App. No. 004-2025 TA

Zoning Text Amendments

Harrisville Township

Meeting:	February 5, 2025	
Applicant:	Harrisville Township	
Hearing:	TBD	
Amendments:	Section 9	Industrial District I-1
	Section 10	Restricted Light Industrial (I-2)
	Section 11	Supplemental Regulations
	Section 20	Definitions
Reviewer:	Jeff Kassouf	
Recommendation:	**APPROVE WITH MODIFICATIONS**	

Proposal: Tom Guggenbiller, Harrisville Township Zoning Inspector, requested a review of the above sections of the Harrisville Township Zoning Resolution. The amendments below have been reviewed by the Medina County Prosecutor. Township amendments are shown in **red**, new text is **underlined**, and deleted text is shown in ~~**strikeout**~~. DPS staff comments are shown in black with ***bold and italics***.

SECTION 9 INDUSTRIAL DISTRICT I-1

900 PURPOSE

The purpose of the Industrial District (I-1) is to provide areas for industrial uses, both indoor and outdoor. These uses can be more intense than light industrial uses. These uses are typically separated from residential uses.

Section 9A Industrial – (1A) SEVILLE ROAD OVERLAY DISTRICT

900 (A) PURPOSE:

This special Overlay on the parcels listed below in the I-1 District is designed to enhance opportunities in the overlay District for landlocked parcels and provide a required means to provide certain legal access by private road to those parcels that exist now or in the future. The provisions of this Section 9A are in addition and supplemental to the existing zoning regulations and districts for the overlay area, which shall continue to apply to all property within this overlay district.

The use of the term "private road" implies the road should be built to public standards as required by the Engineering Code for Subdivision Development. Though land used in this district is restricted to industrial and other permitted uses, staff recommend revising "private road" to "common access drive" throughout the document. This revision would clarify the shared access points and avoid confusion with other regulations. For reference, a common access drive will be required to obtain a driveway permit prior to installation.

901 (A) OVERLAY AREA ESTABLISHED

The following parcels in existence on the date of adoption of this Section of the Zoning Resolution comprise this overlay district: 013-14D-15008, 013-14D-14014, 013-14D-14001, 013-14D-14024, 013-14D-14023, 013-14D-14013, 013-14D-14001.

This area is bordered on the East by parcel 013-14D-20013 Medina County Commissioners / Park District (as this parcel exists on the date of adoption of this Section), and the border of Westfield Township; on the west by Seville and Jamison Road; on the South and West by Wheeling and Lake Erie Railroad; and on the North by parcels 013-14D-09006, 013-14D-09007, and 013-14D-0418.

Staff recommend specifying the extent of the new Seville Road Overlay District using means other than permanent parcel numbers. These parcel numbers may change in the future if there is a split, combination, or other property developments. Staff propose a map exhibit, attached below as "Exhibit A," which will define the Seville Road Overlay District in a visual way and clearly define the district boundaries. This map may be separately proposed to the Township Trustees and the Planning Commission as a Zoning Map Amendment.

902 (A) APPLICABILITY AND COMPLIANCE

This Overlay District is created to provide a means of legal access to properties in this area by requiring a privately created and maintained, all-weather surface private road capable of full access by necessary business vehicles and all emergency vehicles as determined by the applicable safety service department(s), and which must be provided by a recorded plat, deed or permanent easement. This access shall be shown and proven by documents at the necessary Township site plan review and or variance application. Private roads are to provide access to public Seville Road or Jamison Road within Harrisville Township.

To support compliance in establishing a private road, or common access drive, staff recommend changing the end of the first sentence to,"…must be provided by a recorded plat, deed, and/or permanent easement." This will allow the Township greater flexibility when considering proposals.

All other requirements of the I-1 District Section 9 and supplemental Sections of the Code to I-1 Section 9 shall be in full effect excepting the special access requirements in the overlay district.

902.01 (A) Existing uses that were lawfully existing and in compliance with the previous zoning code and received site plan approval and permits will be considered legally non-conforming uses.

902.02 (A) Existing sites and uses that do not meet the requirements of the overlay district in full or in part can only be modified to bring them in full conformance.

