



Planning Commission
App. No. 099-2019 TA

Zoning Text Amendment Harrisville Township



Meeting: December 4, 2019
Applicant: Harrisville Township Zoning Commission
Hearing: TBA (Zoning Commission)
Amendments: Update Section 410 B-4; Article 601-4
Reviewer: Sonja Pagniano

Proposal: ADD to Section 410(B)(4), ADD to Section 601-1 Sign Regulations

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

Section 410(B)(4)

Accessory building containing home occupation uses shall be limited in area to not more than 1,200 square feet (total). A larger building may be used provided the home occupation area is structurally portioned to not exceed 1,200 square feet. Storage of equipment and material outside of buildings shall be limited to a specified area not exceeding 600 square feet; and shall be appropriately screened to be not visible from outside the property boundaries. **This area is not to contain junk motor vehicles (as defined under ORC 505.173) or anything that could be defined as a nuisance and enforced against under ORC 505.87 & 505.871.** Equipment and materials shall be limited to quantities that do not constitute a fire, health, or safety hazard.

Change sentence one: "building" to "buildings" and change "not" to "no."

Sentence two: add comma after "used".

Rephrase sentence 3 to read "and shall be appropriately screened to not be visible from outside the property boundaries."

Staff agrees with referencing the ORC and keeping the nuisance definition, general to those specific sections.

Section 601-1 SIGN REGULATIONS

No sign of any kind can be located within 10 feet of any road right of way front line or side yard lot. Lines in districts R-1, M, I, B-1, B-2. In district B-3 & B-4 the road right of way set back shall be 25 feet with a 10' side yard setback (See also 403 A7).

Staff is unsure of where this text belongs in the Sign Regulations section. We have no record of 601-4. In the future, please provide the most current sections of the items that are being updated along with the proposed changes. Staff suggests placing sentence one before A in 601-1. Unsure if "Lines in districts R-1, M, I, B-1, B-2" is supposed to say "Signs in districts R-1, M, I, B-1, B-2"? Assuming districts B-3 and B-4 are business districts, that third sentence should go as a number in 601-1(B).

The following is what we have on file for Section 601-1 Sign Regulations, for reference:

- A. The following signs are permitted in any district and a zoning certificate shall not be required.
1. One non-illuminated sign advertising the sale or lease of the lot or building not exceeding six (6) square feet In area on any lot.
 2. Signs appropriate to a public or semipublic building for the purpose of displaying the name and activities or services therein provided, not larger than a total of twenty (20) square feet And restricted to the premises.
 3. Signs incidental to legal process and necessary to the public welfare.
 4. No sign shall extend into any highway or street right of way.
 5. Signs not larger than ten (10) square feet in Area are permitted in any district when the Use of the sign is in direct relation to the use of the premises,
- B. The following signs are permitted only in a business or industrial district and a zoning certificate shall be required.
1. Business signs may be fixed flat against the wall of buildings or may project not more than four (4) feet,
 2. Any illuminated business sign or billboard shall be so shaded as not to interfere with the vision of persons on the highway or to annoy neighbors,
 3. No business sign or billboard shall be erected closer than eighty (80) feet to any intersection with exception of those signs incidental to legal process and necessary to the public welfare or those signs attached to 4 building or structure and they must be placed go as not to obstruct the view or cause a traffic hazard.
 4. All business signs and billboards erected beyond 80 feet but within two hundred (200) feet of any intersection must be erected so as not to obstruct View or cause a traffic hazard.

STAFF COMMENTS:

Staff recommends that Harrisville Township Zoning Commission review their Section 410 as they did in 2017 to improve the section to ensure that it is easy to understand and fully compatible with their community. Staff is unsure that the Township implemented the comments they received on the 2017 revisions. Staff would like to remind communities that updating and maintain their Zoning Regulations is their responsibility. We are happy to share the records that we do still have on file, but we do not maintain or update those records ourselves.

RECOMMENDATION: Staff recommends **APPROVAL WITH MODIFICATIONS** for the proposed Harrisville Township text amendments, subject to Staff Comments. Staff further recommends that Harrisville Township follow up with the Medina County Prosecutor's Office on the final language.

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