planned residential development, institutional uses, and civic uses that preserves natural features near streams.

NR-1-p4 Promote conservation along streams through the location of parks, open space, floodplain preservation, requirement of forested buffers, and use of conservation easements.

NR-1-p5 Limit development in the Red Mill Creek corridor to small overlook areas connected by pedestrian walkways. Preserve the flood plain of the creek, and prohibit the construction of new buildings, parking lots or other expanses of impervious surface in the flood plain.

NR-1-p6 Encourage green construction practices that will reduce groundwater runoff, such as permeable pavement and green roofs.

NR-1-p7 Require subdivisions and development sites to be designed so no building sites are located in a 100 year flood zone, and where other improvements avoid flood plains, wetlands and other riparian features wherever possible.

NR-1-p8 Establish a minimum riparian setback requirement for properties adjacent to or near waterways, streams, wetlands and floodplains.

NR-1-p9 Keep floodplains that are not used for agricultural purposes in a natural state wherever possible, to ensure natural functions are maintained and not compromised.

NR-1-p10 Seek continued preservation and restoration of natural habitat areas and high priority sites in watersheds, in conjunction with county, state, federal and local government agencies.

NR-1-p11 Create a wetlands development and enhancement plan, in accordance with US Army Corps of Engineers requirements to create a wetlands mitigation bank.

NR-1-p12 Use the northwest corner of the village, which is heavily covered with wetlands, as an area where wetlands mitigation will take place.

NR-1-p13 Encourage the acquisition of lakefront property for parks and public access opportunities.

NR-1-p14 Encourage innovative shoreline stabilization and beach nourishment techniques while protecting the coast from erosion.

NR-2 Appropriate soils will be considered in planning and development.

NR-2-p1 Preserve areas with unique soils, or soils of local significance. Development in such areas should be minimally disruptive, with as little impervious cover as possible, and planned in a manner that allows agricultural uses to remain and continue.

NR-2-p2 Discourage development on inappropriate sites, including areas with slopes that exceed 15%, and areas that are considered unsuitable for building and agriculture given the nature of the soils and underlying geology. Such areas should be set aside for public or private open space.

NR-2-p3 Consider soil drainage in assessing development. Avoid poorly drained soils wherever possible in locating buildings, or address such constraints through building and site improvements.

NR-3 The arboriculture of North Perry Village will be preserved and enhanced.

NR-3-p1 Work with Lake County to implement development and design standards that promote preservation of healthy existing native trees, plants and groundcovers. Work with property owners and developers to consider alternative site designs to reduce tree loss in the development review process. Discourage clearcutting mature woodlots and forests, especially healthy second generation forests.

NR-3-p2 Implement stronger landscaping requirements for residential, commercial and industrial uses. Encourage retrofitting older, otherwise barren commercial and industrial sites with landscaped areas.

NR-3-p3 Expand urban forestry operations as funds become available. Urban forestry efforts should include planting of native trees, preferably those grown by local nurseries, in road rights-of-way, parks, and public land.

NR-3-p4 Encourage sound management of woodlots. Work with local government agencies, Cooperative Extension, and other groups to educate property owners about sustainable woodlot management.

NR-4 Wind resources should be exploited for power

NR-4-p1 Support the development of wind farms on the coast of Lake Erie.

NR-4-p2 Draft and implement design and siting standards for land-based wind turbines. Consider the visual impact of land-based wind turbines on the viewsheds of residential and scenic areas when reviewing proposals for their placement.

NR-5 Air pollution will be minimized.

NR-5-p1 Monitor state and federal legislation intended to improve air quality, and support as appropriate.

NR-6 Noise pollution will be minimized.

NR-6-p1 Adopt design standards to address and reduce effects of noise pollution.

NR-6-p2 Require the use of earthen berms, noise-reducing pavement, and/or other features that will reduce or eliminate effects of highway noise, without deflecting it elsewhere.

NR-6-p3 Require buffering of residential uses located near sources of noise pollution, such using sound walls, berms, and existing and new vegetation. Residential development near North Ridge Road/US 20 should be sited or clustered to reduce or eliminate effects of highway noise.

NR-6-p4 Discourage placement of noise-sensitive land uses, such as schools, hospitals and nursing homes, adjacent to major arterials, unless they are well-buffered to reduce effects of highway noise.

NR-7 Light pollution will be minimized.

NR-7-p1 Adopt lighting standards to address and reduce light pollution. This includes using cutoff fixtures, lighting building and pedestrian spaces only, low-impact lighting of parking lots and gas station canopies, and reducing light generated during non-business hours.

NR-7-p2 Substitute conventional light fixtures at village facilities and along village roads with fixtures that maximize light downward, eliminate stray light and reduce light, as they are replaced.

Appendix

A.1 Recommended site design regulations

CHAPTER 1140: SITE DESIGN REQUIREMENTS

1140.10 Site design
1140.12 Parking area design
1140.14 Architectural design: multi-family
1140.16 Architectural design: village center commercial and retail
1140.18 Architectural design: neighborhood and suburban context commercial and retail
1140.20 Architectural design: industrial
1140.22 Landscaping
1140.24 Lighting
1140.26 Fencing
1140.28 Signs

1140.10 SITE DESIGN

1140.10.01 Applicability
These requirements apply in all commercial and industrial zoning districts, to multi-family development in the R-T district, and to non-single/two family and non-agricultural uses in all districts, except where otherwise noted.

1140.10.02 Building siting and orientation

1140.10.02.01 Applicability
These requirements do not apply in the C-T and R-T district, or to agricultural uses.

1140.10.02.02 Multi-building developments
In shopping centers and developments with multiple buildings, buildings must be oriented towards either the perimeter streets, or an internal drive or road network that recreates a village street, rather than orientation only to internal parking lots.

1140.10.02.03 Plazas
Commercial buildings must be placed in a way that creates plazas and pedestrian gathering areas that are large enough to buffer pedestrians from traffic and circulation areas.

1140.10.02.04 Orientation to streets
The primary façade and pedestrian entrance of a building must be oriented towards the public right-of-way when not facing a street internal to the development.

1140.10.02.05 Orientation to walkways
One or more main building entrances must open directly onto a connecting walkway with pedestrian frontage. Sides of a principal building facing a public street must have one or more customer entrances. When a principal building faces more than two public streets, this requirement will apply only to two sides of the building.

1140.10.02.06 Clustering
Clustering of buildings in larger master planned and multiple building projects is strongly encouraged.

1140.10.02.07 Perimeter wall spacing from driving surfaces
Building walls must be placed ≥5' from drive aisles and parking areas around the entire building perimeter. This buffer area may be breached for loading areas and garage access.

1140.10.03 Pedestrian circulation

1140.10.03.01 Sidewalks
Sidewalks ≥4' wide must be provided along lot sides abutting a public or private street. A continuous internal pedestrian walkway ≥4' wide must be provided from the perimeter public sidewalk to the primary public entrance.

1140.10.03.02 Pedestrian connectivity
Connecting walkways ≥4' wide must link sidewalks with building entries through parking areas, all points in the development, and if possible, buildings on adjacent parcels. Circulation patterns must be as obvious and simple as possible. All likely pedestrian routes must be considered in the design phase of a development to prevent shortcuts through parking and landscape areas.

1140.20.03.03 Conflict points
Internal pedestrian walkways must be distinguished from driving surfaces through use of pavers, bricks or textured and painted concrete to emphasize conflict points and enhance pedestrian safety.

1140.10.04 Service areas

1140.10.04.01 Orientation
- Service entrances, loading docks, waste disposal areas and similar uses must be oriented toward service roads and away from the public right-of-way and residential areas, unless adequately screened.
- Service areas must not be placed where they will be readily visible from adjacent buildings or where they will have a negative impact on important or identified view corridors.

1140.10.04.02 Screening
Service entrances and trash dumpsters must be screened from public streets, pedestrian gathering areas and primary entrances with fencing, walls and/or landscaping, the design of which is compatible with the architectural theme of the host building.

1140.10.04.03 Coordination of service area locations
Service area location must be coordinated with adjacent developments wherever possible, so shared service drives can be used.

1140.10.04.04 Blind areas
Site planning should avoid the creation of blind areas that are difficult to patrol by police or security staff.

1140.12 Parking area design

1140.12.01 Applicability

These requirements apply in all commercial and industrial zoning districts, to multi-family development in the R-T district, and to non-single/two family and non-agricultural uses in all districts, except where otherwise noted. Vehicle display and storage areas at vehicle dealers, vehicle repair businesses and vehicle storage facilities, and areas intended for the storage or movement of vehicles on industrial sites are not exempt.

1140.12.02 Access

1140.12.02.01 Shared access

- Shared and master planned access, rearage roads and/or access easements across parcels will be required where considered necessary by the zoning administrator, to minimize potential congestion, decrease accident potential and reduce the number of curb cuts and conflict points along a street.
- Individual development must be designed to provide for shared access with adjacent parcels. Provisions must be made for connection of pedestrian and vehicle circulation systems with those on adjacent parcels.
- Property owners must not block access to parking lot connections on adjacent parcels.

1140.12.02.02 Curb cuts

- Curb cuts and ramps must be placed at convenient and safe locations. Curb cuts must be limited to the fewest necessary to provide workable access to the parking area. Convenience and preferred corporate standards are not justification for additional curb cuts.
- Curb cuts must be spaced at intervals of ≥250', unless this would prevent access to a separate property and a rearage road is not possible.
- When a parcel is adjacent to two different streets, or a street and a rearage road, the curb cut must be from the street with the lower functional classification.
- Curb cuts and ramps must avoid crossing or funneling traffic through loading areas, drive-through lanes and outdoor trash storage and collection areas.

1140.12.02.03 Entry access roads

Driveway entry "throats" of shopping center parking areas (outside of the C-1 district) must be ≥20' long, to provide queuing room for cars entering and leaving the site.

1140.12.02.04 Emergency access

All site design elements must reasonably accommodate access requirements of emergency vehicles and services.

1140.12.02.05 Service functions

Service functions must be integrated into the circulation pattern in a way that minimizes interaction with customer vehicles and pedestrians.

1140.12.03 Circulation

1140.12.03.01 Circulation routes

- Circulation and parking areas in a development must be designed to be safe, efficient, convenient and attractive, considering use by all modes of transportation.
- Parking lots must provide well-defined circulation routes for vehicles, bicycles and pedestrians. Circulation routes must focus on main entries and exits, and identify secondary access points.

- Redundant circulation must not reduce land available for landscaping or walkways.

1140.12.03.02 Safety and conflict points

- Circulation areas must be designed so vehicles can proceed safely without posing a danger to pedestrians or other vehicles, and without interfering with parking areas. Standard traffic control devices and signs must be used to direct traffic where necessary.
- To the greatest extent possible, pedestrians and vehicles must be separated through walkways or sidewalks. Where complete separation of pedestrians and vehicles is not possible, potential hazards must be reduced by using landscaping, bollards, special paving, lighting and other permanent means to delineate pedestrian areas and other conflict points.

1140.12.04 Parking aisles

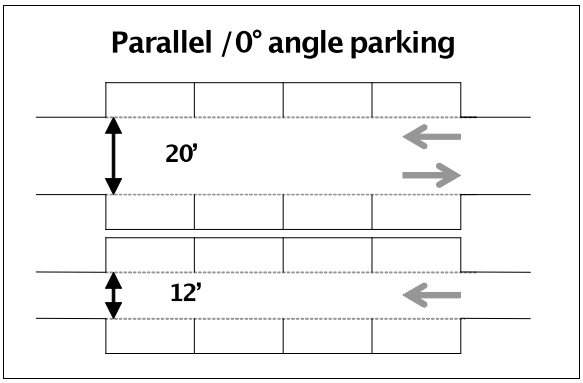
1140.12.04.01 Aisle and curb cut dimensions

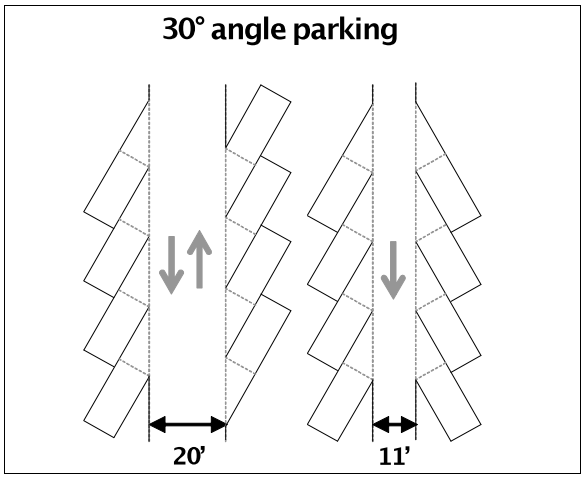
Access drives and curb cuts must have the following widths at the gutter line, plus ≥1′ additional clearance on each side of a vertical obstruction ≥0.5 tall:

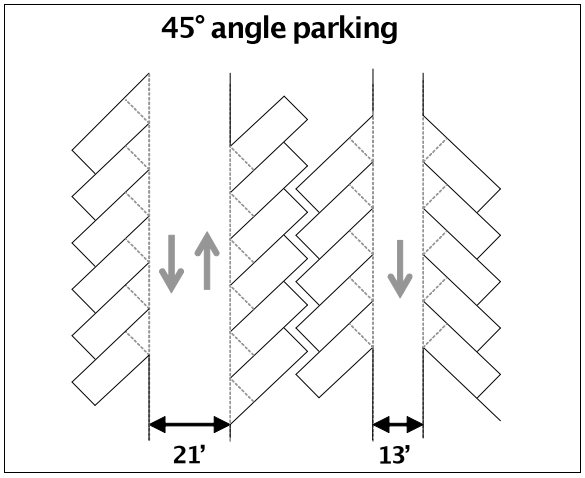
Use	Spaces	Driveway width (minimum)
Residential	6 or less	12′-15′
	7 or more	12′-15′ 1 way, 20′-24′ 2 way
Nonresidential	99 or less	12′-15′ 1 way, 20′-24′ 2 way
	100 or more	15′-15′ 1 way, 20′-36′ 2 way
Continuous curb cuts are not permitted.		

