



# Zoning Text Amendment

Wadsworth Township

**Meeting:** December 7, 2016  
**Applicant:** Wadsworth Township Zoning Commission (WTZC)  
**Hearing:** November 14, 2016 (Zoning Commission)  
**Amendment:** Article III, Section (§) 305(18) Accessory Building – Detached. Edit and add new text clarifying the permitted sizes of detached accessory buildings.  
Article IV Use, Area, Height Regulations

- § 401 R-1 Residential District. Modify to incorporate all Residential Districts into a single Rural Residential District.
- § 402 R-2 Residential District. Delete entire district text.
- § 403 R-3 Residential District. Delete entire district text.

**Reviewer:** Rob Henwood

**Proposed Amendments:** The WTZC has submitted the above listed text changes for Planning Commission (PC) review. Proposed new text is underlined, deleted text is ~~struck through~~, and staff comments are in *bold italics*.

## ARTICLE III GENERAL PROVISIONS AND SUPPLEMENTAL REGULATIONS

### SEC. 305 GENERAL REGULATIONS APPLICABLE TO ALL USE DISTRICTS

18. Accessory Building - Detached.  
An accessory building not attached to the principal building on a lot or same owner contiguous lots in any residential district shall be limited to a maximum ~~dimension of 32 feet by 40 feet or 1280 square feet in area~~ square footage as noted in the following table.  
*Staff suggests the WTZC consider following language for clarification; “[a]n accessory building not attached to the principal building and on a lot or contiguous lots with the same owner in any residential district shall be limited to....”*

<u>Contiguous lot(s) size</u>	<u>Maximum Building Size</u>
<u>&lt; 1 acre</u>	<u>768 ft<sup>2</sup></u>
<u>≥ 1 acres</u>	<u>1024 ft<sup>2</sup></u>
<u>≥ 2 acres</u>	<u>1536 ft<sup>2</sup></u>
<u>≥ 3 acres</u>	<u>2400 ft<sup>2</sup></u>

## ARTICLE IV USE, AREA, HEIGHT REGULATIONS

### SEC. 401 ~~R-1~~ RURAL RESIDENTIAL DISTRICT.

SEC. 401-1 PURPOSE: ~~R-1~~ RURAL RESIDENTIAL DISTRICT.  
The purpose of this district is to provide for rural residential development ~~at a low density which will promote the continuation of the predominant rural character of certain areas of the township.~~  
based on services available at locations throughout the township. *Deleting this text referencing*

*the preservation of the township's rural character is contrary to one of the primary goals of the 2008 Wadsworth Township Comprehensive Plan Update (Plan). It is also the intention of this district to allow residential development of sufficiently low density to preclude while precluding the creation of public health and safety problems and which could result in the need to extend central facilities in an uneconomical fashion. This district is further intended to encourage agricultural production as a part of the life of the community. Promotion of sustainable agricultural uses in the R-R district is consistent with preserving the township's rural character and Plan goals. Residential development permitted are single-family and two-family structures. It is not necessary to list permitted uses in the purpose statement; permitted uses are explicitly listed in § 401-2. Delete this text.*

SEC. 401-2 PERMITTED USES: ~~R-1~~ RURAL RESIDENTIAL DISTRICT.

The following uses are permitted in the ~~R-1~~ rural residential district:

- ~~4. Accessory Apartments As regulated by Article III, Section 307. The WTZC is deleting this § to effect the text amendment approved by the PC in October of 2015 when Accessory Apartments were deleted from the Zoning Resolution.~~

SEC. 401-3 CONDITIONALLY PERMISSIBLE USES: ~~R-1~~ RURAL RESIDENTIAL DISTRICT.

The Zoning Board of Appeals may issue conditional zoning certificates for the rural residential district, except as noted, for uses listed herein subject to Article IX and other sections of Article IX referred to below:

14. Multi-Family residential dwellings subject to Subsections 102, 103, 104, 108, 109, and 114.

SEC. 401-4 AREA AND HEIGHT REGULATIONS: ~~R-1~~ RURAL RESIDENTIAL DISTRICT.

