



Planning Commission
App. No. 016-2016 TA

Zoning Text Amendment Harrisville Township

Meeting: March 2, 2016
Applicant: Harrisville Township Zoning Commission
Hearing: TBA (Zoning Commission)
Amendments: Article IV, Use, Area and Height Regulations
Section 400-5 Maximum Building Height;
Section 401-3g) Height Regulations;
Section 402-3 C. Area and Yard Requirements;
Section 402-4 C. Area and Yard Requirements;
Section 403-4 C. Area and Yard Requirements
Section 403-5 A.- E. Building Setback and Height Requirements;
Section 404-4 C. Area.
Reviewer: Susan Hirsch

Proposed Amendments: New text is shown as **bold and underlined**; deleted text is indicated as ~~struck through~~ and Staff Comments are in *italics*.

Article IV USE, AREA AND HEIGHT REGULATIONS

Section 400-5 Maximum Building Height
Maximum Building Height ~~Thirty-five (35)~~ **Forty (40) feet**

Section 401 R-1 RESIDENTIAL DISTRICTS

Section 401-3 Area and Height Regulations

- g) Height Regulations – no structure shall exceed ~~thirty-five (35)~~ **forty (40) feet** in height.

The Township has not provided justification for this proposed amendment to change the maximum height of a structure in the R-1 Residential Districts; however, most townships within the county have a maximum height of 35 feet. Staff also suggests that the Township confirm that the Fire Department has no problem with the additional five feet in height.

Section 402 B-1 BUSINESS DISTRICT

Section 402-3 Area and Yard Requirements

- A. Minimum Lot Area: There shall be a minimum lot area of 2 acres for a commercial use except as may be required by the Health Department of Ohio EPA for installation of an on-site sewage system. In the case of a commercial site, written approval from the applicable County or State authority for installation of an on-site sewage system shall be required prior to the issuance of a Zoning Certificate.
- B. Minimum Lot Frontage – 250 feet.

~~C.~~ Minimum Lot Width – 250 feet.

Rather than omitting this requirement entirely, Staff suggests that it be retained and renamed “Minimum Lot Width at the Building Line.” Also, Staff suggests incorporating language that requires that the lot have a consistent width from the front property line to the building line.

~~D.C.~~ Required Landscaping and Buffer Zones – The following buffers are to be constructed permanently maintained on any lot other than an established dwelling.

1. Front Yard – Adjacent to the right-of-way and running the entire frontage of the parcel shall be constructed a landscaped strip twenty (20) feet in width.
2. Side Yard – Running the length of the side yard and twenty-five (25) feet in width, a landscape buffer shall be maintained adjacent to any residential zoned lane.
3. Rear Yard - Running the length of the rear yard and twenty-five (25) feet in width, a landscape buffer shall be maintained adjacent to any residential zoned lane.

~~E.D.~~ Minimum Setback from Right-of-Way – 80 feet. The required front yard may be used for parking except for a landscaped strip 20 feet in width adjacent to the right-of-way and running the entire frontage of the parcel.

~~F.E.~~ Minimum Side Yard Width – 25 feet; except as provided in Section 402.3J below.

~~G.F.~~ Minimum Rear Yard Depth - 50 feet; except as provided in Section 402.3J below.

~~H.G.~~ Maximum Height – 40 feet

~~I.H.~~ Maximum Lot Coverage – 40 percent

~~J.I.~~ Yards Adjoining a Residential District – Where a B-1 District adjoins a residential district, the adjoining rear or side yard shall be 100 feet. The full area abutting the residential district to a depth of 50 feet, shall be landscaped and maintained to minimize any undesirable effects on adjacent residential areas. The balance of the yard shall be used for open space or parking.

Section 403

B-2 HIGHWAY SERVICE BUSINESS DISTRICT

Section 403-4 Area and Yard Requirements

- A. Minimum Lot Area: There shall be a minimum lot area of 2 acres for a commercial use except as may be required by the Health department of Ohio EPA for installation of an on-site sewage system. In the case of a commercial site, written approval from the applicable County or State

authority for installation of an on-site sewage system shall be required prior to the issuance of a Zoning Certificate.

