App. No. 036-2024-TA

Zoning Text Amendment

Homer Township

Meeting:	July 3, 2024	
Applicant:	Homer Township Zoning Commission (ZC)	
Hearing:	TBD	
Amendments:	Section 401-5.E.9.	Open Space Community
	Section 402-1	R-1 Low Density Residential District Purpose
	Section 402-4.E.	R-1 Area and Height Regulations
	Section 402-2.A.	R-1 Permitted Uses
Reviewer:	Rob Henwood	
Recommendation:	**APPROVE WITH MODIFICATIONS**	

Proposal: Mary Cuchna, Homer Township Zoning Secretary, in an email dated May 16, 2024, requested a review of proposed revisions to several sections of the Homer Township Zoning Resolution.

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***.

ARTICLE IV – USE, AREA, HEIGHT REGULATIONS

SECTION 401-1 R-2 RESIDENTIAL DISTRICT

SECTION 401-5 OPEN SPACE COMMUNITY

E. Standards for Open Space Conservation Developments

9. ~~Residences are limited to single family detached dwellings.~~ Limited to single residential structures.

SECTION 402 R-1 LOW DENSITY RESIDENTIAL DISTRICT

SECTION 402-1 PURPOSE

The purpose of this district is to accommodate residential development at a low-density that will promote the continuation of the predominately rural residential character of Homer Township. This district is to provide for development in areas which are not adaptable for agricultural use due to the physical limitations imposed by roads and railroads, specifically areas south of Simcox Road between Pawnee Road and River Corners Road, and the area between Ohio Route 224 and the CSX Railroad from the easterly boundary of ~~properties presently owned by Robert D. and Barbara Worden and by Richard and Yin Tze Courey to Simcox Road.~~ parcel number 019-13B-39-002 east to the easterly boundary of parcel # 019-13B-46-007 at River Corners Rd. ***Spell out the words "number" and "Road."*** In addition, the district provides reasonable residential development controls for expansion and development within ~~the village of Homerville~~ Homer Township as reflected in the Homer Township Comprehensive Plan.

Section 402-2 PERMITTED USES

A. ~~One and two family residential uses~~ Single residences and single residences converted to dual residences subject to sec. 401-3.Y. ***Spell out and capitalize the word "section."***

Section 402-4 AREA AND HEIGHT REGULATIONS

E. ~~Minimum Side Yard Width fifteen (15) feet.~~ Minimum Side Yard Width forty (40) feet.

Any modification made to a single residence for the purpose of converting the structure to a dual residence must be incorporated as an integral part of the original single structure, and must comply with the following:

1. Any additional structure shall have a common foundation wall or common exterior wall with the existing structure.
2. The main roof of the existing structure must be attached to the additions roof or to the common structure or foundation wall.
3. The capacity of the sanitary system to accommodate all proposed additional square footage and usage, including added bedrooms, bathrooms, and kitchen areas must be approved by the Medina County Health Department prior to final approval by the Township. The entire structure must be connected to an existing sanitary system unless the Medina County Health Department, per their regulations, deems it necessary to enlarge the system to accommodate the additional space and usage. ***According to David Wos of the Medina County Health Department, the ZC should utilize the term "sewage treatment system" instead of "sanitary system."***
4. Must be in compliance with Sec. 401-4 of this Resolution. ***Spell out the word "Section."***

The regulations proposed in Section 402-4.E. are neither area nor height regulations. The ZC should consider making single residences converted to dual residences conditionally permitted uses. The ZC could then move Section 402-4.E. to Section 802 Regulations Pertaining to Conditionally Permitted Uses.

Department of Planning Services Recommendation: Staff recommends the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the proposed text amendments to the Homer Township Zoning Resolution.