App. No. 042-2025-TA

Zoning Text Amendment

Homer Township

Meeting:	September 3, 2025	
Applicant:	Homer Township Zoning Commission (ZC)	
Hearing:	TBD	
Amendments:	Section 401-3.M.	R-2 Conditionally Permissible Uses
	Section 401-5.E-9	R-2 Open Space Community
	Section 402-2.A	R-1 Permitted Uses
	Section 402-4.A.	R-1 Area and Height Regulations
	Section 402-4.B	R-1 Area and Height Regulations
	Section 402-4.C	R-1 Area and Height Regulations
	Section 402-4.E	R-1 Area and Height Regulations
	Section 402-4.G	R-1 Area and Height Regulations
	Section 802	Regulations Pertaining to Conditionally Permissible Uses
	Appendix B	Zoning Districts Map Text
Reviewer:	Denise Testa	
Recommendation:	**APPROVE WITH MODIFICATIONS**	

Proposal: Mary Cuchna, Homer Township Zoning Secretary, in an email dated June 15, 2025, 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***.

Staff met with representatives from Homer Township to discuss the proposed text amendments. Future residential development and its effect on the farming community is a point of concern for the Township. The Homer Township community places a high priority on protecting productive farmland as a critical resource for food production, open space, and rural character.

ARTICLE IV: USE, AREA, HEIGHT REGLUATIONS

Section 401-1 R-2 Residential District

This district is composed of land being used for residential use, agricultural activities, open recreational uses, and other open land uses, and is adjacent to the urban areas. Sub-marginal lands having no principal use also are included in this district.

Nothing contained in this Zoning Resolution shall prohibit the use of any land for agricultural purposes, or the construction or use of buildings or structures incident to the use for agricultural purposes of the land upon which said buildings or structures are located, and no zoning certificate fee shall be charged for such use, building, or structure.

Section 401-3 – Conditionally Permissible Uses

M. Lumber yard, **only in conjunction with a sawmill,** coal and coke yards subject to Subsections 104 and 107.

SECTION 401-5 OPEN SPACE COMMUNITY

A. Introduction

Large lot zoning, established to preserve rural character or as a means to reduce population density has absorbed land at an accelerated rate without the desired benefits, such as economy of layout, convenience of access to town roads, improved visual quality, or permanent preservation of rapidly diminishing open space and agricultural lands.

The 1995 update to the Homer Township Comprehensive Plan identified the need to use more efficient methods of developing land to avoid negative environmental impacts. This need suggests expectations of higher development quality and places more demanding responsibility on land use decision makers. Grouping of residential development, where appropriate, provides an alternative to creatively preserve open space, accommodate growth and, at the same time, preserve the open rural and agricultural appearance of Homer Township. This process encourages the concentration or grouping of buildings on those areas of a site that are best suited for development, while requiring that the remaining land be permanently retained as common open space, or permanently restricted to agricultural land usage.

Section 401-5-E-9

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

The proposed revision refers to "Single Family Residential Structures"; however, the definitions in the Zoning Resolution refer to both "Dwelling, One-Family" and "Dwelling, Two-Family" as seen below. Staff recommend using consistent terms and language as outlined in the definitions throughout the Resolution. Otherwise, this could be confusing unless you align the terms.

Dwelling, One-Family - is a detached building designed for, or converted or occupied exclusively by one family.

Dwelling, Two-family - is a detached building designed for, or converted or occupied exclusively by two families, living independently of each other.

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 westerly 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-45-003 and parcel # 019-13B-39-004 east to the easterly boundary of parcel # 019-13B-46-007 at River Corners Rd., and from the westerly boundary of parcel #019-13B-40-012 east to the east boundary of parcel # 019-13B-41-00 at Pawnee Rd.** 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-A – Permitted Uses

A. ~~**One and two family residential uses**~~ **Single-family residences**

Section 402-4 – Area and Height Regulations

Lots shall be laid out with side lot lines perpendicular to the road right-of-way except when curvature of the road or unique physical conditions of the land makes this impossible. This requirement shall not be interpreted to discourage the development of curved streets going with the natural land contour.

A. ~~***Minimum Lot Area***~~

~~***Single-family residence: Two (2) acres***~~
~~**Two-family residence: Four (4) acres**~~

Minimum Lot Area Two (2) acres

B. Minimum Lot Frontage

Lot frontage at the road right-of-way shall be one hundred seventy-five (175) feet for a single-family residence**. ~~and three hundred fifty (350) feet for a two-family residence except when said lot fronts on a cul-de-sac, small loop street or similar road curvature, the required width shall be twenty-five (25) feet and fifty (50) feet respectively.~~**

C. ~~**Minimum Lot Width**~~

~~**Single residence: One-hundred seventy-five (175) feet**~~
~~**Two-family residence: Three-hundred fifty (350) feet**~~

Minimum Lot Width One-hundred seventy-five (175) feet

When side lot lines are required to be laid out on an angle rather than perpendicular to the road right-of-way, the lot width shall be measured as nearly perpendicular to the side lot line as possible.