SECTION 10 RESTRICTED LIGHT INDUSTRIAL (I-2)

1001 PERMITTED USES

The following uses and similar uses as interpreted by the Zoning Commission are permitted in the I-2 District:

Accessory uses and accessory structures
Electronic equipment manufacture/assembly
Equipment sales & rental
Precision instrument manufacture/assembly
Warehousing/Wholesale
~~Self-Storage Facility~~
Professional/Trade School
Recreational facility, indoor
Research and development facility

SECTION 11 SUPPLEMENTAL REGULATIONS

1100 GENERAL

In addition to the Zoning District requirements, the following Supplemental Regulations shall regulate the uses and structures in Harrisville Township.

1101 ACCESSORY BUILDING OR STRUCTURE

An accessory building or structure shall be subject to the following requirements:

1. It shall be located behind or adjacent to the principal building, but may not project in front of the principal building.

2. The minimum distance of the accessory building or structure from the principal building shall be fifteen (15') feet in all residential, commercial, and industrial districts.

3. The minimum distance of the accessory building or structure from any lot line shall be fifteen (15') and shall not be located within any required planting strip pursuant to Section 15. Where the accessory building is located on a corner lot, it shall not project in front of the principal building from either street. (See Diagram 1)

DIAGRAM 1

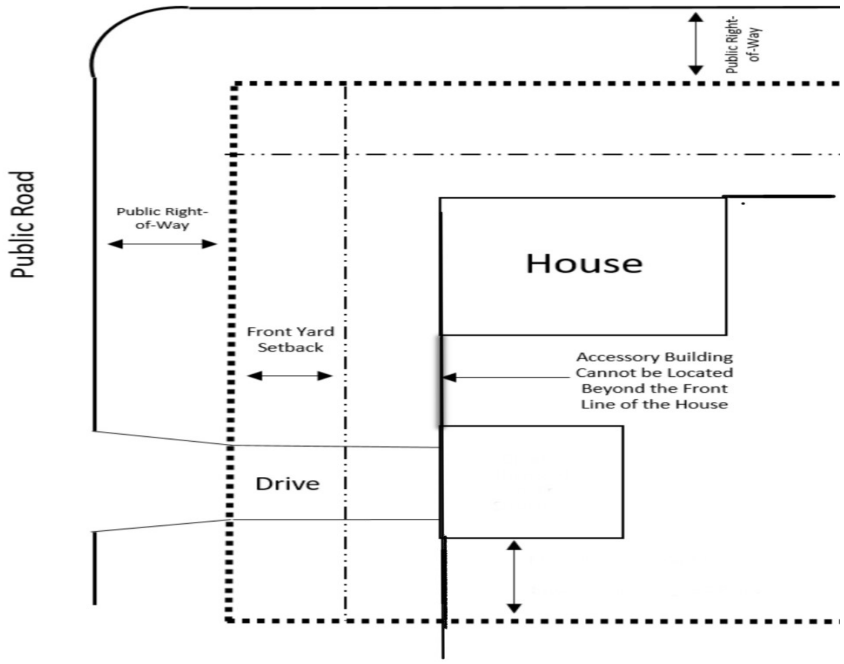
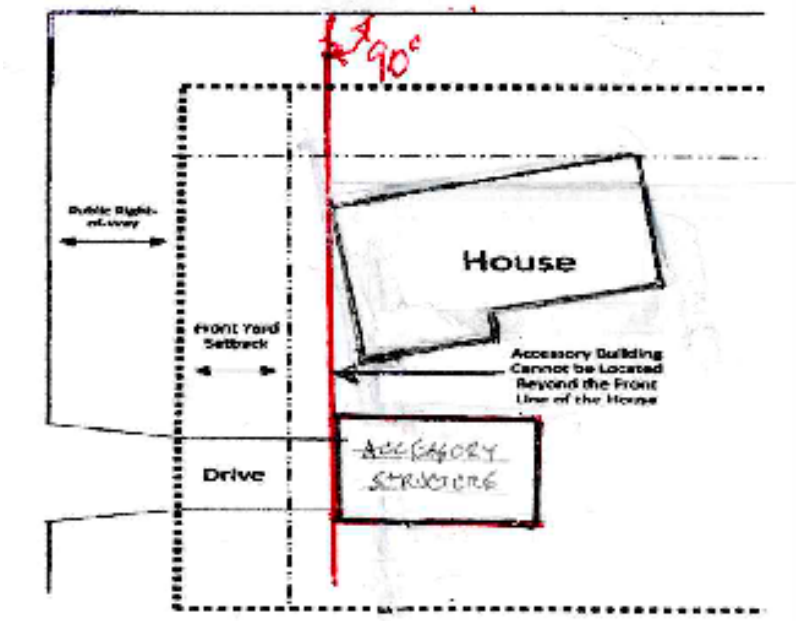