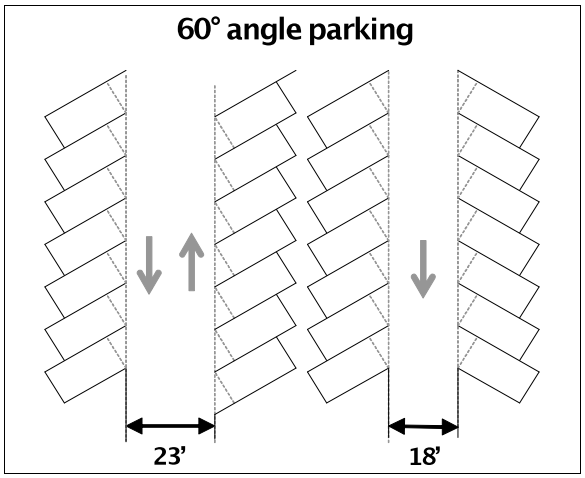
Aisles must have these minimum widths:

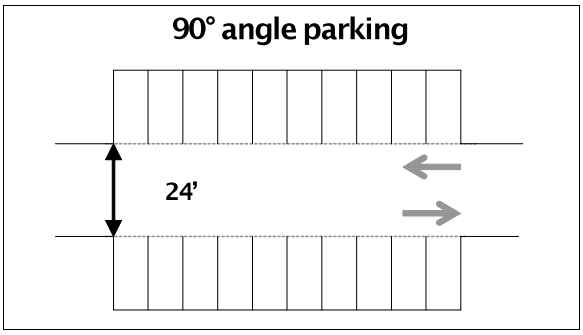
Parking angle	Aisle width (minimum)
0° / parallel to aisle	≥12′ 1 way, ≥20′ 2 way
30°	≥11′ 1 way, ≥20′ 2 way
45°	≥13′ 1 way, ≥21′ 2 way
60°	≥18′ 1 way, ≥23′ 2 way
90°	≥24′



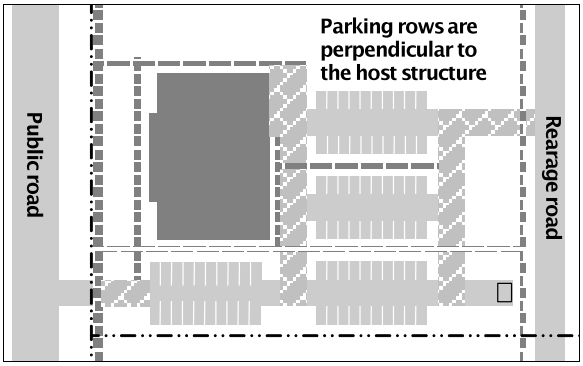

30° angle parking
20'
11'


45° angle parking
21'
13'


60° angle parking
23'
18'

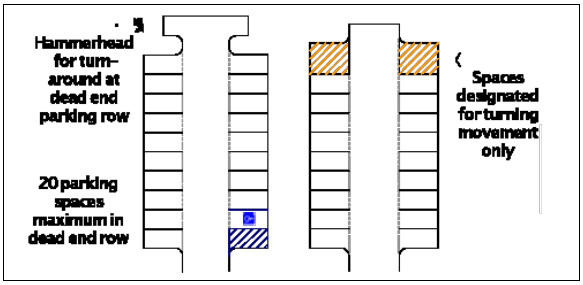


1140.12.04.02 Aisle orientation
In large parking lots, parking aisles must be oriented perpendicular to buildings where possible, to minimize the need for pedestrians to walk parallel to moving cars and across landscaped areas.



1140.12.04.03 Dead-end aisles

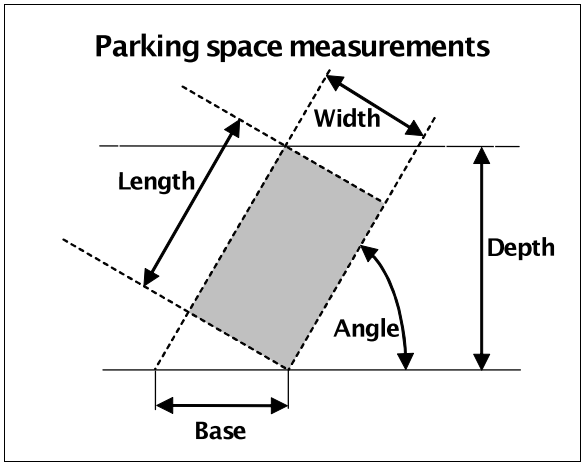
- Dead-end aisles must be avoided wherever possible. Where a dead-end aisle is unavoidable, adequate space for unimpeded turn-around must be provided.
- A dead end aisle must have ≤20 parking spaces.

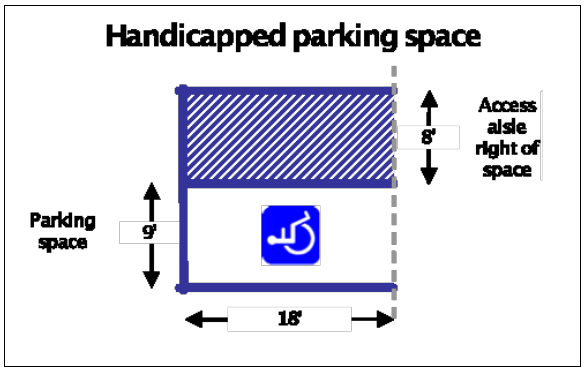


1140.12.05 Parking and loading space bulk requirements

1140.22.05.01 Parking space dimensions
Parking spaces must have the following dimensions:

Type of space	Minimum rectangular dimensions
Automobile space (perpendicular or angled to the aisle)	9′ x 18′
Automobile space (parallel to the aisle)	9′ x 23′
Handicapped parking space	9′ x 18′, plus an 8′ x 18′ loading area to the right side.
Motorcycle space	4.5′ x 9′
Bicycle space	Bicycle spaces are a stationary object where a user can secure both wheels and the frame of the bicycle with a 6′ cable and lock. The stationary object may be a freestanding bicycle rack, a wall-mounted bracket; an enclosed bicycle locker; a three point bicycle rack; or a fenced, covered, locked or guarded bicycle storage area.
Off-street loading space	12′ x 25′

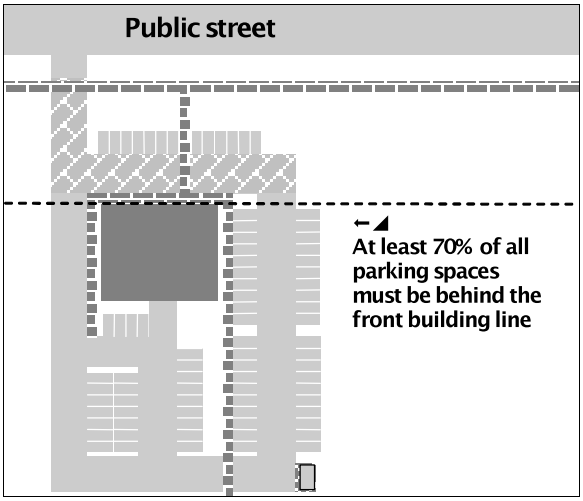




1140.12.05.02 Parking space location

- Parking for commercial uses on non-corner lots must have ≥70% of parking spaces placed behind the front building line.

- Parking for commercial projects on corner lots must have ≥50% of parking spaces placed behind the front building line.
- Parking areas for non-residential uses in the C-1 zoning district must have all spaces placed behind the front building line, with no parking between the building and the public right-of-way or private street. The total linear on-site parking frontage for a site must be ≤30% of the lot frontage.



1140.12.06 Parking and loading space number requirements

1140.12.06.01 Required parking spaces
The number of required off-street parking spaces for a use is as follows.

Residential use classification	Minimum required spaces	Minimum spaces: C-T	Maximum spaces: C-T	Required loading spaces
Dwelling unit	2	n/a	n/a	n/a

Commercial use classification	Minimum required spaces	Minimum spaces: C-T	Maximum spaces: C-T	Required loading spaces
Multi-tenant retail buildings (shopping centers); indoor recreation facility	1/200'² GFA; 8 min	n/a	1/200'² GFA	1/tenant; or 1/building in C-1 district
Bar/tavern, adult oriented use (live entertainment), nightclub, restaurant – quick service / fast food	1/100'2 GFA; 10 min	0	1/75'2 GFA	1
Restaurant – sit down, club, lodge	1/100'2 GFA; 10 min	0	1/100'2 GFA	1
Retail uses, including: adult oriented use (retail only); art studio, performing; art studio, visual; bank; bakery, retail; convenience store; funeral home; gas station; grocery store; instructional facility; large item sales and rental; personal and business service shop; print shop; retail store; vehicle minor repair.	1/250'2 GFA; 4 min	0	1:200'2 (1/23.5) GFA	1/tenant; may be waived by (****) subject to administrative review

Commercial use classification	Minimum required spaces	Minimum spaces: C-T	Maximum spaces: C-T	Required loading spaces
Office uses, including broadcast studio; medical office professional office; veterinary clinic	1/250'2 GFA; 4 min	0	1/200'2 (1/23.5) GFA	1/building
Child day care facility, dog day care and boarding, elderly day care facility	1/employee + 3 loading (n/a for child day care in a home)	0	n/a	n/a
Lodging establishment (all)	1.2/room + 1/50'2 GFA meeting room area + 1/75'2 GFA restaurant, bar	1.2/room; 85% onsite	2/room; 85% onsite	1 + 1/restaurant + 1/5000'2 GFA meeting room area
Entertainment facility – theater	1/3 seats	0	1/3 seats	1

Industrial use classification	Minimum required spaces	Minimum spaces: C-T	Maximum spaces: C-T	Required loading spaces
Light industrial use, trade use, vehicle major repair	1/333.3'2 GFA; 4 min	n/a	n/a	1/2500'2 GFA or 2 per user/tenant, whatever is greater
Mini-storage warehouse facility	5 at office	n/a	n/a	Integral into facility design
Research laboratory	1/250'2 GFA; 5 min	n/a	n/a	1/5000'2 GFA
Warehouse and distribution facility	1/1000'2 GFA; 5 min	n/a	n/a	1/2500'2 GFA

Institutional use classification	Minimum required spaces	Minimum spaces: C-T	Maximum spaces: C-T	Required loading spaces
Cemetery, park	No requirements	No requirements	No requirements	No requirements
Community facility, community recreational facility, clubhouse	1/100'2 GFA; 8 min	n/a	n/a	n/a
Golf course	1/200'2 GFA clubhouse and pro shop + 5/hole + 1/1.5 driving range tees	n/a	n/a	n/a
Hospital	.75/bed + 1/200'2 GFA emergency room waiting area, general medical office space	n/a	n/a	1/20,000'2 GFA
Place of worship	1/75'2 GFA (for classrooms, use school calculations)	0	1/75'2 GFA (for classrooms, use school calculations)	n/a
School – primary	2/classroom + 1/8 students at capacity	n/a	n/a	1/cafeteria + 1/gymnasium + 1/assembly hall + 1 bus/2 classrooms
School – secondary	2/classroom + 1/6 students at capacity	n/a	n/a	1/cafeteria + 1/gymnasium + 1/assembly hall + 1 bus/2.5 classrooms

Temporary use classification	Minimum required spaces	Minimum spaces: C-T	Maximum spaces: C-T	Required loading spaces
Christmas tree lot, carnival, construction equipment field storage lot, vehicle sales – off site	No set minimum; parking plan requires administrative approval by the zoning administrator.	No set minimum; parking plan requires administrative approval by the zoning administrator.	No set minimum; parking plan requires administrative approval by the zoning administrator.	No set minimum; parking plan requires administrative approval by the zoning administrator.
Construction field office	3	3	3	n/a
Dwelling – temporary	2	n/a	n/a	n/a
Garage sale, lot sales office, model home	n/a	n/a	n/a	n/a

1140.12.06.02 Handicapped designated parking spaces
Handicapped designated parking spaces must be placed on the shortest possible accessible route of travel to an accessible building entrance. The number of handicapped designated parking spaces required is:

Total required spaces	Required handicapped spaces
<25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2% of total spaces
>1000	20 spaces plus 1 space for each additional 100 spaces

Example: Sit down restaurants in the C-2 district require one space per 100'^{2} of gross floor area. An 11,000^2 restaurant requires 110 parking spaces. (11,000 ÷100 = 110) – 105 conventional spaces and five handicapped spaces.

1140.12.06.03 Bicycle parking
One or more bicycle parking spaces must be provided for every 20 vehicle parking spaces required for non-residential uses.

1140.12.06.04 Shared parking facilities
Where different non-residential uses create staggered parking demand periods, shared parking calculations among adjacent parcels may be used to justify reducing the amount of required parking.

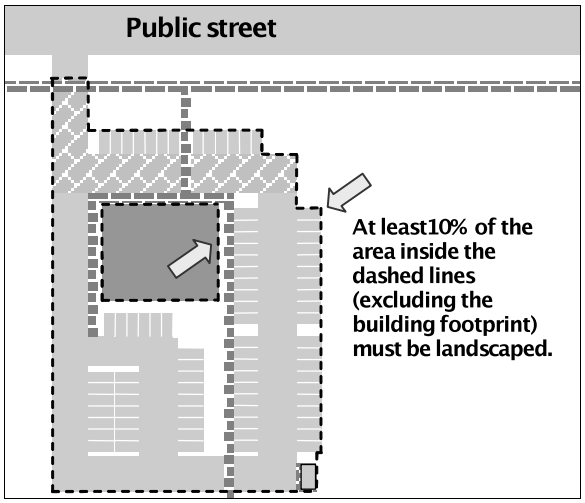
1140.12.06.05 Building or use enlargement
- When a building or use is enlarged <30%, additional parking and loading spaces must be provided on the basis of the enlargement.
- When an existing building or use, conforming or nonconforming, is enlarged ≥30%, the entire parking area must be made to conform to this section.