- ~~1. Minimum Lot Area
  - a. Single family dwelling 2.0 acres.
  - b. Two family dwelling 3.0 acres.~~
- ~~2. Minimum Lot Frontage Two hundred (200) feet.~~
- ~~3. Minimum Lot Width at Minimum Building Setback Line
  - a. Single family dwelling 200 feet.
  - b. Two family dwelling 200 feet.~~
1. Lot size, setbacks, and minimum lot width at minimum building setback requirements are contained in the table in 401-4.
2. Maximum Lot Depth-four times the lot width at minimum building setback line.
- ~~5. Minimum Front Yard Depth One hundred (100) feet.~~
- ~~6. Minimum Rear Yard Depth Seventy ve (75) feet.~~
- ~~7. Minimum Side Yard Width Twenty ve (25) feet.~~
3. Minimum Floor Area Requirements Per Dwelling Unit
  - a. Minimum Living Floor Area, One Story, Single Unit -1,200 square feet.
  - b. Minimum Living Floor Area, More than One Story, Single Unit- 1,300 square feet
  - c. Minimum Living Floor Area Per Family, Duplex or Two- Family Unit-1,000 square feet. *A minimum floor area for multi-family single units is not provided.*

*Provide minimum areas for multi-family single story and more than one story units.*

<u>Services</u>	<u>No Centralized Services Required</u>	<u>Centralized Sewer</u>	<u>Centralized Sewer and Centralized Water</u>
<u>Min. Lot Size / Category</u>	<u>2 – acres</u>	<u>1.5 – acres</u>	<u>0.75 – acres</u>
<u>Single Family Width</u>	<u>200 ft</u>	<u>125 ft</u>	<u>75 ft</u>
<u>Single Family Setback</u>	<u>100 ft</u>	<u>100 ft</u>	<u>50 ft</u>
<u>Two-Family Width</u>	<u>200 ft</u>	<u>150 ft</u>	<u>100 ft</u>
<u>Two-family Setback</u>	<u>100 ft</u>	<u>100 ft</u>	<u>50 ft</u>
<u>Rear Yard Depth</u>	<u>75 ft</u>	<u>25 ft</u>	<u>25 ft</u>
<u>Side Yard Depth</u>	<u>25 ft</u>	<u>15 ft</u>	<u>10 ft</u>

Table 401-4

*DPS staff has the following comments regarding Table 401-4:*

1. *Move the table to be included in § 401-4(1).*
2. *Change the “Services” column to “Area Requirements.”*
3. *Change the first entry from “Min. Lot Size / Category” to “Min. Lot Size.”*
4. *The table does not differentiate between the minimum lot sizes for single and two family residential uses.*
5. *The table does not differentiate between minimum lot frontage and width at the minimum building line; this does not allow the WTZC to consider a reduced minimum frontage requirement when a lot is located on a cul-de-sac street.*
6. *The City of Wadsworth generally requires annexation for central water to be extended to properties outside of the city limits. Reduced area requirements for properties with central sewer and water would not be applicable as annexation would be required in order for central water to be made available to land located in the township. Delete this column.*
7. *When the central water and sewer column is deleted, some opportunities for flexibility are lost for determining minimum area requirements. This is clearly apparent in former R-3 areas.*

~~SEC. 402 — R-2 RESIDENTIAL DISTRICT. Delete entire section.~~

~~SEC. 403 — R-3 RESIDENTIAL DISTRICT. Delete entire section.~~

**Comments:**

1. The Wadsworth Township Plan indicates the number one identified Quality of Life Goal is to preserve Wadsworth Township’s rural, small-town character. Deleting the text referring to promoting the “continuation of the predominant rural character of certain areas of the township” is in direct contradiction to one of the key identified goals of the Plan. This text should not be deleted unless an update to the Plan indicates community sentiment regarding the rural character of Wadsworth Township has changed.
2. The WTZC may wish to consider the following text in lieu of the proposed R-R purpose statement:

