



## Zoning Text Amendment Guilford Township

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<b>Meeting:</b>	February 6, 2019
<b>Applicant:</b>	Guilford Township Zoning Commission
<b>Hearing:</b>	TBD (Zoning Commission)
<b>Amendment:</b>	Section (§) 3 Definitions, 4.12 Fences, 4.20 Road right-of-way, 6.1 Residential Permitted Uses
<b>Reviewer:</b>	Rob Henwood

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**Proposed Amendments:** On December 24, 2018 Guilford Township Zoning Commission (ZC) Secretary, David Houk sent an email to the Department of Planning Services (DPS) staff requesting a review of the following changes to the Zoning Resolution as proposed by the ZC (new text is underlined, text to be deleted is shown as strikethrough, and Staff Comments are *italicized*):

### DEFINITIONS SECTION 3

**3.23a - Farm Market** – A structure where 50% or more of the gross income received from the market is derived from produce raised on farms owned or operated by the market operator in a normal crop year.

- *The styles used to write numbers and units should be utilized consistently in the text.*
- *This definition is consistent with Ohio Revised Code § 519.21(C)(1).*

**3.52 – Roadside Stand** – ~~M~~means a temporary structure used or intended to be used solely by the home owner or tenant of a property on which it is located, for the sale of goods produced on the premises. *Delete the term “means.”*

**3.55 – Sign** – Any object, device, display, or structure, ~~o~~or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by means, including words, letters, figures, design, symbols, fixtures, or colors ~~colors, illumination, or projected images.~~

**3.55a – Electronic Message Sign** – A sign whose informational content can be electronically changed. The sign must meet all sign regulations.

- *Definitions should not contain regulations. Delete reference to meeting regulations.*
- *Staff recommends the ZC utilize a broader definition of “changeable copy sign” which would include signs whose informational copy can be changed either manually or electronically. See June 6, 2018 Staff Report.*

**3.55b – Illuminated Sign** – A sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign. The sign must meet all sign regulations. *Definitions should not contain regulations. Delete reference to meeting regulations.*

### GENERAL REGULATIONS SECTION 4

#### **4.12 – REGULATIONS FOR FENCES:**

- b - Fences for residential uses shall be constructed two (2) feet inside of the owners

side and rear property lines and the road right-of-way. Line fences for agricultural uses, shall be permitted on the ~~property line~~ owners side and rear property line, but shall not be in the road right-of-way. **Replace “owners” with “owner’s.”**

#### **4.20 – ROAD RIGHT-OF-WAY**

1. ~~No trees or shrubs shall be planted, rocks, ornamental or masonry construction, or structures of any kind, except breakaway mailboxes, newspaper boxes or agricultural fences, may be placed within the road right of way without the prior approval of the Board of Trustees. There shall not be any construction, or objects of any kind in the road right-of-way. Only breakaway mailboxes, newspaper boxes may be placed in the road right-of-way. **Delete the comma between the words “mailboxes” and “newspaper” and add the word “and.”**~~

### **RESIDENTIAL DISTRICT SECTION 6**

#### **6.1 - PERMITTED USES**

**6.1 - 2 – Signs:** Maximum size: ~~sixteen (16) square feet~~ shall be 4 square feet. *Number style.*

- a – ~~One non-illuminating temporary sign for selling the property on which it is located. **The ZC may wish to consider allowing additional temporary signage to allow for political signs.**~~
- b – ~~Subdivision sign.~~ One permanent sign per residential parcel. *Number style.*
- c – ~~Directional signs for users in the community.~~ Maximum height shall be six (6) feet from the natural grade.

**6.8 – Farm Market** – Must be a permanent structure.

- a – Shall be fifty (50) feet from the road right-of-way.
  - b – Parking shall meet driveway regulations.
  - c – Must be a minimum of 144 square feet and a maximum of 480 square feet.
- *Number style.*
  - *These regulations appear consistent with Ohio Revised Code § 519.21(C)(1).*

**6.9 – Temporary Roadside Stand**

- a – Shall be removed at the end of the growing season.
- b – Shall be outside of the road right-of-way.
- c – Shall not obstruct traffic in any way.
- d – Parking shall be off of the road right-of-way.

**Comment:** The writing of numbers and symbols in the text are not handled consistently. One style for writing numbers and symbols should be used consistently; words only (nineteen percent), numbers or digits and symbols only (19%), or a combination of words, numbers, and symbols (nineteen percent (19%)).

**Recommendation:** Staff recommends the Planning Commission **APPROVE WITH MODIFICATIONS** the proposed text amendment to the Guilford Township Zoning Resolution subject to Staff Comments.