1140.12.06.06 Accessory uses and special designations
Parking spaces used for accessory uses, such as shopping cart storage, are not included when counting required spaces. Light poles may be placed between opposing parking spaces.

1140.12.06.07 Space computation
Fractional results will be rounded up when computing the number of required parking and loading spaces.

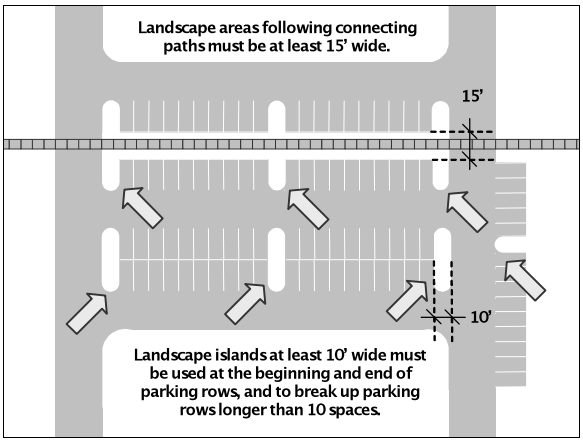
1140.12.07 Landscaped areas

1140.12.07.01 Parking lot interior landscaping
Landscape areas must consist of ≥10% of the interior space of a parking lot. Landscaped islands must be evenly distributed to the maximum extent possible.

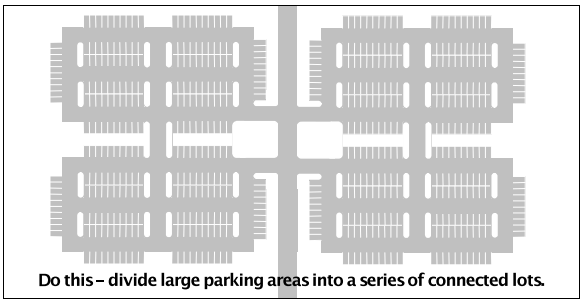


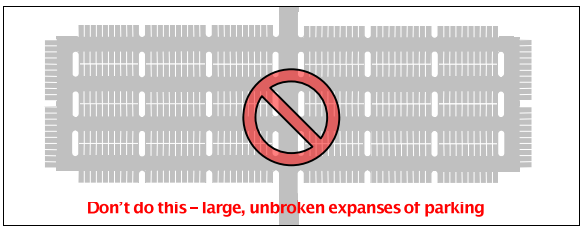
1140.12.07.02 Parking lot entrances
Landscape islands ≥10′ wide must be used to define parking lot entrances and the location and pattern of internal access drives, and provide pedestrian refuge areas and walkways.

1140.12.07.03 Parking rows
- Landscape islands of ≥180′^{2} [10′x18′] must be placed at the beginning and end of a parking row.
- Parking rows must not extend for more than 10 spaces without an interrupting landscape island.



1140.22.07.04 Division of large parking lots
Large parking lots must be visually and functionally segmented into smaller lots with ≥150 parking spaces, by landscape islands ≥20' wide.





1140.12.07.05 Connecting walkways
The landscape area following a connecting walkway must be ≥15' wide.

1140.12.07.06 Parking overflow to landscaped areas
Parking must not overflow onto areas outside of the designated parking area that does not meet the minimum pavement standards for the use. Parking and vehicle display on pedestrian and landscaped areas is prohibited.

1140.12.07.07 Street corners
A corner landscape area must be provided if parking or a drive aisle is between a building and the street corner. Parking spaces and drive aisles must be ≥30' from the intersection point of property lines at the corner.

1140.12.08 Development standards

1140.12.08.01 Surface standards and paving materials.
Parking and loading areas must have a permanent surface of asphalt, concrete, brick, paver blocks or a solid, impervious surface of similar or better durability and performance characteristics.

1140.12.08.02 Porous pavement
≤20% of required parking spaces for commercial, institutional and civic uses, and overflow spaces beyond the minimum required by this section, may be surfaced in porous pavement.

1140.12.08.03 Grading and drainage
Parking and loading areas must be graded and drained to dispose of all surface water.

1140.12.08.04 Markings
Parking spaces, aisles, entryways, loading spaces and queue spaces surfaced in permanent materials must be marked to show their location. Handicapped parking spaces must be marked with the international symbol of accessibility (♿), marked in blue on the space and a sign at the head of the parking space.

1140.14 ARCHITECTURAL DESIGN: MULTI-FAMILY

1140.14.01 Applicability
These requirements apply to all residential structures with more than two units.

1140.14.02 Intent
The intent of this section is to increase the livability, quality and appearance of multi-family complexes ad higher density residential areas. The design of such development contributes to the overall image of the village and is a significant component of the community's residential mix.

1140.14.03 Form and mass

1140.14.03.01 Massing
All buildings must be designed to provide complex massing configurations with a variety of different wall planes and roof lines. Plain, monolithic structures with long, monotonous, unbroken wall and roof plane surfaces of >50' are prohibited.

1140.14.03.02 Townhouse articulation
The facades of attached townhouses must be articulated to differentiate individual units.

1140.14.03.03 Townhouse row length
No more than four attached townhouses may be attached in any single row or building cluster.

1140.14.03.04 Building length
The maximum building length of a multi-family building is 150'.

1140.14.04 Exterior walls and façades

1140.16.04.01 Four sided design
All walls must include materials and design characteristics consistent with those on the front façade. Inferior or lesser quality materials for side or rear walls are prohibited.

1140.14.04.02 Transparency
All elevations on multi-family and attached townhouse buildings must contain multiple windows. The fenestration pattern on side and rear walls must be similar to primary façade walls.

1140.14.04.03 Garage doors
- Garage doors must be segmented, with windows on at least one segment of the garage surface.
- The plane of each garage door must be offset by ≥2' from the plane of the garage door adjacent to it.
- No more than four garage doors may appear on any row of townhouses or single side of a multi-family building.
- Garages doors must be sited to avoid long, monotonous rows of garage doors and building walls. Garages must be oriented so they do not visually dominate the façade or streetscape.

1140.14.04.04 Mechanical equipment
Heating, venting, and air conditioning units on exterior building walls must be covered by an architectural grille, and be designed to blend in with surrounding wall surfaces. Such units must be set flush with the façade. When adjacent to building windows, they must be designed to appear as part of the building fenestration pattern.

1140.14.05 Roofs

1140.14.05.01 Sloping roofs
On buildings where sloping roofs are the predominant roof type, each building roof must have at least five distinct ridgelines (including dormers). At least three of the ridgelines must be at right angles to each other, or be separated by a height of ≥2'. Sloping roof pitch must be at least 4:12.

1140.14.05.02 Flat roofs
On buildings where flat roofs are the predominant roof type, parapet walls must vary in height and or shape at least once every ≤50' of building wall length.

1140.14.06 Materials and colors

1140.14.06.01 Building materials
Predominant building exterior materials must be high quality, and used in their natural context and color. A minimum of 25% of all exterior walls must be finished with masonry, brick, or stone. Vinyl siding is strongly discouraged.

1140.14.06.02 Roof materials
Roof materials must be high quality, durable and consistent with local architectural themes. Acceptable roof materials include concrete tile, high profile asphalt shingles, metal shingles and split seam metal.

1140.14.06.02 Colors
Material colors must be low-reflecting, subtle and neutral or earth-toned.

1140.14.07 Outdoor space and balconies

1140.14.07.01 Townhouse units

Attached townhouse units must have a private outdoor patio or deck area with dimensions of ≥6′ x 10′. Such an area must be demarcated by patio paving, decking, a privacy screen, low wall, or landscape screening.

1140.14.07.02 Multi-family buildings
All multi-family buildings must provide private outdoor balcony or patio areas for at least 50% of all units. Such areas must have a minimum floor area with dimensions of ≥6′ x 8′.

1140.16 ARCHITECTURAL DESIGN: VILLAGE CENTER COMMERCIAL AND RETATIL

1140.16.01 Applicability
These requirements apply to commercial and retail development in the C-T district.

1140.16.02 Intent
The village center design theme encompasses several styles of commercial retail architecture common throughout the East and Midwest, on downtown Main Streets and town centers, which lend themselves to creating a unique, inviting, pedestrian-friendly commercial environment.

The intent of this section is to foster architectural themes appropriate for preserving the traditional village center character, rather than impart false histories or create a built environment of "stage set" or "doll house" architecture.

1140.16.03 Form and mass
The typical storefront of the late 1800s through the 1920s includes a centrally placed, recessed door flanked by display windows. Windows are raised off the ground by wood, stone or metal bulkheads. The signboard above the storefront is a prominent part of the building, and canvas awnings or shed roofs are often used to shade the storefront and shelter outdoor displays from the elements. Buildings were constructed of brick, stone or a combination of the two, and have one or two stories. Two story buildings usually contain retail uses on the first floor, and offices or residences on the second floor; one story buildings are usually devoted exclusively to retail uses to promote and take advantage of pedestrian traffic. Architectural details found on turn-of-the-century retail buildings include elements of Italianate, Venetian Gothic, Neo-Georgian, Renaissance Revival and French Second Empire styles.

1140.16.04 Exterior walls and façades

1140.16.04.01 Pattern
Walls must include a repeating pattern that includes at least three of these elements:
- color change (a);
- texture change (b);
- material module change (c)
- expression of architectural or structural bays through a change in plane at 0.5′ or more wide, such as an offset, reveal or projecting rib (d).

One or more of elements (a), (b) or (c) must repeat horizontally. All elements must repeat at intervals of ≤30′.

1140.16.04.02 Base
Walls must have a recognizable base with:
- thicker walls, ledges or sills;
- integrally textured materials such as stone or other masonry;
- integrally colored and patterned materials such as smooth-finished stone;
- lighter or darker colored materials, mullions or panels; or

- planters.

and a recognizable top with:
- cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently colored materials;
- sloping roof with overhangs and brackets;
- stepped parapets.

1140.16.04.03 Four sided design
All walls must include materials and design characteristics consistent with those on the front façade. Inferior or lesser quality materials for side or rear walls are prohibited.

1140.16.04.04 Street facing walls
- Walls facing streets, parking lots, and/or connecting pedestrian walkways must not have a blank, uninterrupted length more than 20′ without including two or more of these features: change in plane, change in texture or masonry pattern, windows, or other equivalent elements that subdivide the wall into human scale proportions.
- Side or rear walls may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible.

1140.16.04.05 Street facing façades
Façades and walls facing streets, parking lots (excluding parking lots at rear loading docks), and/or connecting pedestrian walkways must be subdivided and proportioned using features such as windows, display areas, entrances, arcades, arbors, and awnings along ≥60% of the façade.

1140.16.04.06 Awnings
Awnings may be placed over windows, doors and patios. Awnings must not stretch across the entire storefront or façade.

1140.16.04.07 Transparency
- The first floor front and walkway facing façades and walls must have windows and doors between 3′ and 8′ above the walkway grade for ≥80% of the façade.
- The second floor front and walkway facing façades and walls must have windows between 3′ and 8′ above the walkway grade for ≥50% of the façade length.
- Side and rear walls must have windows and doors between 3′ and 8′ above the surface grade for ≥25% of the façade or wall length.
- Window and door frames ≤0.5′ wide are included in the calculation of transparent frontage length.

1140.16.04.08 Garage doors
- Garage bay doors must be segmented, with windows covering ≥50% of the garage surface.
- Garage doors must be recessed ≥2′ behind the building façade.
- Roll-up garage doors are prohibited.

1140.16.05 Roofs

1140.16.05.01 Appearance
Roofs must appear to be flat.

1140.16.05.02 Mechanical equipment screening

Rooftop and ground mounted mechanical equipment must be completely screened (visually and acoustically) from the public right-of-way and adjacent properties.

1140.16.06 Materials and colors

1140.16.06.01 Building materials

- Acceptable building materials include brick, stone, marble, and cast iron.
- Concrete block and concrete masonry units, painted masonry, tilt-up concrete panels, metal and vinyl siding, and prefabricated metal panels are prohibited.
- Wood, and cellulose and masonry-based siding materials, may be used for trim and other architectural details, but not as the predominant surface material.

1140.16.06.02 Building colors

- Material colors must be low-reflecting, subtle and neutral or earth-toned. Trim must be painted or colored white, black or a dark shade of green, blue, maroon or brown.
- High-intensity colors, metallic colors, black (except for trim) or fluorescent colors are prohibited.

1140.18 ARCHITECTURAL DESIGN: SUBURBAN CONTEXT COMMERCIAL AND RETAIL

1140.18.01 Applicability

These requirements apply in the C-1 district, excepting agricultural uses.

1140.18.02 Intent

Architecture and site planning dictated solely by corporate standards, cost efficiency and ease of vehicular movement will have a destructive effect on the character and visual environment of North Perry Village, turning what was once a distinctive place into "Anytown USA." Formula architecture, buildings that act as billboards; and "big boxes" with blank and windowless façades, flat roofs, lack of architectural detail, and miniscule entries are both boring and potential eyesores.

Commercial buildings in the village should not be considered disposable, but rather built to age gracefully and maintain their functionality, with the intent of being a future landmark worthy of preservation efforts decades after construction. These standards are intended to ensure new development is compatible with the built environment, and respects and reinforces the unique character and sense of place of the village, while creating a built environment attractive to prospective consumers, thus resulting in a healthy and desirable business climate.