*The purpose of this district is to provide for rural residential development at varying densities based on services available at locations throughout the township. This district is intended to allow residential development of sufficiently low density to preclude the creation of public health and safety problems which could result in the need to extend central facilities in an uneconomical fashion. This district is also intended to promote the continuation of the predominant rural character in areas of township where services are not available. This district is further intended to encourage sustainable agricultural uses as a part of the life of the community.*

3. Aggregating all three residential districts appears to be a reasonable way to simplify the Township’s residential zoning. The table below details the regulations for each of the three existing residential districts; R-1, R-2, and R-3. See the following similarities and differences between the three residential districts:

Regulation	Residential District		
	R-1	R-2	R-3
Purpose	Promote low density development to encourage rural character. Prevent utility extensions from occurring prematurely. Encourage agricultural production as part of life of community.	Provide for low density large lot, development at fringes of community where it currently exists. Lot sizes vary with available utilities	Provide for relatively high density development in areas adjacent to built up parts of the community to allow orderly extension of public facilities.
Permitted Uses	Single-family & two-family residential dwellings. Accessory uses not including business uses. Accessory apartments, Rear lot development, Signs	Same	Same
Cond. Permitted Uses	Schools, Churches, gov't owned parks, playgrounds, golf courses, Temporary construction buildings, Medical Institutions, Cemeteries, Private recreation uses, Government buildings and facilities, Mining operations, Higher education facilities, Home occupations, Bed and breakfasts, Daycare facilities	Same	Same, plus multi-family residential dwellings.
Min. Lot Area	-	-	-
Single-family	2.0 acres	2 acres w/out central sewer & water or 1½ acres with sewer or water	1½ acres w/out central sewer & water or ¾ acres with sewer and water
Two-family	3.0 acres	2 acres w/o central sewer or with sewer and water	2 acres w/o central sewer or with sewer and water 1 acre with central sewer and water
Min. Lot Frontage	-	-	-
Single-family	200 feet	200 feet without central sewer & water 150 feet with central sewer or water 125 with central sewer and water	125 feet without central sewer & water 75 feet with central sewer or central sewer and water
Two-family	200 feet	200 feet without central sewer & water 175 feet with central sewer or water 150 with central sewer and water	175 feet without central sewer & water 100 feet with central sewer or central sewer and water
Min. Lot Width at Bldg Line	-	-	-
Single-family	200 feet	125 feet without central sewer & water 100 feet with central sewer or water	125 feet without central sewer & water 75 feet with central sewer or water
Two-family	200 feet	175 feet without central sewer & water 150 feet with central sewer or water	175 feet without central sewer & water 100 feet with central sewer or water
Max. Lot Depth	4 times lot depth at min. bldg. setback line	Same	Same
Min. Front Yard Depth	100 feet	100 feet	50 feet
Min. Rear Yard Depth	75 feet	25 feet	25 feet
Min. Side Yard Depth	25 feet	15 feet	10 feet
Min. Floor Area/D.U.	-	-	-
One story	1,200 sq. ft.	Same	Same
More than one story	1,300 sq. ft.	Same	Same
Two-family	1,000 sq. ft.	Same	Same
Building Height (Max)	40 feet	Same	Same
Driveways	10 feet off of the property line at St. ROW. One per lot.	Same	Same

**Existing Residential Zoning District Regulations Summary**

**Residential districts similarities:**

- Same permitted uses.
- Same conditionally permitted uses. R-3 includes multi-family residential dwellings.
- Same maximum lot depths.

- Same minimum floor areas per dwelling unit across unit types; one story, more than two story, and two family.
- Same maximum building heights.
- Same driveway requirements.

**Residential districts differences:**

- Purpose statements vary regarding density as they relate to availability of utilities.
- Minimum lot areas, lot frontages, and lot widths at the building line all vary in relation to the density of the proposed use (single-family versus two family dwellings) and the availability of utilities.

**Recommendation:** Staff recommends the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the proposed amendments to the Article III, § 305(18) Accessory Building – Detached and Article IV, §§ 401, 402, and 403 of the Wadsworth Township Zoning Resolution subject to staff comments.