DIAGRAM 2

In the situation when the House is not parallel to the front property line



This will be inserted right after Diagram 1

PLEASE excuse this rough rendering (final will be much more polished and better annotated as I will do that to Diagram 1 as well)

4. In any Residential District, an accessory building shall not exceed twenty-five (25') feet in height. No more than 2 accessory structures without permanently sighted foundations are allowed.

5. No accessory building or structure shall be reconstructed, or structurally altered nearer to the edge of the right of way line.

6. A trash receptacle container (dumpster) or trash or recyclables compactor in districts B-1,2,3,4, I-1 and I-2, or a type 2 Home Occupation Use in R1 is an accessory structure that shall conform to the provisions of this section and shall be screened on all sides with a solid material.

7. In any Residential District only 2 (TWO)accessory structures without a permanently sighted foundation are allowed. In districts B-1,2,3,4, I-1 and I-2 only 1 (ONE) accessory structure without a permanently sighted foundation is allowed.

Staff recommend using lowercase characters for the numerical words in parentheses and adding a space between "[(two)]" and "accessory" in Item 7.

1112 TEMPORARY BUILDINGS AND USES

A. Temporary buildings, construction trailers, (Only in districts B-1,2,3,4, I-1 and I-2), equipment and materials used in conjunction with construction work may be permitted only on the lot on which construction is occurring and only during the period construction work is in progress up to one year with a Zoning Certificate and a 6 month Extensions of such use may be granted by the Zoning Inspector. Such temporary facilities shall be removed upon completion of the construction work.

SECTION 20 DEFINITIONS

All Weather Surface: areas that have been, or to be proposed to be, paved and/or covered with buildings and materials that do not readily and freely absorb and/or allow water to penetrate, including, but not limited to, concrete, asphalt, rooftop, blacktop, brick, blocks, pavers, and stone.

Private Road: a road or driveway on privately owned property, limited to the use of the owner or a group of owners who share the use and maintain the road without help from any government agency.

Public Road: any road or street under the jurisdiction of and maintained by a public authority and open to public travel.

Staff recommend capitalizing the first word in each definition. For the private road (or common access drive) definition, staff recommend adding language that requires an easement as mentioned in Section 902A Applicability and Compliance.

Staff recommend adding a definition for "Building Line" which was present in the previously adopted Harrisville Township zoning book. Building line is referenced in multiple definitions and Articles as existing per May 2024 as well as extensively in the above amendment(s).