1140.18.03 Character and image

Building design must contribute to the sense of place by using predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context. Standard formula or prototype building designs must be modified if necessary to conform to village design standards; cookie-cutter architecture is unacceptable. In shopping centers or multiple building developments, individual buildings must include predominant characteristics shared by all buildings in the development so the development forms a cohesive place.

1140.18.04 Form and mass

A single, large, dominant building mass must be avoided in new buildings and projects involving changes to the mass of existing buildings. Changes in mass should be related to entrances, the integral structure and/or the interior space organization and activities, and not just for cosmetic effect. False fronts or parapets create an insubstantial appearance and are prohibited.

1140.18.05 Exterior walls and facades

1140.18.05.01 Pattern
Façades and walls must include a repeating pattern with an expression of architectural or structural bays through a change in plane ≥1' wide, such as an offset, reveal, pilaster, projecting ribs, fenestration patterns, or piers (a); and two or more of these elements:

- color change (b);
- texture change (c);
- material module change (d).

One or more of elements (b), (c) or (d) must repeat horizontally. All elements must repeat at intervals of ≤30'.

1140.18.05.02 Base
Façades and walls must have a recognizable "base" with (but not limited to):

- thicker walls, ledges or sills;
- integrally textured materials such as stone or other masonry;
- integrally colored and patterned materials such as smooth-finished stone;
- lighter or darker colored materials, mullions or panels; or
- planters

and a recognizable "top" with (but not limited to):

- cornice treatments, other than colored "stripes" or "bands" alone, with integrally textured materials such as stone or other masonry or differently colored materials;
- sloping roof with overhangs and brackets;
- stepped parapets.

1140.18.05.03 Four sided design
All walls must include materials and design characteristics consistent with those on the front. Lesser quality materials for side or rear walls is prohibited.

1140.18.05.04 Long walls and façades; projections and recesses
Walls ≥100' long must include wall plane projections or recesses having a ≥3% depth of the façade length, and extending ≥20% of the façade length.

1140.18.05.05 Street facing walls
Walls must not have a blank, uninterrupted length >30' without including two or more of these features: change in plane, change in texture or masonry pattern, windows, or other equivalent elements that subdivide the wall into human scale proportions. Side or rear walls facing walkways may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations, only when actual doors and windows are not feasible because of the building use.

1140.18.05.06 Street facing façades
Façades and walls facing streets, parking lots (excluding parking lots at rear loading docks), and/or connecting pedestrian walkways must be divided and proportioned using features such as windows, display areas, entrances, arcades, arbors, and awnings along ≥60% of the façade.

1140.18.05.07 Primary building entrances
Primary building entrances must be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather.

1140.18.05.08 Retail building entrances
Anchor stores, ≥50% of the stores in a shopping center; and freestanding, single-use buildings, must have a clearly defined, highly visible customer entrance with four or more of the following design elements:

- Arcades
- Arches
- Canopies or porticos
- Details such as tile work and moldings integrated into the building structure and design
- Display windows
- Integral planters or wing walls that include landscaped areas and/or places for sitting
- Outdoor patios
- Overhangs
- Peaked roof forms
- Raised corniced parapets over the door
- Recesses and/or projections

1140.18.05.09 Awnings
Awnings may be as long as a single storefront.

1140.18.05.10 Transparency

- Front and side façades and walls of retail spaces with less than 20,000 square feet in shopping centers and multi-tenant buildings must be transparent between 3' and 8' above the walkway grade along ≥50% of the façade or wall.
- Front and side façades and walls of retail buildings and spaces with ≥20,000'2 must be transparent between 3' and 8' above the walkway grade along 40% or more of the façade or wall.

Casement frames and mullions are included in the calculation of transparent frontage.

1140.18.05.11 Garage doors
Garage bay doors must be segmented, with windows covering ≥50% of the garage surface. Roll-up garage doors are prohibited. Garage doors must be recessed ≥2' behind the building façade.

1140.18.06 Roofs

1140.18.06.01 Roof form design
Roof forms must correspond to and denote building elements and functions such as entrances, arcades and porches. Roof forms should relate to adjacent buildings or developments.

1140.18.06.02 Required features
Roofs must have one of the following features:

- Overhanging eaves, extending ≥1.5' past the supporting walls.
- Sloping roofs that do not exceed the average height of the supporting walls, with an average slope ≥1' of vertical rise for every 3' of horizontal run and ≤1' of vertical rise for every 1' of horizontal run.

1140.18.06.03 Roof lines
The continuous plane of a roof line must be ≤100' .

1140.18.06.04 Mechanical equipment screening
Rooftop and ground mounted mechanical equipment must be screened (visually and acoustically) so it is not visible from the public right-of-way.

1140.18.07 Materials and color

1140.18.07.01 Building materials
Predominant building exterior materials must be high quality, and used in their natural context and color. Masonry, brick, stone, and wood are examples of appropriate building materials. Concrete masonry units, smooth-faced concrete block, painted brick and masonry, tilt-up concrete panels, vinyl and aluminum siding, and prefabricated metal panels and buildings are prohibited.

1140.18.07.02 Roof materials
Roof materials must be high quality, durable and consistent with local architectural themes. Acceptable roof materials include concrete tile, high profile asphalt shingles, metal shingles and split seam metal.

1140.18.07.03 Building colors
Building colors must be low-reflecting, muted and neutral or earth-toned. Roof colors must be muted and compatible with the dominant building color. High-intensity colors, bright primary colors, metallic colors, black or fluorescent colors are prohibited. Shiny, glossy or reflective materials, or brighter colors may be used on building trim and accents with a cumulative surface area of ≤0.25% (1/400th) of a wall.

1140.18.07.04 Material or color changes
Material or color changes must occur only at a change of plane or reveal line. Material or color changes at the outside corners of structures that give the impression of "thinness" and artificiality are prohibited. Piecemeal embellishment and frequent material changes are prohibited.

1140.20 ARCHITECTURAL DESIGN: INDUSTRIAL

1140.20.01 Applicability
These requirements apply to industrial uses in industrial zoning districts.

1140.20.02 Intent
Industrial sites are not frequently visited by the public, but they are often quite visible to village residents and visitors. Quality architectural design helps offset the perceived impact of industrial uses, and creates a professional environment that reflects positively on North Perry Village and its businesses.

1140.20.03 Character and image
Building design must include predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context. In industrial parks, each building must include predominant characteristics shared by all buildings in the development, so the development forms a cohesive place.

1140.20.04 Form and mass
A single, large, dominant building mass must be avoided in new buildings and, to a reasonable feasible extent, in projects involving changes to the mass of existing buildings. Changes in mass must be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect. False fronts or parapets create an insubstantial appearance and are prohibited.

1140.20.05 Exterior walls and façades

1140.20.05.01 Pattern
Façades and walls must include a repeating pattern with an expression of architectural or structural bays through a change in plane ≥12" wide, such as an offset, reveal, pilaster, projecting ribs, fenestration patterns, or piers (a), and one or more of the following elements:

- color change (b);
- texture change (c);
- material module change (d).

All elements must repeat at intervals of ≤30'.

1140.20.05.02 Four sided design
All façades and walls must include materials and design characteristics consistent with those on the front façade. Inferior or lesser quality materials for side or rear walls are prohibited.

1140.20.05.03 Garage doors
Bay doors must be screened using wing walls, carefully placed berms on the site, or other effective screening and site planning techniques, or otherwise sited so visibility from the public right-of-way is minimized. Bay doors must not face the street. Bay doors must be integrated into the overall design theme of the site with color, texture, and windows. Segmented garage bay doors with windows are preferred to roll-up garage doors.

1140.20.05.04 Primary building entrances
Primary building entrances must be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from the sun and inclement weather.

1140.20.06 Roofs

1140.20.06.01 Required features

- Roofs must have one of thee following features:
- Parapet walls that serve to screen rooftop mechanical equipment.
- Overhanging eaves, extending ≥3' past the supporting walls.
- Sloping roofs that do not exceed the average height of the supporting walls, with an average slope ≥1' of vertical rise for every 3' of horizontal run and ≤1' of vertical rise for every 1' of horizontal run.

1140.20.06.02 Mechanical equipment screening
Rooftop and ground mounted mechanical equipment must be completely screened (visually and acoustically) from the public right-of-way and adjacent properties.

129.20.07 Materials and color

1140.20.07.01 Building materials
Durable, high quality building materials must be used. Masonry, brick, stone, integrally colored concrete masonry units, and highly detailed tilt-up concrete panels are examples of appropriate building materials.

1140.20.07.02 Building colors
Building colors must be low-reflecting, subtle and neutral or earth-toned. High-intensity colors, bright primary colors, metallic colors, black or fluorescent colors are prohibited. Shiny, glossy or reflective materials, or brighter colors may be used on building trim and accents with a cumulative surface area of ≤0.25% (1/400th) of a wall.

1140.20.07.03 Material or color changes
Material or color changes must occur only at a change of plane or reveal line. Material or color changes at the outside corners of structures that give the impression of "thinness" and artificiality are prohibited. Piecemeal embellishment and frequent material changes are prohibited.

1140.20.08 Pre-fabricated and pre-engineered buildings

Pre-fabricated and pre-engineered buildings must also conform to the following standards.

- All exterior building materials must be equal or better in quality to what would be found on a site-built building. Exposed metal and corrugated surfaces (except standing seam and split seam roofs) are prohibited.
  Exterior doors must include plate hinges (not surface hinges), panels and windows.
- Fenestration must be used to create a strong visual presence.

1140.22 LANDSCAPING

1140.22.01 Intent

Landscaping standards are established to:
- Reinforce the identity of North Perry Village as a center of the nursery industry.
- Provide buffers between incompatible uses or site areas.
- Provide shade and climate control
- Provide air purification and control airborne particulates
- Provide wildlife habitat.
- Provide erosion and stormwater runoff control.
- Encourage native and/or adaptive plants.
- Preserve existing trees and vegetation.
- Provide an attractive appearance in areas of public use or view.
- Improve natural and recreational areas.
- Screen service areas and structures.
- Break up building mass and soften architectural materials.

1140.22.02 Applicability

These requirements apply in all districts, excepting agricultural uses.

1140.22.03 Definitions

Caliper: American Association of Nurserymen standard for nursery stock trunk measurement, measured at 6" above the ground for trees ≤4" caliper size, and measured at 1' above the ground for larger sizes.

Diameter at breast height (DBH): tree trunk diameter, measured 4.5" from the ground.

Dangerous tree: tree where its presence, injury and/or growth pattern presents a clear safety or health hazard; or immediate threat to provision of utility services, or the structural stability of a building or pool (not a concrete slab or pad alone); where the problem cannot be fixed or healed through normal horticultural practices. The term also includes a healthy tree that obstructs clear visibility at driveways and intersections.

Diseased tree: tree weakened by disease, infestation, decay, age or fire, to an extent where there is a risk that the tree may die within five years, split, fall, threaten the viability of healthy trees; and the problem cannot be fixed or healed through normal horticultural practices.

Drip line: outermost limit of branches on a tree, extended straight down to the ground.

Healthy tree: tree exhibiting good structural integrity, free of serious diseases, and maintaining normal appearance appropriate to the species including size of tree and leaves, normal coloration, and displaying normal vigor and growth characteristics of the species. Health and condition are determined per the most recent edition of the "Guide for Plant Appraisal", an International Society of Arboriculture (ISA) publication.

Nuisance tree: tree of a species designated as "nuisance trees" in the body of the landscape regulations; or an "exotic" tree not native to the Great Lakes region, the presence of which may threaten the viability of native plant species and the integrity of the ecosystem; as determined by an arborist or the village zoning administrator. These species, and others declared by state agencies, are considered nuisance trees.

- Acer negundo (Box elder)
- Acer saccharinum (Silver Maple)
- Ailanthus altissima (Tree of Heaven)
- Alnus glutinosa (European Black Alder)
- Alnusicana (European White Alder)
- Broussonetia papyrifera (Paper mulberry)
- Catalpa speciosa (Catalpa); Decondon verticillatus (Alder Buckthorn)
- Decondon verticillatusicana (European White Alder)
- Gleditsia triacanthos (Common Honey locus, except that thornless varieties are acceptable)
- Gymnocladus dioica (Kentucky Coffee Tree)
- Maclura promifera (Osageorange)
- Morus (various species) (Mulberry)
- Populus (various species) (White Poplar, Cottonwood and others)
- Rhus (various species) (Sumac)
- Robinia pseudoacacia (Black Locust)
- Salix (various species) (Willow)
- Ulmus Ailanthus altissima (Chinese Tree of Heaven)
- Ulmus (various species) (Sumac)

Landscaping: any combination of living plants such as trees, shrubs, plants, vegetative ground cover or turf grasses, and structural features such as walkways, fences, benches, works of art, reflective pools, fountains or the like. Landscaping also includes irrigation systems, mulches, topsoil use, soil preparation, revegetation or the preservation, protection and replacement of existing trees.

Landscaping area: on the site that are not covered by buildings, structures, paving or impervious surface. Landscape areas consist of only landscaping.

Tall tree: tree of a species which grows to ≥40' or more at maturity, known for attracting wildlife and their ability to grow in their native setting with no irrigation once they have been established. Tall trees often are used best as a canopy, and produce shade. Native tall trees include the following species:

Shrub: short (5′ or less) woody plants that have a bushy form. Shade-tolerant shrubs can be planted directly beneath the canopy. Others can be planted at the edge of the shade zone so that they receive ample sunlight.

Small tree: tree of a species which grows up to 15′ to 40′ at maturity, known for attracting wildlife and their ability to grow in their native setting with no irrigation once they have been established. Small trees can be used below the canopy when they are shade-tolerant or as a low canopy in areas where large trees are not wanted or appropriate.

