



Zoning Text Amendment Wadsworth Township

Meeting: February 3, 2016
Applicant: Wadsworth Township Zoning Commission
Hearing: TBA (Zoning Commission)
Amendment: Article II, Section (§) 205 Accessory Structures & Uses
Reviewer: Rob Henwood

Proposed Amendments: New text is **underlined and bold**, deleted text is ~~struck through~~ and staff comments are in *italics*.

ARTICLE III GENERAL PROVISIONS AND SUPPLEMENTAL REGULATIONS

SEC 305 GENERAL REGULATIONS APPLICABLE TO ALL USE DISTRICTS

1. Accessory Buildings and Uses - Yard Exceptions.

In any district off-street parking spaces, private garages or other accessory buildings one story in height and detached from the main building, when located between the front of the main building and the rear lot line, may be placed five (5) feet from the side and rear property lines. One story building is not to exceed twenty-**two** (~~2022~~) feet in height. *Twenty to twenty-five foot tall accessory structures are fairly common in Medina County communities. See the listed communities below for examples of maximum heights of accessory structures:*

Community	District/s	Max. Height
Brunswick Hills Twp.	Rural Residential & Open Space Conservation	25 feet
	Residential & Commercial	15 feet
Granger Twp.	All	25 feet
Hinckley Twp.	Residential	22 feet
	Business/Commercial/Industrial	35 feet
Liverpool Twp.	Residential & Commercial	35 feet
	Industrial	50 feet
Medina Twp.	All	20 feet
Montville Twp.	Residential & Commercial	20 feet

The proposed increase in the permitted height of an accessory structure appears in keeping with the regulations in other Medina County communities.

While not part of the submitted amendment, the township may wish to consider increasing the side and rear lot setbacks for accessory structures when commercial and industrial properties are located adjacent to residential districts.

Detached accessory buildings will be permitted as follows:

0.5 acreage	768 sq. ft.
1.0 acreage	1,024 sq. ft.
2.0 acreage	1,536 sq. ft.
> 3.0 acreage	2,400 sq. ft.

See the listed communities below for examples of maximum heights of accessory structures:¹

Community	District/s	Min. Lot Size (acres)	Min. Lot Size (sq. ft.)	Max Area (sq. ft.)
Brunswick Hills Twp. < 20% required rear yard	O-C Open Space Conservation	5.00	212,800	4,500
	R-R Rural Residential	2.00	85,120	3,000
	R-1 Residential	0.34	15,000	450
	R-2 Residential	0.34	15,000	450
	R-3 Residential	0.34	15,000	450
	C-1 Commercial	1.00	42,560	500
	C-2 Community Commercial	1.00	42,560	1,000
	C-3 Highway Arterial Commercial	2.00	85,120	1,000
	I-1 Industrial	1.00	42,560	1,000
Granger Twp. < 30% required rear yard	R-1 Residential	2.00	85,120	1,575
	C-1 Local Commercial Adj. Residential	2.00	85,120	2,100
	C-1 Local Commercial Adj. Commercial	2.00	85,120	1,050
	C-2 General Commercial Adj. Residential	2.00	85,120	2,100
	C-2 General Commercial Adj. Commercial	2.00	85,120	1,050
	C-3 Hyw. Interchange Commercial Adj. Residential	2.00	85,120	2,100
	C-3 Hyw. Interchange Commercial Adj. Commercial	2.00	85,120	1,050
Hinckley Twp.	All	n/a	n/a	1,800
Montville Twp. 1% of lot area or 2,500 sq.ft. whichever is lower	R-R Rural Residential	4.00	174,240	1,742
	R-1 Single-Family Low Density Res.	2.00	87,120	871
	R-2 Single-Family Suburban Residential	0.51	22,000	220
	R-3 Single-Family Urban Residential	0.28	12,000	120

For reference purposes structures with the following areas could have the following dimensions:

- 768 sq. ft. = 24' x 32'
- 1,024 sq. ft. = 32' x 32'
- 1,536 sq. ft. = 32' x 48'
- 2,400 sq. ft. = 48' x 50'

¹ The Granger Township regulation requiring the increase in the rear yard setback when a commercial use will be adjacent to a residential property appears to have the unintended consequence of increasing the permitted size of an accessory structure.

Based on the information contained in the table above, staff has the following comments regarding the proposed maximum sizes for accessory structures:

1. *768 and 1,024 sq. ft. seems too large for smaller lot residential areas (lots less than 2.0 acres). Accessory structures in the range of 120 – 450 sq. ft. seem more in keeping with the maximum areas required by other Medina County communities.*
2. *1,536 to 2,400 sq. ft. appears appropriate for residential areas with large lots (over 2.0 acres).*
3. *1,024 to 2,400 sq. ft. appears appropriate for commercial uses with lots over 1.0 acres.*

Recommendation: Staff recommends the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the proposed amendments to: Article III, Section 305.19 19. Accessory Buildings and Uses - Yard Exceptions subject to staff comments.