B. Minimum Lot Frontage – 250 feet.

~~C. Minimum Lot Width – 250 feet.~~

Rather than omitting this requirement entirely, Staff suggests that it be retained and renamed “Minimum Lot Width at the Building Line.” Also, Staff suggests incorporating language that requires that the lot have a consistent width from the front property line to the building line.

~~D.C.~~ Required Landscaping and Buffer Zones – The following buffers are to be constructed permanently maintained on any lot other than an established dwelling.

1. Front Yard – Adjacent to the right-of-way and running the entire frontage of the parcel shall be constructed a landscaped strip twenty (20) feet in width.
2. Side Yard – Running the length of the side yard and twenty-five (25) feet in width, a landscape buffer shall be maintained adjacent to any residential zoned lane.
3. Rear Yard - Running the length of the rear yard and twenty-five (25) feet in width, a landscape buffer shall be maintained adjacent to any residential zoned lane.

~~E.D.~~ Minimum Setback from Right-of-Way – 80 feet. The required front yard may be used for parking except for a landscaped strip 20 feet in width adjacent to the right-of-way and running the entire frontage of the parcel.

~~F.E.~~ Minimum Side Yard Width – 25 feet; except as provided in Section 402.3J below.

~~G.F.~~ Minimum Rear Yard Depth - 50 feet; except as provided in Section 402.3J below.

~~H.G.~~ Maximum Height – 40 feet

~~I.H.~~ Maximum Lot Coverage – 40 percent

~~J.I.~~ Yards Adjoining a Residential District – Where a B-1 District adjoins a residential district, the adjoining rear or side yard shall be 100 feet. The full area abutting the residential district to a depth of 50 feet, shall be landscaped and maintained to minimize any undesirable effects on adjacent residential areas. The balance of the yard shall be used for open space or parking.

~~Section 403-5 Building Setback and Height Regulations~~

~~a) Minimum Front Setback Depth – fifty (50) feet.~~

- ~~b) Minimum Side Setback Width twenty five (25) feet, except where the side yard is adjacent to a residential district, a minimum of seventy five (75) feet is then required.~~
- ~~c) Minimum Rear Setback Depth twenty five (25) feet.~~
- ~~d) Height Regulations no building shall exceed thirty five (35) feet in height.~~
- ~~e) Parking and loading requirements are regulated by Article VII of this Resolution.~~

This section is redundant and omitting it is appropriate.

Section 403-6 **403-5** Site Plan Review and Conformance

All uses permitted and conditionally permitted in the B-2 district shall be issued zoning certificates only after review and approval of the site plans by the Zoning Commission or Board of Appeals according to procedures and requirements of

Section 404 I-1 INDUSTRIAL DISTRICT

Section 404-4 Area

- A. Minimum Lot Area: There shall be a Minimum lot area of 2 acres for a commercial use except as may be required by the Health Department of Ohio EPA for installation of an on-site sewage system. In the case of a commercial site, written approval from the applicable County or State authority for the installation of an on-site sewage system shall be required prior to the issuance of a Zoning certificate.
- B. Minimum Lot Frontage— 250 feet.
- ~~C. Minimum Lot Width— 250 feet.~~

Rather than omitting this requirement entirely, Staff suggests that it be retained and renamed “Minimum Lot Width at the Building Line.” Also, Staff suggests incorporating language that requires that the lot have a consistent width from the front property line to the building line.

- ~~D. C.~~ **D. C.** Required Landscaping and Buffer Zones - The following buffers are to be constructed and permanently maintained on any lot other than an established dwelling.
 - 1. Front Yard - Adjacent to the right-of-way and running the entire frontage of the parcel shall be constructed a landscaped strip twenty (20) feet in width.

2. Side Yard - Running the length of the side yard and twenty-five (25) feet in width, a landscaped buffer shall be maintained adjacent to any residential zoned land.
3. Rear Yard — Running the length of the rear yard and twenty-five (25) feet in width, a landscaped buffer shall be maintained adjacent to any residential zoned land.

Recommendations: Staff recommends **APPROVAL WITH MODIFICATIONS** for the proposed Harrisville Township text amendments, subject to Staff Comments. Staff further recommends that Harrisville Township request an opinion from the Medina County Prosecutor's Office on the final language.

R:\wp\planning\Text_Amend\harrisville\2016\harrisville_twp_ta_016-2016_various_changes.doc