1140.22.04 General standards

1140.22.04.01 Visibility
To maintain clear driver sight distance at driveway-street intersections, plant material ≥2′ tall may only be placed ≥15′ from a curb cut.

1140.22.04.02 Planting beds
Shrub and ground cover planting beds must be separated from turf grass with edging and must have open surface areas covered with mulch.

1140.22.04.03 Distance from utility lines
Trees must be placed ≥10′ from street lights, water lines and sewer lines. Trees must be placed ≥4′ from gas lines. Additional conduit may be required to protect underground electric lines near trees.

1140.22.04.04 Outdoor product display areas
Display or storage of products and vehicles in landscape areas is prohibited.

1140.22.05 Required landscaping : one and two family residences

1140.22.06.01 Landscaping areas
A parcel with a single family or two-family reisdence must be landscaped as follows:

Lot size	Tree count
<10,000′²	3 native tall trees (1 in front yard) + 1 native short tree
10,000′² – 14,999′²	4 native tall trees (2 in front yard); or 3 native tall trees (2 in front yard) + 2 native short trees
15,000′² – 19999′²	5 native tall trees (2 in front yard) + 1 native short tree, or 4 native tall trees (2 in front yard) + 2 native short trees
20,000′² – 24,999′²	6 native tall trees (3 in front yard); or 5 native tall trees (3 in front yard) + 4 native short trees
There must be one additional native tall tree or two additional native short trees for every 2500′2 (460 m2) above 24,999′2 (2320 m2). Front yards fronting Antioch Road, Town Line Road, Lockwood Road, Parmly Road, Center Road and US 20 must have ≥1 native tall tree for every 1000′² of yard area between the front of the house and the front property line.	

Existing native tall and short trees with a ≥2" DBH may be used to meet the minimum tree planting requirements.

1140.22.06.02 Tree size
Trees planted to meet minimum landscape requirements must have a DBH of ≥2".

1140.22.06.03 Shrub number
All lots with one and two family dwellings must have at least two native shrubs for every 1000'2 of lot area. ≥50,000'2 lots do not need more than 100 shrubs.

1140.22.06.04 Ground cover
All areas on a developed parcel that are not part of an impervious surface; covered with porous paving; occupied by shrubbery or gardens; used for agricultural purposes; or under the drip line of a tree must be planted with a ground cover.

1140.22.06 Required landscaping : multi-family and non-residential uses

1140.22.06.01 Landscaping areas
A parcel with a multi-family or non-residential use must be landscaped as follows:

Area	Tall trees	Short trees	Shrubs and groundcovers
Yards/landscape buffers along roads, including internal roads and drives.	≥1 native tall tree/50' of frontage; ≥3 species of tall trees per site.	≥1 native short tree/25' of frontage; ≥3 species of short trees per site	≥30% of buffer area, ≥3 species of shrubs with groundcover.
Yards/landscape buffers at sides and rear of parcel	≥1 tall tree/1000'2 buffer area, at least 1 tall tree/50' of frontage; ≥3 species of tall trees per site.	≥1 short tree/1000'2 buffer area, at least 1 short tree/50' of frontage; ≥3 species of short trees per site.	≥50% of buffer area, ≥3 species of shrubs with groundcover.
Building perimeter	≥1 tall tree/30' of linear building perimeter	≥1 short tree/60' of linear building perimeter	Required in 5' (1.6 m) deep area along all walls along 50% of linear building perimeter
Parking lots – landscape areas at driveway throats	≥1 tall tree/25' of throat length	≥1 short tree/25' of throat length	≥30% of buffer area, ≥3 species of shrubs with groundcover.
Parking lots – landscape islands at parking row ends	≥1 tall tree/island of terminating if interrupting one row; ≥2 tall trees/island if terminating or interrupting two rows.	2 short trees may be used in lieu of one tall tree, but must not replace more than 50% of all required tall trees.	≥70% of buffer area, ≥3 species of shrubs with groundcover.
Parking lots – landscape islands/buffers that divide or segment lots	≥1 tall tree/25' of landscape island/buffer length	2 short trees may be used in lieu of one native tall tree, but must not replace more than 50% of all required tall trees.	≥50% of buffer area, ≥3 species of shrubs with groundcover.
Nuisance trees may not be used to meet landscape requirements.			

1140.22.05.02 Tree size
Tall trees planted to meet minimum landscape requirements must have a DBH caliper of ≥2".

1140.22.06.03 Tree placement
Trees must be clustered in groups, to present a natural environment and ease maintenance. All trees must be placed on the parcel being developed.

1140.22.06.04 Shrub size
Shrubs must form a ≥3' landscape screen within one year of planting, when adjacent to parking areas and driveways.

1140.22.06.05 Ground cover
All areas on a developed parcel visible to the public from the street or an internal drive that are not part of an impervious surface, surfaced with porous paving, used for parking, occupied by shrubbery or gardens, or under the drop line of a tree must be planted with a ground cover.

1140.22.07 Materials, maintenance and replacement

1140.22.07.01 Plant materials
Selection of plant materials must consider the Northeast Ohio climate and site conditions.

1140.22.07.02 Plant quality
Landscape plants must be free of any defects, of normal health, height, leaf density and spread appropriate to the species as defined by American Association of Nurserymen standards.

1140.22.07.03 Installation
Landscaping must be installed using sound horticultural practices, in a way that encourages quick establishment and healthy growth. Landscaping in each phase must either be installed or the installation must be secured with a letter of credit, escrow or performance bond for 150% of landscaping value before the issuance of a certificate of occupancy for any building in such phase.

1140.22.07.04 Maintenance
Trees and vegetation, irrigation systems, fences, walls and other landscape elements are considered as elements of the project in the same way as parking, building materials and other site details. The applicant, landowner or successors must be jointly and severally responsible for the regular maintenance of all landscaping elements in good condition. Landscaping must be maintained free from disease, pests, weeds and litter.

1140.22.07.05 Replacement
Landscape plants that are removed or dead must be promptly replaced.

1140.22.08 Irrigation

1140.22.08.01 Automatic irrigation required
All plant material must be irrigated, with these exceptions:
- Plants that do not require irrigation for survival.
- Trees that have been established for two years.

Use of hardy, drought-resistant plants that require no irrigation is encouraged.

1140.22.08.02 Irrigation plan required
An irrigation plan must be included in the landscape plan for site plan review, if applicable.

1140.22.09 Tree preservation and removal

1140.22.09.01 Undeveloped sites

- Diseased, dangerous and dead trees of any species may be removed from an undeveloped lot at any time. Replacement of removed diseased, dangerous and dead trees is not required.
- Healthy tall and small trees on a vacant parcel or redevelopment site may only be removed when the parcel is developed or redeveloped.

1140.22.09.02 Developed sites

- Nuisance trees may be removed from an undeveloped lot ay any time. Replacement of timber crop and nuisance trees is not required.
- Diseased, dangerous and dead trees of any species may be removed from an undeveloped lot at any time. The gross DB loss of trees to be removed must be replaced 1:5 (1" replaced for every 5" lost) with native tall trees. Replacement trees must be planted either on the development site or elsewhere in the village, in areas approved by the zoning administrator. Replacement trees must have a DBH caliper of ≥2.0".
- Healthy native tall and small trees with a DBH of 2" or more that cannot be considered diseased, dangerous or dead may be removed only if the gross DBH loss is replaced 1:1 (1" replaced for every 1" lost).

1140.22.09.03 Replacement conditions

- Replacement trees must be placed on site, or in areas approved by the zoning administrator, as a condition of the tree removal permit.
- Existing and replacement trees may be used to meet landscape requirements. After tree removal and replacement, the number and placement of trees on a parcel must continue to comply with landscaping requirements.
- In lieu of tree replacement, a fee equal to replacement tree cost may be paid to fund tree planting on pubic property. Fee equivalents must not be used to provide a waiver from minimum planting requirements for a site.
- Replacement trees must be maintained in good condition for one year after planting, during which survival is guaranteed by the property owner.
- The gross DBH loss of trees that are removed in nonconformance with this section by the property owner, developer or any party acting on their behalf must be replaced 2:1 (2" replaced for every 1" lost) with native tall trees.

1140.22.09.03 Tree removal permit

- A clearing and tree removal permit is required for the removal of any tree with a ≥2" caliper width.
- No fee is imposed for permits to remove nuisance trees, or diseased, dangerous or dead trees.

1140.24 Lighting

1140.24.01 Intent

Poorly designed exterior lighting can adversely affect abutting properties and the rural character of the area, and also contribute to light pollution. Regulating exterior lighting can control such negative effects, while still permitting property owners and businesses to meet functional security and safety needs.

1140.24.02 Applicability

These requirements apply in all zoning districts, excepting agricultural uses.

1140.24.03 General standards

1140.24.03.01 Light pollution
- Lighting must be designed to minimize light pollution and spillage on adjacent properties.
- Illumination measured at the property line must be ≤0.5 foot candles (5 lux) for non cut-off lights, and ≤1.5 foot candles (15 lux) for cut-off lights.
- Illumination spillover onto residential zoned properties must be ≤.5 foot candle (5 lux).

1140.24.03.02 Display lot lighting
Display lot lighting must be turned off after 11:00 pm, or within 30 minutes after closing, whatever is earlier. Lighting used after closing or 11:00 pm must be the minimum necessary to meet security needs.

1140.24.03.03 Illumination of background and foreground spaces
- Background spaces such as parking lots must be illuminated as unobtrusively as possible to meet the functional needs of circulation, security and safety.
- Foreground spaces, such as building entrances and plaza seating areas, must use proximate lighting that defines the space without glare.

1140.24.03.04 Confusion with warning devices
Lighting devices that may be confused with warning, emergency or traffic signals are prohibited.

1140.24.03.05 Lighting as advertising
Lighting must not be used for advertising or attracting attention.

1140.24.04 Light poles

1140.24.04.01 Height
Maximum light pole height is:
- Parking areas - 16′ for non-cutoff fixtures, 24′ for cutoff fixtures
- Pedestrian areas - 16′
- Sports fields – 40′

1140.24.04.02 Design
- Light pole design must be consistent with the style, character and period of architecture on the site.
- Light poles must be placed in landscape areas wherever possible. Bare metal poles and elevated concrete column bases on light poles in landscape areas are prohibited.

1140.24.05 Attached light fixtures

1140.24.05.01 Sconces
- Sconces or gooseneck lighting fixtures may be used to illuminate areas near building walls. Sconces must direct light against the building wall.
- Light fixture design must be consistent with the style, character and period of the host structure.

1140.24.05.02 Wall packs
- Wall packs on buildings may only be used at entrances to a building to light unsafe areas. They must not be used to provide general building or site lighting.
- Wall packs must be fully shielded to direct the light downward.
- Maximum light output is 1,750 lumens.

1140.24.06 Gas station canopies

- Lighting fixtures, including lenses, must be mounted flush to the canopy ceiling. Lights and lenses must not project below the canopy ceiling.
- Maximum light output is 4,200 lumens at each lighting fixture.
- Canopy fascias must not be illuminated, excepting logo signs permitted by sign requirements.

1140.24.07 Flood lights

- Flood lights may be used only to illuminate sports fields, outdoor recreation areas and construction sites.
- Floodlights must be fully shielded or have sharp cut-off capability, to minimize up-light, spill and glare.

1140.24.08 Accent lighting

- Bottom-mounted lights used to illuminate landscaping and water features, or provide visual accents, are permitted.
- Accent lighting on poles ≥2' tall is prohibited.

1140.24.08 Sign lighting

- Signs may be illuminated internally.
- Bottom mounted lights may illuminate a monument sign ≤8' tall.
- Exposed bulbs that outline a sign are prohibited.
- Blinking, chasing, or other changes in intensity, intentional or not; and electronic message centers with messages changing more than once every 30 seconds, are prohibited.

1140.24.09 Lighting plan

A lighting plan must be included for site plan review of commercial, industrial, and non-residential and non-agricultural uses. The lighting plan must show the location of all existing and proposed light fixtures, their design, and a photometric diagram showing predicted lighting levels of the site.

1140.26 FENCING

1140.26.01 Intent

The many functions of fences are usually taken for granted, but their visual impact can directly affect the public's perception of quality of life, property value, and public safety. A utilitarian or poorly designed or maintained fence can detract from the sense of community, and make the public realm feel less inviting even if one is not actually "walled off" by its presence.

The intent of fence design requirements is to ensure that fences are functional, yet complement the built environment, and contribute to the overall atmosphere of the village as friendly and inviting.

1140.26.02 Applicability

These requirements apply in all zoning districts, excepting agricultural uses.

1140.26.03 Placement

1140.26.03.01 Public right-of-way
Fences and walls must not be placed in the public right-of-way.

1140.26.03.02 Tree and vegetation preservation
Fences must be placed where they will not threaten significant vegetation.

1140.26.04 Materials

1140.26.04.01 Finished side out
Fences must be placed so the finished side faces out, towards the public right-of-way and/or adjacent properties.

1140.26.04.02 Prohibited materials
Plywood, particleboard, sheet and corrugated metal, concrete slabs, railroad ties, concrete barriers, tires, pallets, railroad cars, trailers or similar materials are prohibited fencing and screening materials.

1140.26.04.03 Chain link fences
Where chain link fences are permitted, they must be climb-resistant. Slats are prohibited.

1140.26.04.04 Barbed wire
Barbed wire may be used only for a bona fide agricultural use. Otherwise, barbed wire, electrically charged wire, concertina wire and razor wire are prohibited.

1140.26.05 Materials

1140.26.05.01 General maintenance
Fences, walls and hedges must be maintained upright, and in good structural or living condition.

