App. No. 050-2022-TA

Zoning Text Amendments

Harrisville Township

Meeting: June 1, 2022
Applicant: Harrisville Township
Hearing: April 14, 2022
Amendments: Definitions
Section 304 Supplementary Regulations
Section 401 R-1 Residential District
Section 404 I-1 Industrial District
Reviewer: Denise Testa
Recommendation: **APPROVE WITH MODIFICATIONS**

Proposal: Tom Guggenbiller, Harrisville Township Zoning Inspector, requested a review of proposed revisions in several sections in the Harrisville Township Zoning Resolution and indicated the proposed revisions have been reviewed by the Township legal counsel. Township revisions are shown in red. Department of Planning Services (DPS) staff comments are shown black as ***bold and italics***.

Revisions in Section 304 Supplementary Regulations
Section 304.e Accessory Building

e) An accessory building (garages, etc.) attached to the principal building on a lot, shall be made structurally a part thereof, and shall comply in all respects with the requirements of this Resolution which are applicable to the principal building. ~~Any accessory building one story in height and detached from the main building, when located behind the main building, and the rear lot line may be placed five (5) feet from the side or rear property lines.~~

The Township indicated the original text conflicts with other sections of the zoning resolution, is difficult to measure for enforcement, and accessory buildings will comply with setbacks outlined in the zoning districts.

Revisions in Section 401 R-1 Residential District
Section 401-4 Site Plan Review and Conformance

All conditionally permitted uses in the R-1 district shall be issued zoning certificates only after review and approval of the site plans by the Board of Appeals according to the procedures and requirements of Section 305. New homes must meet requirements outlined in the State of Ohio Building Codes and Regulations, Medina County Building Department Regulations and be built on a permanent ground anchor foundation.

Staff recommends the new text define what types of homes should be built on a permanent ground anchor foundation. Is your goal to require all new homes use this type of foundation?

Staff recommends adding text in the definitions section for a permanent ground anchor foundation. According to the Federal Housing Administration, "Permanent foundations must be constructed of durable materials; i.e. concrete, mortared masonry, or treated wood - and be site-built. It shall have attachment points to anchor and stabilize the manufactured home to

transfer all loads, herein defined, to the underlying soil or rock." Staff recommends adding modular, trailer, and factory-built homes into the definition.

Revisions to Section 404 I-1 Industrial District

Section 404-1.e Permitted Uses

e) Contractor yards and storage facilities are permitted if all equipment, tools, and facilities are stored within a suitably enclosed building. Outdoor Storage is permitted, if screened from view from all public right-of-ways and adjacent residential districts using landscaping, walls, fences or topography. Outdoor storage shall not occur in front yards.

Department of Planning Services Recommendation: Staff recommends the Medina County Planning Commission **Approve with Modifications** the proposed text amendments to the Harrisville Township Zoning Resolution.