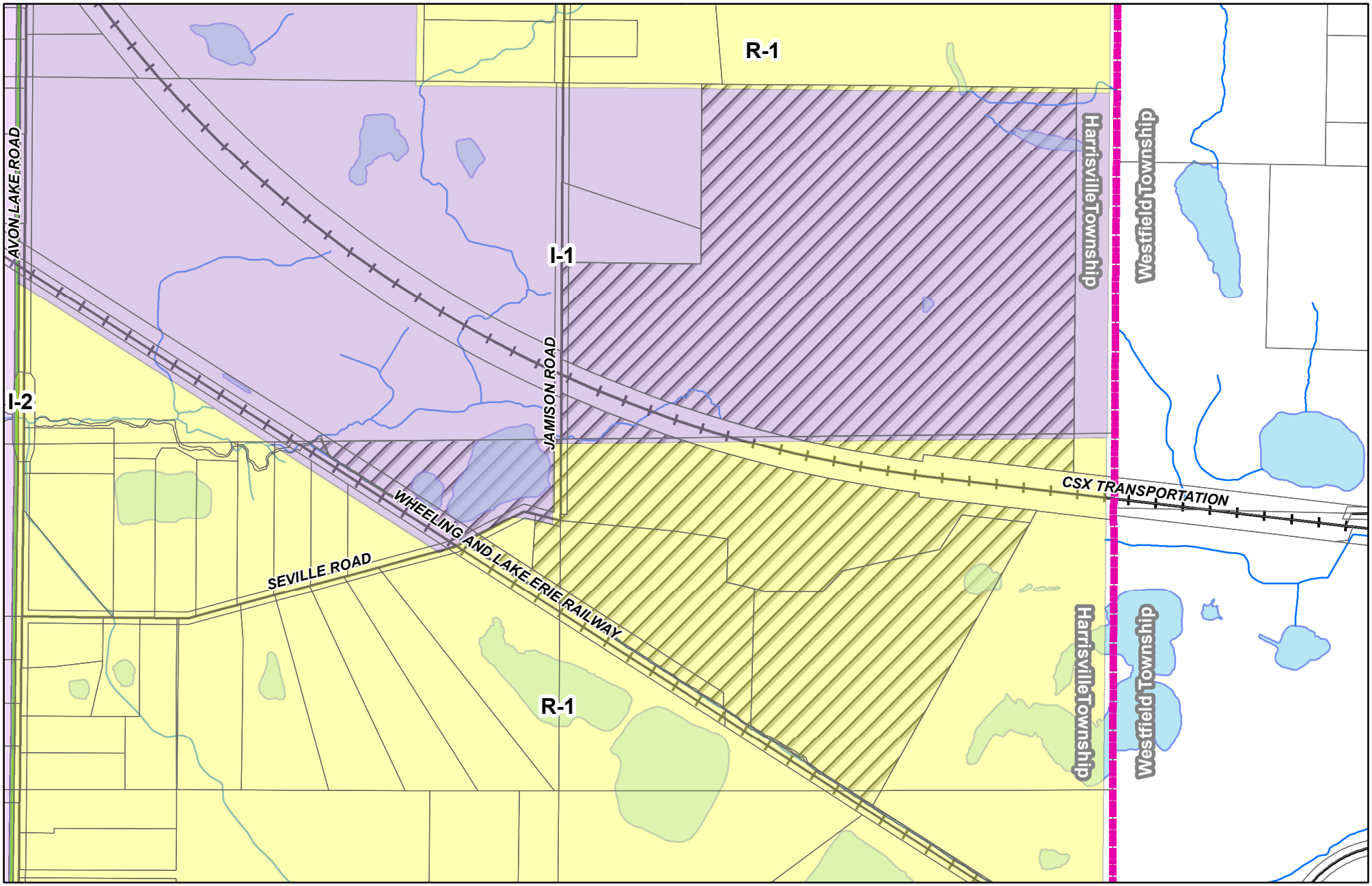
Definition as per the previous resolution, "A line defining the minimum front, side, and rear yard requirements." This doesn't quite capture the objective of a building line nor how it establishes the "yards" as described herein.

Staff recommend considering the Merriam-Webster definition, "[A] line usually set with respect to the frontage of a plot of land which is fixed by statute or by deed or contract and beyond which the owner of the land may not build." The restriction on building is the crux of a "building line."

Alternatively, "setback line" in Article III of the Medina County Subdivision Regulations might be useful here, then an entry for "building line" directing users to navigate to "setback line."

> ***"A line established by zoning resolution or County Building Department requirements, generally parallel with and measured from the lot line, defining the limits of a yard in which no building, or structure may be located above ground, except as may be provided in the Zoning Resolution" (Article III, Page 20, Medina County Subdivision Regulations).***

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. Staff further recommend that the Township consult with the Prosecutor's Office regarding the proposed text amendments.



Medina County Ohio

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Harrisville Township

"Exhibit A"

Seville Road Overlay District

1 inch = 625 feet

250 125 0 250 500 750

Feet