1140.26.05.02 Perimeter walls
Individual property owners must not alter perimeter walls that are owned or controlled by a property owner's association.

1140.26.06 Permitted fences, walls and hedges

The following fence, wall and hedge types are permitted.

Area / purpose	Required?	Height	Linear transparency	Acceptable types
Residential front yard	Optional	≤3.5′ (1 m)	≥50% along ≥50% of height, excluding columns; ≥80% along entire height in clear vision area	Ornamental (metal, vinyl) Picket (wood, vinyl) Split rail (wood, vinyl) Stone, brick, masonry Shrubbery hedge

Area / purpose	Required?	Height	Linear transparency	Acceptable types
Residential side and rear yard	Optional	≤6.0′ (1.8 m)	≥50% along ≥50% of height, excluding columns, when adjacent to trails or parks; otherwise, may be solid	Chain link (vinyl or plastic coated only), only with written permission of adjacent property owner Ornamental (metal, vinyl) Picket, lattice (wood, vinyl) Split rail (wood, vinyl) Shadowbox (wood, vinyl) Stockade (wood, vinyl) Stone, brick, masonry Shrubbery hedge
Tennis / basketball courts	Optional	≤12′	≥80%	Ornamental; chain link
	The fence cannot substitute for other fence types when forming a boundary fence.			
Parking areas - multi-family and non-residential development	Optional	≤3.5′	≥50% along ≥50% of height, excluding columns; ≥80% along entire height in clear vision area	Ornamental; picket, lattice; split rail; bollard and chain; stone, brick, masonry; shrubbery hedge
Perimeter security fencing (I, M-1 and M-R districts only)	Optional	≤ 8′	≥80%, excluding columns	Ornamental; may include regular solid columns
	Must not disturb vehicle circulation and stacking pattern on site.			
Retention and detention ponds and basins	Optional	≤ 8′	May be solid	Stone, brick, masonry; ornamental; picket, lattice; split rail
Development perimeter walls	Optional	≤ 8′	May be solid	Stone, brick, masonry; ornamental picket, lattice; split rail
	Walls must avoid creating a tunnel effect along collector or arterial streets. Walls must include columns at ≤75′ intervals , and include alignment changes or change in transparency at ≤75′ intervals. Alignment changes must be ≥3' deep, and ≥20% the linear distance of the section between columns or articulations. Walls must be placed ≥10′ from sidewalk or ROW, whatever is farther			

1140.26.07 Required fences, walls and hedges

The following fence, wall and hedge types are required.

Area / purpose	Required?	Height	Linear transparency	Acceptable types
Swimming pool	Required	4′ to 6′	≥50%	Ornamental; picket, lattice
Outdoor storage areas	Required	6′ to 8′; may be taller to screen tall objects	Must be solid; gate may have transparency	Stockade; stone, brick, masonry
	When adjacent to the right-of-way, walls must include columns at ≤75′ intervals , and include alignment changes at ≤75′ intervals. Alignment changes must be ≥3' deep, and ≥20% the linear distance of the section between columns or articulations.			
Vehicle inventory storage areas	Required adjacent to residential; otherwise optional	≤8′	≥80%; must be solid when adjacent to or visible from residential zoning	Ornamental; picket; split raill; stone, brick, masonry; shrubbery hedge

Area / purpose	Required?	Height	Linear transparency	Acceptable types
Heavy industrial storage areas	Required	6′ to 8′; may be taller to screen tall objects	Must be solid; gate may have transparency	Stone, brick, masonry
	When adjacent to the right-of-way, walls must include columns at ≤75′ intervals , and include alignment changes at ≤75′ intervals. Alignment changes must be ≥3' deep, and ≥20% the linear distance of the section between columns or articulations.			
Dumpster and utility areas	Required	6′ to 8′	Must be solid	Stone, brick, masonry
	Must include the same architectural detailing as the host structure. Gates must be visually and structurally solid. Screening is not required for dumpster areas in non-residential developments, when placed in the service area and screened by buildings, wing walls or screening walls from the public right-of-way and adjacent properties.			
Loading area wing walls	Required	≥14′, ≤ building parapet.	Must be solid	Stone, brick, masonry
Retention and detention ponds and basins	Required	6′	≥80%, excluding columns	Ornamental

1140.28 SIGNS

1140.28.01 Intent

Requirements for the use, placement, size and design of signs are intended to:

- Protect the public from signs that are poorly designed, constructed or maintained; and signs that are dangerously distracting to pedestrians and motorists by their message delivery and placement.
- Create a more attractive business climate, increase the quality of life for residents, and protect the unique character of the built and natural environment, by curbing visual pollution resulting from excessive and inappropriate signs.
- Create to a built environment that will differentiate North Perry Village from adjacent communities, and contribute to a unique identity and sense of place.
- Protect residential areas adjoining non-residential areas from adverse visual impacts of nearby signs.
- Reduce clutter and visual pollution caused by sign oversaturation and visual blight from poorly designed and maintained signs, thus increasing sign legibility and effectiveness.
- Protect public health, safety and welfare.

1140.28.02 Definitions

Item of information: word, symbol, figure, whole number of illustration ≥3" in height.

Sign: device or structure used to advertise, identify or direct attention to an object, person, institution, business, product, service, event or location by any means; including words, designs, symbols, fixtures, colors, illumination, images and forms.

Sign face area: area of the smallest rectangle fully enclosing the extreme limits of the sign message, frame, box, and other areas intended to highlight or draw attention to the sign message.

Sign footprint: area occupying the outermost limit of a freestanding sign and the support structure extended down to the ground.

Sign height: distance from the sidewalk grade to the top of the sign.

Sign, attached: sign partially or wholly supported by a building wall or roof.

Sign, awning: attached sign displayed on an awning.

Sign, banner: attached sign made of a non-rigid, flexible material such as cloth, paper or vinyl.

Sign, billboard: sign advertising a business, product, person, service or activity not related to the lot where the sign is placed.

Sign, canopy: attached sign displayed on a protective canopy, which can be freestanding or attached to the building it serves.

Sign, construction: temporary sign identifying contractors, architects, engineers and similar artisans involved in construction work on the lot where the sign is placed.

Sign, development: sign identifying the name and/or logo of a residential subdivision, neighborhood, apartment or condominium complex or similar development on the same parcel.

Sign, directional: sign providing on-site directional help for the convenience of the public such as location of exits, entrances and parking areas.

Sign, freestanding: general term for a sign supported from the ground and not attached to a building.

Sign, garage sale: sign advertising a garage sale, or a fund raising event by a non-profit organization.

Sign, monument: freestanding sign attached on a mounting set flush to the ground.

Sign, mural: illustration painted on a structure that does not include any commercial messages or references.

Sign, nonconforming: sign that met all legal requirements when built, but now does not comply with current zoning code requirements.

Sign, on-premises: sign identifying or advertising a business, organization or facility on the lot where the sign is placed.

Sign, open house: sign identifying or advertising an open house, model home showing or similar event on or near the sign location.

Sign, personal opinion: sign expressing the viewpoint or belief of the party displaying the sign.

Sign, pole: freestanding sign supported by one or more exposed poles.

Sign, portable: freestanding sign designed to be easily moved about, with no permanent footing.

Sign, projecting: attached sign projecting at an angle from a building wall.

Sign, real estate: sign announcing the availability of a residence, business space or land on the same lot.

Sign, temporary development: sign identifying development occurring at the sign location, such as a new residential subdivision or the future tenant of a commercial building under construction.

Sign, wall: attached sign mounted flush to the wall of a building.

Sign, window: attached sign applied to a window or located inside a window and intended to be viewed from the outside.

1140.28.03 Permitted signs

1140.28.03.01 Residential uses
The following signs are permitted on lots with residential uses.

Type		Number	Maximum area	Maximum height	Minimum setback
On-premises	Freestanding (pole) to identify a home occupation	1	1.5′²	4′	15′
Temporary: construction	Attached (wall) or freestanding (pole)	1 per street frontage	4′² per sign	Freestanding: 6′ Attached: below roofline	Freestanding: 10′ from all property lines
Temporary: real estate	Attached (wall) or freestanding (pole)	1 per street frontage	4′² per sign	Freestanding: 6′ Attached: below roofline	Freestanding: 10′ from all property lines
Temporary: model home	Freestanding (pole)	1 per house	4′² per sign	4'	10′ from all property lines
Development	Frestanding (pole, monument(	1 per entrance	32′² per sign	6′	5 from all property lines
Temporary displays	Prohibited				

1140.28.03.02 Civic and institutional uses
The following signs are permitted on lots with public and semi-public uses.

Type		Number	Maximum area	Maximum height	Minimum setback
On-premises Temporary: construction	Freestanding (pole and monument)	1	32′²	6′	10′ from all property lines
	Attached (awning, canopy, projecting, wall and window)	2 per wall	Building total = 0.5′² x building front footage	Below roofline	n/a
Temporary: real estate	Attached (wall) or freestanding (pole)	1 per street frontage	12′² per sign	Freestanding: 6′ Attached: below roofline	Freestanding: 10′ from all property lines

On-premises	Attached (wall) or freestanding (pole)	1 per street frontage	12'² per sign	Freestanding: 6' Attached: below roofline	Freestanding: 10' from all property lines
Temporary displays	Subject to 1140.28.06				

1140.28.03.04 Commercial, retail and industrial uses

The following signs are permitted on lots with commercial, retail and industrial uses.

Type		Number	Maximum area	Maximum height	Minimum setback
On-premises Temporary: construction On-premises Temporary: construction	Freestanding (monument): single use/ building sites	1	32'²	8'	10' from ROW. property lines. 20' from adjacent property lines. 100' from other freestanding signs.
	Freestanding (monument): shopping center <75,000'²	1 per street frontage	48'² per sign	12'	10' from ROW. 100' from other freestanding signs.
	Freestanding (monument): shopping center ≥75,000'²	1 per street frontage	64'² per sign	12'	10' from ROW. 100' from other freestanding signs.
	Attached (awning, canopy, projecting, wall and window): single use/ building sites	Any, up to maximum allowed area for the wall.	Major street frontage: 1'² per linear foot of wall signage will be placed on. Minor street frontage and side walls: 0.75'² per linear foot of wall signage will be placed on, if similar façade treatment used on both front and side. Rear wall: 0.5'² per linear foot of wall signage will be placed on. Maximum 80'² per sign.	Below roofline	n/a

	Attached (awning, canopy, projecting, wall and window): shopping center	Any, up to maximum allowed area for the wall.	Major street frontage: 1'² per linear foot of wall signage will be placed on. Minor street frontage and side walls: 0.75'² per linear foot of wall signage will be placed on, if similar façade treatment used on both front and side. Rear wall: 0.5'² per linear foot of wall signage will be placed on.	Below roofline	n/a
Temporary: real estate	Attached (wall) or freestanding (pole)	1 per street frontage	12'² per sign	Freestanding: 8' Attached: below roofline	Freestanding: 5' from all property lines
On-premises	Attached (wall) or freestanding (pole)	1 per street frontage	12'² per sign	Freestanding: 8' attached: below roofline	Freestanding: 5' from all property lines
Temporary displays	Subject to 1140.28.06				

1140.28.04 Excepted signs

These signs are permitted in all districts, unless noted.

- Address numbers and family name identification on residences, ≤1'² in area.
- Directional sign - one freestanding sign per curb cut and one additional sign per 5,000'² of lot space. Signs may be ≤4' tall and ≤6'² in area. ≤25% of the sign area may be used to display the business or center name and logo.
- Drive-through restaurant menu and ordering boards - one attached (wall) or freestanding (pole) sign allowed on a lot. Signs may be ≤6' tall and ≤32'² in area.
- For sale, for rent and for lease signs on vehicles, boats, trailers and other personal property.
- Garage sale sign - may only be displayed while the event is in progress, and must not be placed in the right-of-way or on pubic property. Signs must be removed immediately after the event is over. The permitted cumulative total of all signs used for a garage sale is ≤10'² in area.
- Historical markers, plaques, grave markers, cornerstones and commemorative tablets.
- Holiday decorations, displayed 30 days before the holiday to seven days afterwards.
- Murals, statuary and other works of art that do not include any commercial messages or references.
- National, state and local flags, each ≤35'² in area, flown for their intended purpose under generally accepted flag protocol, on a building mounted staff or a flagpole no taller than the maximum permitted building height in the underlying zoning district, and not serving as a form of advertising.
- Open house signs – up to four signs may be used, displayed only while the open house is in progress, outside the public right-of-way and public property. The sign must be removed immediately after the open house. Signs may be ≤4'² in area, and ≤4' tall.
- Personal opinion sign - attached (wall, window) or freestanding (pole) signs, ≤4'² in area.
- Public utility warning and underground utility and pipeline identification signs.
- Signs manufactured as a standard, integral part of a mass-produced product accessory to a commercial, public or semi-public use, including telephone booths, mail and newspaper boxes, vending machines, and automated teller machines, gas pumps, supply racks and car washes and vacuums.
- Signs, notices, placards, certificates and official papers authorized or required by any statute, government agency or court.
- Signs for rest rooms, accepted credit cards, business organization membership (Chamber of Commerce, Better Business Bureau, etc.), and business hours.

- Signs identifying zones in parking lots, ≤6'² in area.
- Signs on concessions and rides at special events such as fairs and festivals.
- Signs painted on vehicles and trailers that are currently operating and registered, used in everyday business activities, and not being used for the sole purpose of attracting business.
- Window signs advertising special events of community interest such as carnivals, neighborhood festivals, parades, and similar events.

1140.28.05 Prohibited signs

The following signs are prohibited in all districts, unless noted.

- Signs that have changing light, color or motion effects, whether intentional or resulting from a defect. This prohibition includes, but is not limited to:
- Blinking, flashing, chasing, strobe and alternating color lights, whether included into a sign or not.
- Electronic message centers where any part of the display area changes at an interval of >30 seconds.
- Shiny discs and devices designed to reflect light and create a glimmering or flashing effect.
- Signs emitting flame, smoke, steam or other visual matter.
- Signs with animated or rotating parts. This prohibition does ***not*** apply to:
  - Signs with flashing or chasing lights on concessions and rides at special events such as fairs and festivals.
  - Holiday decorations and light strings displayed during December. Light strings must not outline or highlight a sign.
  - Rotating barber poles at a barber or beauty shop.
  - Accurate time and temperature displays.
  - Warning signs and markers placed by government agencies.
- Signs placed in or over the public right-of-way or public property. The village may remove any signs in the public right-of-way or on public property. This prohibition does ***not*** apply to:
  - Permanent development signs, as authorized by village council.
  - Signs placed by government authorities.
  - Banners placed on a light pole, utility pole, or over a street, as part of a special event of general civic interest.
  - Signs authorized by village council.
- Signs placed on vehicles and trailers which are parked and used primarily as a sign.
- Signs and posters placed on trees, fences, light poles and utility poles, excepting parking lot zone signs on light poles.
- Banners, pennants, balloons, streamers, and other temporary signs, except on a temporary basis as described in 1140.28.06.
- Attached signs placed on a roof or above the parapet wall of a building, excepting signs on water towers and smokestacks.
- Freestanding signs placed where they might obscure a clear view of traffic on intersecting streets, and traffic warning and control signals and signs.
- Signs that closely resemble or imitate official signs and traffic control devices.
- Signs blocking doors, windows, vents, stairs and ramps.
- Off-site advertising and directional signs, including billboards.
- Signs built and displayed without a sign permit, if a sign permit is required.
- Portable signs, A-frame signs and snipe signs.
- Signs originally built as portable signs, permanently mounted on a building or the ground.
- Pylon signs.

- Large objects such as cars, boats, motorcycles, off-road vehicles, engine blocks, home appliances, heavy equipment, industrial machinery, truck trailers, aircraft, and similar objects used as or included in freestanding or attached signs.
- Signs not expressly allowed in this section or elsewhere in the zoning code.

1140.28.06 Temporary signs

1140.28.06.01 Temporary displays
Temporary displays, where permitted, may include these items:
- Banners, ≤1'^{2} in area for each linear foot of visible wall it will be placed on.
- Banners placed over the street to identify special events of general civic interest. Such displays must not be used for commercial advertising. Sponsor identification may be displayed on ≤25% of the banner face area.
- Pennants and streamers.
- Balloons and other inflatable objects ≤20' in height. Such displays must not be placed on top of a building.

One seven day grand opening is permitted over the span of a business.

1140.28.06.02 Construction sign display time
Construction signs must be removed within 48 hours after construction is complete.

1140.28.06.03 Real estate sign display time
Real estate signs must be removed within 48 hours after the lease or sale of the identified property.

1140.28.06.04 Temporary development sign display time
Temporary development signs may be displayed for up to one year, or until the last home or lot in the development is sold.

1140.28.07 Sign design

1140.28.07.01 Architectural compatibility
- Signs must fit within a given frame of the architectural design of the building intended for signage. Signs on side walls are not permitted except where building architectural features establish a clear sign area.
- There must be architectural harmony and unity of signs on a single building, or in a business or shopping center. Sign type, color, scheme, size and illumination in the center must be coordinated and compatible with the site's architectural character.
- The zoning administrator may require a master sign plan to be submitted and approved with a general development plan or site plan.

1140.28.07.02 Color
- Sign color must reinforce the architectural character of the site. Fluorescent, iridescent and other colors that are harsh and disrupt the character of the site are prohibited.
- Sign frame and support colors must match primary finish and colors of buildings on the lot.

1140.28.07.03 Shape
Sign silhouettes must be simple and compatible with the host building. Signs of excessively complicated design, composed of many different connected shapes, or that disrupt the architectural order and composition of their host building, are prohibited.

1140.28.07.04 Illumination

- Illumination must be shielded so there is no glare in the public right-of-way and adjacent properties, and directed so it does not point towards the sky.
- Illumination must be steady and even over the entire sign face. The full number of lighting elements must be kept in working condition.
- Signs visible from a residential zoning district may be illuminated only during business hours.
- Internally illuminated projecting signs are not permitted. Decorative bulbs on projecting signs are permitted for theaters and nightclubs.

1140.28.07.05 Sign copy and items of information

Permanent on-premises signs may have up to eight items of information on the sign face. This restriction does not apply to changeable copy displays and temporary displays.

1140.28.07.06 Shopping center signs and tenant identification

Shopping center signs may include the name of the shopping center, and up to three primary tenants only.

1140.28.07.07 Signs as identification only

On-premises signs may only display the business name, logo and a one line slogan. Advertising, detailed lists of services and products offered, phone numbers, and e-mail and Web addresses are prohibited, excepting changeable copy area.

1140.28.07.08 Lettering

- The number of different typefaces on a sign must be kept to a minimum.
- Lettering and copy must not be crowded onto a sign and must leave ample space around the copy and artwork to preserve legibility.

1140.28.07.09 Attached sign placement

- Attached signs must not disrupt the architectural composition of the building façade, or overlap features such as cornices, eaves, window and door frames, columns and other decorative elements.
- Signs must be placed ≥3′ from the vertical edge of a wall, and other attached signs.
- Multiple projecting signs on the same building must be spaced ≥25′ apart.

1140.28.07.10 Attached sign height

- Attached signs must be placed entirely below the lowest point of a building's parapet wall, excepting signs on water towers and smokestacks.
- The lowest point of a projecting or awning sign must be ≥9′ above the sidewalk.

1140.28.07.11 Window sign area

- Window signs may cover ≤20% of the window area.
- Window signs are not considered in measuring the overall sign face area on a wall.

1140.28.07.12 Freestanding sign placement

- Freestanding signs must not be placed where they obscure important architectural features such as entrances, display windows or decorative elements when seen from the public right-of-way.
- Freestanding signs must not be placed in or project over the public right-of-way, or create a visual obstruction in a vertical space between 3′ and 10′ above the curb in the clear vision area.

1140.28.07.13 Shopping center freestanding signs
Freestanding signs identifying a shopping center or business must be monument type. The sign base must match the dominant masonry surface material of the main building.

1140.28.07.14 Freestanding sign landscaping
Landscaping must form an attractive cluster at the base of freestanding signs, in an area ≥25% of the sign height around the footprint.

1140.28.07.15 V-shaped signs
Back-to-back faces separated by a ≥30° angle are counted separately in measuring sign area.

1140.28.07.16. Color schemes as advertising
Trademark color patterns and banding are considered signage, and is included in sign area calculation. The fact that certain colors, banding or patterns are corporate, formula or signature colors or trademarks is not grounds for a variance or waiver.

1140.28.08 Sign permits

1140.28.08.01 Sign permit required
Sign permits are required for the following sign types:
- New on-premises signs, excluding window signs.
- New development signs.
- New real estate, construction and temporary development signs ≥12'^{2}.
- Temporary displays.
- Expansion to the face area or height, or any change in the dimensions of an existing sign
- Change in the location of an existing sign.
- Change in the logo, name or message displayed on an existing sign, except for altering the copy on changeable copy faces.

1140.28.08.02 Sign permit not required
Sign permits are not required for the following sign types:
- Excepted signs.
- Window signs.

1140.28.08.03 Revocation
Sign permits will be revoked if there is any violation of the zoning code or misrepresentation of any information in the permit application.

1140.28.08.04 Pending violations
Sign permits will not be issued for businesses or locations where existing signs violate the Zoning Code, except to replace an illegal sign with a legal sign.

1140.28.08.05 Expiration
Sign permits expire six months after permit issuance, if the signs are not built.

1140.28.09 Sign maintenance

1140.28.09.01 Building code compliance
Signs must be built and maintained in conformity with structural, electrical and safety standards of the most current Ohio Building Code and Uniform Sign Code.

1140.28.09.02 Condition

Signs must be kept clean and in good repair, visually and structurally. Braces, bolts, clips, fastenings and supporting frames must be securely affixed to the support structure or wall. Signs must be kept free of rust, rot, insect infestations, bird nests and other deterioration.

1140.28.09.03 Blank signs
Sign faces that are unreadable, not maintained, or removed, leaving only the shell or support structure, must be replaced within 30 days or the sign must be removed. This is not an exception to the prohibition of nonconforming sign replacement.

1140.28.09.04 Unsafe signs
Signs that are unsecured, unsafe or in danger of falling; or damaged, destroyed, taken down or removed for any purpose other than copy change, must be removed or repaired and made to comply with the Zoning Code.

1140.28.09.05 Removal
When sign removal is required, the entire sign and supporting structure must be removed. Signs painted directly on an exposed masonry wall must be removed by a process that strips the entire sign from the wall, not by painting over the sign.

1140.28.10 Nonconforming and abandoned signs

1140.28.10.01 Zoning code standards
All provisions in the zoning code regarding nonconforming uses also apply to nonconforming signs.

1140.28.10. 02 Nonconforming sign amortization
- Nonconforming signs must be removed or brought into conformance with the Zoning Code within five years of its effective date, or within 90 days of a change or expansion of use or building enlargement.
- The zoning administrator, planning commission or village council may recommend removal of nonconforming signs as a condition of approval for a development or land use request.

1140.28.10.03 Nonconforming signs in the right-of-way and clear vision area
Signs in the public right-of-way or clear vision area must be moved or altered to conform to location requirements within 180 days of the Zoning Code's effective date.

1140.28.10.04 Nonconforming sign alteration
- Nonconforming signs may only be altered, changed in dimensions, moved, raised or replaced if it is brought into conformance with all provisions of the zoning code.
- A nonconforming sign must not be altered to increase its lifespan (for example, the replacement of wood poles with steel poles).

1140.28.10.05 Ownership and use change
Nonconforming signs on a lot must be removed or modified to conform to all sign requirements within 90 days of a change in business, use or property ownership on the lot

1140.28.10.06 Abandoned signs
Signs are considered abandoned if they:
- advertise or identify an object, person, institution, business, product, service, event or location that no longer exists or is no longer relevant.
- contain no message, are blank, or are partially or wholly illegible.
- contain a "rent me"-type of message for more than 90 days.

Abandoned signs must be removed by the sign owner, property owner or village. Abandoned signs must not be reused.

North Perry Village ● Lake County, Ohio
2008 Comprehensive Plan Executive Summary

The North Perry Comprehensive Plan is the chief tool to guide and manage growth, development, and the built and natural environment of the village.

For many years, North Perry was a primarily agricultural community, being a regional center of the nursery industry. However, the current development pattern of houses lining collector roads, and scattered low-end mechanical commercial and small light industrial businesses along North Ridge Road, threatens the village's remaining semi-rural character. If this pattern of development continues, North Perry may grow to resemble the communities surrounding it, and lose its identity and sense of place.

As the village continues to grow, the challenge is to direct growth appropriately to retain the qualities that residents have come to cherish. New residents are attracted by amenities that are not found elsewhere in the region – abundant access to Lake Erie, a high level of municipal services, outstanding schools, and a close-knit community. To maintain this setting, it is important to plan for the future.

Planning is a process of formulating goals and the policies necessary to achieve them. The North Perry Comprehensive Plan is an articulation of policy from the Village Council which describes a vision for the future which allows the Council and the Planning Commission to coordinate their policies and actions to guide development. The major purposes of the Comprehensive Plan are to:

- Provide a guide for the many public and private decisions that will shape the future built environment;
- Promote the interests of the citizens at-large;
- Enhance the village's environmental resources;
- Evaluate short-term actions against long-term goals.

The Comprehensive Plan is implemented through the village zoning code, subdivision regulations, and other land use regulations; and through policies and decisions made by the Village Council, Planning Commission, and various subcommittees related to planning and development.

The major issues facing North Perry today include accommodating new growth while maintaining a semi-rural character and keeping the nursery industry viable, and promoting high-quality development that will create a distinctive sense of place.

The North Perry Comprehensive Plan provides policy guidance for addressing future issues within the context of the framework of the plan, including housing, land use, urban design and community appearance, agricultural preservation, transportation, housing, community facilities, parks, economic development, utilities and natural resources.

There is no better time to draft, adopt and implement a comprehensive plan then when a community is experiencing a lull in development activity. **There are few communities in a better position to realize its vision than North Perry Village.**

POPULATION

Population (2000):	838
Population (2010 estimated NOACA):	824
Average household size:	2.77 persons (2.47 Cleveland region)
Average family size:	3.18 persons (3.08 Cleveland region)
Households with two or more people:	81.6%
Households with married couples with children:	25.8%
Single-parent households:	7.7%
Median age:	40.4 (37.3 Cleveland region)
55 and older:	24.4% (23.6% Cleveland region)
High school graduates (25 and older):	85.7% (82.8% Cleveland region)
College/university graduates (25 and older):	16.2% (23.3% Cleveland region)
Post-graduate degree (25 and older):	5.3% (8.4% Cleveland region)
White-collar employment (16 and older):	72.2% (75.3% Cleveland region)
Blue-collar employment (16 and older):	27.7% (24.7% Cleveland region)
Median household income (1999)	$47,408 ($42,089 Cleveland region)
Median family income (1999)	$51,875 ($52,047 Cleveland region)
White	99.0% (76.9% Cleveland region)
Black / African-American	0.2% (18.5% Cleveland region)
Native American / Alaskan	0.1% (0.2% Cleveland region)
Asian	0.1% (1.4% Cleveland region)
Other	0.0% (1.4% Cleveland region)
Two or more races	0.5% (1.6% Cleveland region)
Hispanic or Latino	0.4% (3.3% Cleveland region)

(2000 Census unless otherwise noted)

As of 2000, North Perry has 838 residents; about the same as in 1970. New houses continue to be built in North Perry not because the population is increasing, but because families and households are getting smaller. The same numbers of residents now occupy more houses.

The village population is expected to grow slowly in the future. Factors that could affect growth include rising gasoline and natural gas prices, economic recession, and a cultural shift favoring a return to urban living.

LAND USE

Residential	421.8 acres (17.3%)
Commercial	9.9 acres (0.4%)
Manufacturing/wholesale trade	5.3 acres (0.2%)
Utilities / transportation / communication / information	210.7 acres (8.6%)
Recreation/arts / entertainment	192.9 acres (7.9%)
Public administration / education / other institutional	12.2 acres (0.5%)
Agriculture	700.2 acres (28.7%)
Vacant	891.0 acres (36.4%)
Total	2,443.8 acres

Commercial and industrial uses

Most land fronting on North Ridge Road has underlying commercial or industrial zoning. Most commercial zoned areas allow industrial uses of varying intensities. One result of the strip zoning in place is that the commercial and semi-industrial uses along the corridor appear to be randomly scattered among adjacent residences and nurseries. The development pattern and underlying zoning scheme, along with the low population, prevents the development of a concentrated and vibrant business district. The plan recommends concentrating industrial uses in the area around Parmly and Center roads, and commercial development along North Ridge Road between Parmly and Antioch roads. Zoning should be updated to prevent industrial uses in commercial zoning districts, and vice versa. (Existing industrial uses along North Ridge Road east of Parmly Road would be "grandfathered" and permitted to stay where they are, but new uses would be required to go into the exclusively industrial area.)

The North Ridge Road corridor is home to a growing number of vehicle-related and mechanical commercial uses, such as auto dealers, mechanics, body shops, machine shops, and so on. Such uses are prevalent on North Ridge Road because land is very inexpensive; even property served by public sewer and water. Along with reducing the amount of commercial zoned land along North Ridge Road, the plan recommends limiting vehicle-related and mechanical commercial uses to 25% of the total linear frontage and land area of all commercial zoned parcels fronting or accessing North Ridge Road.

For new commercial development, the plan recommends adopting site planning requirements that encourage parking that is split between the side and rear of a building, and "retail villages" where many buildings are oriented towards an internal drive or road network that recreates the feel of a village street. The plan also calls for reasonable architectural design requirements, and stricter landscaping and signage requirements, to improve the quality of commercial development in the village.

Residential uses

Most residential development follows collector streets such as Antioch Road and Townline Road. Lots are created by splitting parcels fronting the road from a larger parcel, usually a farm or nursery. This type of development, called frontage development, harmed much of the rural ambience that initially drew residents to the village. There are many disadvantages to frontage development; farms and nurseries are increasingly hidden from the roads, houses dominate the streetscape, backyards that have once been in active agricultural production often reverts to scrub, and the many driveways create conflict points that make the road less safe for pedestrians, cyclists and drivers. To decrease the impact of future frontage development, the plan proposes a width-to-depth ratio for new lots, increased building setbacks for lots along collector roads, and tree planting requirements to buffer the view of houses from the road.

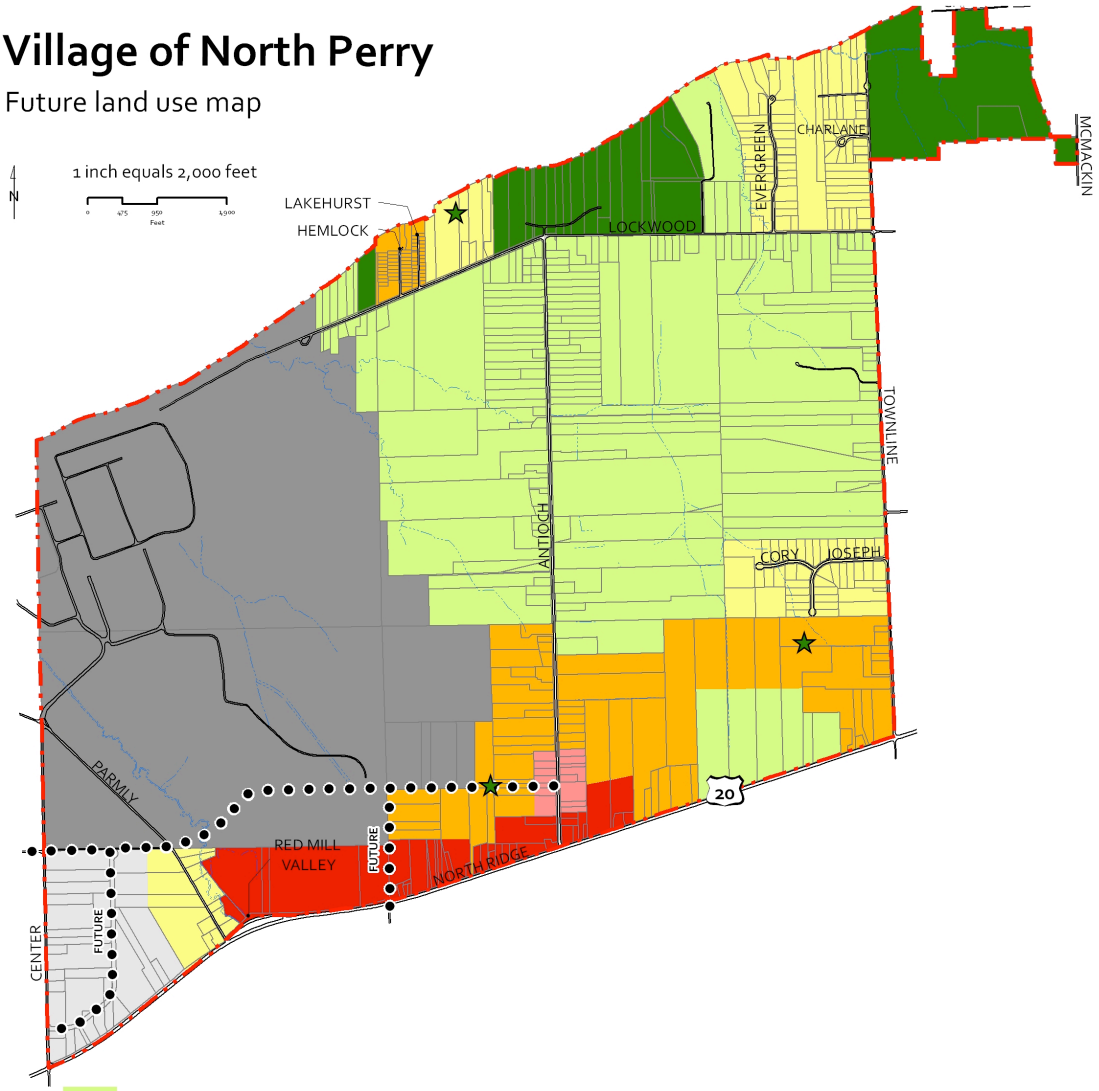
The plan recommends creation of a new traditional neighborhood residential district, intended for areas near North Ridge Road where higher density traditional neighborhood-style development is seen as more desirable, and have the least impact on established residential areas. Permitting higher density development at the southern end of the village will also reduce development pressure on remaining semi-rural areas at the center and north end of the village. The plan also recommends the creation of a new traditional mixed use zoning district, to provide a small, pedestrian-friendly commercial area that would anchor new development. The district would permit a mix of residential and less intensive commercial uses that would be typically found in a traditional village center.

Agricultural preservation

The plan recommends a *voluntary* transfer of development rights (TDR) program. In a TDR program, the rights to develop land are purchased from a property owner, and used to increase the number of houses that can be built on another property. TDR programs are intended to preserve agricultural land and open space, and encourage development in areas that are more appropriate; in the case of this plan, the southern end of the village near North Ridge Road. The plan also recommends continuation of the purchase of development rights (PDR) program, which to date has preserved about 100 acres of nursery land in the village.

Village of North Perry

Future land use map



Semi-rural character Priority agricultural and open space preservation area; TDR sending area

Suburban residential 1.3 dwelling units/1 acre

Traditional neighborhood residential 3 dwelling units/1 acre; TDR sending area to 6 units/1 acre; traditional street grid

Suburban commercial/retail Mechanical commercial related uses limited to 25% of US 20 frontage; no light industrial uses

Traditional neighborhood commercial Village-oriented and retail uses; limited live-work and mixed-use residential

Light industrial

Perry Nuclear Power Plan/holding zone

Parks and public open/recreation space ★ - neighborhoos park site; conceptual location

TRANSPORTATION

The transportation network in North Perry has changed little through the decades. However, increased vehicle ownership, an influx of new residents who commute to jobs outside the community, residential frontage development, and changing lifestyles have all impacted village roads.

The plan recommends provisions for a new east-west collector road at the south end of the village, to provide an alternative to North Ridge Road, and connect new residential projects in the area. The plan also recommends road design standards that provide a high level of connectivity, with short blocks and very limited use of cul-de-sacs, rather than confusing street patterns and isolated "pods". Roads should be "complete streets" that accommodate pedestrians and bicyclists as well as motor vehicles.

The plan calls for creating an access management policy. Access management is a group of strategies, tools, and techniques that work to improve the safety and efficiency of roads, not by adding lanes but by controlling where vehicles can enter, leave and cross a road.

HOUSING

North Perry has a limited variety of housing; mostly single family houses on large lots. The percentage of households comprising single people, childless couples and empty nesters, and retirees is growing, but residential zoning in most eastern Lake County communities allows only housing that appeal mainly to large traditional families, which are a rapidly shrinking portion of all households. Municipal services used by families with school-age children are subsidized by households without children. If too many households in one community are traditional families, it can be a burden on its tax base.

It will be a challenge for North Perry to remain prosperous if the only permitted housing is intended for a segment of the population that is shrinking. For the village to grow and remain fiscally viable, the plan recommends residential zoning that accommodates housing that appeal to a wider range of people.

Many homebuyers are now seeking more traditional, intimate communities with more social opportunities and amenities within walking distance. With downtown Willoughby as a rare exception, such neighborhoods are nearly non-existent in Lake County. Prospective homebuyers seeking such communities – mainly young educated professionals – can only find them outside of Lake County.

The plan recommends policies that allow a variety of housing sizes and price ranges, situated in a traditional neighborhood or village environment, to permit elderly residents to stay in the community as they age, young adults to live in the town as they start off their careers, and provide move-up housing.

PUBLIC FACILITIES

North Perry is unique among exurban communities in the high level of public facilities it has – parks, community centers, and public safety. Residents enjoy a level of access to Lake Erie that is unmatched by most Northeast Ohio communities.

Parks

If lakefront parcels become available for preservation or recreational use, village leaders should consider coastal protection and enhancement cost in any financial analysis.

The plan recommends that provisions for parkland be included in development at the southern end of the village. Parkland and open space proposed in new development should be accessible, defensible, and centrally located, with a sizeable percentage of its perimeter fronting a street. Use of marginal land, narrow linear tracts, and areas hidden behind back yards for parkland and open space is discouraged.

Public safety

Police protection in North Perry is provided by a staff of four part-time patrol officers and one part time chief of police. North Perry is part of the Perry Joint Fire District. The Perry Joint Fire District operates two stations, the closest located at Center Road in Perry Village. The plan recommends reserving land for potential expansion of Perry Joint Fire District Fire Department and village police department facilities.

Village government

The village owns a 6.4 acre (2.5 hectare) of land occupied by Village Hall, storage buildings, parking and some recreation facilities. The village hall houses the offices for the mayor, the village council, police department and the zoning department. The plan recommends expanding facilities at Village Hall to accommodate larger events.

Yard facilities should be arranged so equipment, garages, vehicle and raw material storage areas, and heavily traveled internal access aisles are screened from the public right-of-way and nearby residences.

ECONOMIC DEVELOPMENT

Smart growth principles should guide economic development efforts in the village. The Ahwahnee Principles for Economic Development promote the following:

1. Integrated approach
2. Vision and inclusion
3. Poverty reduction
4. Local focus
5. Industry clusters
6. Wired communities
7. Long-term investment.
8. Human investment
9. Environmental responsibility
10. Corporate responsibility
11. Compact development
12. Livable communities
13. Center focus
14. Distinctive communities
15. Regional collaboration

This plan recommends that all economic development efforts conform to the Ahwahnee Principles for Economic Development and smart growth principles in general.

Economic development efforts should be directed towards commercial or retail development that will ultimately protect and reinforce a distinctive sense of place, and create a vibrant community center.

Village officials should work with local farmers, tourism associations, agricultural trade associations, the local Cooperative Extension agency, and other agencies to develop coordinated programs that promote agritourism.

Village officials should establish a partnership with a retail developer, to build a high-quality retail center at the intersection of North Ridge Road and Antioch Road.

UTILITIES

The village has sufficient capacity in both its public water system and its public sewer system to accommodate economic development. The sizing and location of utilities need to follow the village's plans for development.

All wired utilities in new development should be underground. Existing overhead utility lines on a site should be buried when commercial development occurs.

The plan supports the development and harnessing of renewable and green energy sources such as wind, solar power, and biomass power.

NATURAL RESOURCES

Natural and environmental resources help define the character of North Perry, support the natural systems that provide for wildlife and a healthy environment, provide recreational and educational opportunities, and form the basis of its economy. This begins with unique soils, Lake Erie, stream valleys and watersheds, remaining wooded tracts, and species habitats. At the same time, the village's natural resources must be safeguarded from adverse impacts of urbanization. This includes flooding, air and water pollution, groundwater contamination, noise, light and glare, and visual clutter.

Activities and land uses that could harm waterways and watersheds are strongly discouraged. Appropriate soils should be considered in planning and development. Wind resources should be exploited for clean power, but careful consideration must be given to their siting and visual impact.