D. Minimum Front Yard Depth from Street Right-of-way

Fifty (50) feet for structures fronting township and county roads.
Eighty (80) feet for structures fronting state highways.
If there is no established right-of-way side line for any road or street, said line shall be deemed to be thirty (30) feet from the center line of the road.

E. ~~**Minimum Side Yard Width fifteen (15) feet.**~~
Minimum Side Yard Width: Forty (40) feet.

F. Minimum Rear Yard Depth thirty (30) feet.

G. Minimum Living Floor Area ~~**Per Family**~~
Every ~~**single-family**~~ residence ~~**and every two-family residence**~~ shall have a minimum living floor area of not less than one thousand two hundred (1,200) square feet ~~**per family**~~, exclusive of breezeways, garages, terraces, attics, basements, and porches.

H. Height Regulations: No structure shall exceed thirty-five (35) feet in height.

I. Off-Street Parking: As regulated by Article VII of this Resolution (Section 701-1a).

ARTICLE VIII – CONDITIONAL ZONING PERMITS

Section 802 – 127

A Single Family Residence converted to a Dual Family Residence must comply with the following:

A. 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,
B. Any additional structure shall have a common foundation wall or common exterior wall with the existing structure,
C. The main roof of the existing structure must be attached to the addition's roof or to the common structure or foundation wall,
D. 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, and
E. Must be in compliance with Section 401-4 of this Resolution.

Section 401-4 Area Height Regulations reference in the proposed text amendment is a subsection of the R-2 District as seen below.

A. Minimum lot sizes. All lots shall have a minimum frontage of 350 feet and a minimum depth of 600 feet, and contain 10 acres.
B. Minimum living floor area per family. Every single family dwelling shall have a minimum living floor area of not less than twelve hundred square feet (1,200 sq. ft.) per family, exclusive of breezeways, garages, terraces, attics, basements, and porches.
C. No family dwelling shall exceed thirty-five (35) feet in height.
D. Required yards
1. ***Front yards shall be not less than eighty (80) feet in depth from the road right-of-way. If there is no established right-of-way sideline for any road or street, said line shall be deemed to be thirty (30) feet from the centerline of the road. (Rev. 6/28/01)***
2. ***Side yards shall be not less than fifty (50) feet on each side. (Rev. 5/26/10)***
3. ***Rear yard shall be not less than fifty (50) feet in depth.***

This amendment creates a conflict within the R-2 district regulations. While one-family residential uses are permitted, dual family dwellings are neither permitted nor conditionally permitted. By introducing a conditional use for converting a single-family residence into a dual-family residence, the text amendment effectively allows a use that the district does not otherwise support. Staff recommend clarification to reconcile this inconsistency—either by explicitly permitting dual-family residences in the R-2 district or by reconsidering whether such conversions should be allowed at all.

The R-2 district could reasonably support a dual family dwelling given its large minimum lot size requirement of 10 acres, which provides adequate space to accommodate such a use without creating density or compatibility concerns.

Staff recommend ending each bullet point with a period (.). Staff also recommend considering the following revision to Item D for clarification, "The Medina County Health Department must approve the septic system's capacity to accommodate all proposed additional square footage and usage, including added bedrooms, bathrooms, and kitchen areas, prior to final approval by the Township. The entire structure must be connected to an existing septic system unless the Health Department requires expansion to meet regulations."

Staff recommend the Medina County Prosecutor review the proposed revisions.

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

Attachment: Appendix B – Homer Township Zoning Districts Map Text

APPENDIX B

HOMER TOWNSHIP
ZONING DISTRICTS MAP TEXT

BUSINESS DISTRICT

NW CORNER – Beginning at the intersection of St. Rt. 301N and US Rt. 224, North 1,328.65', then West 396.49', then South 675.45', then East 112.0', then South 649.40', then East 285.78' to the beginning point. **(Rev. 2/4/99)**

SW CORNER – Beginning at the intersection of St. Rt. 301, US Rt. 224, and Zimmerman Rd., west 446.92' along US Rt. 224 to an iron pin, then south 262.76', then east 445.05', then north for 213.51' to the beginning point. **(Rev. 10/22/03)**

Note: The dimensions for the SW Corner, above, were determined according to a surveyor map dated Jan. 9, 1996 by Douglas P. McLaughlin & Assoc. **(Added 10/22/03)**

SE CORNER - Beginning at the intersection of US Rt. 224 and St. Rt. 301S, East 162.48', then South 162', then East 153.0', then South again for 246.32', then West 165.0' to the centerline of St. Rt. 301, then North 550.02' to the beginning point.

NE CORNER - Beginning at the intersection of St. Rt. 301N and U.S. Rt. 224, North 198.0', then East 280.5', then South 198.0', then West 280.50' to the beginning point.

R-1 DISTRICT (LOW DENSITY RESIDENTIAL)

NW AREA - From the Western boundary of the Business District, West along the centerline of US. Rt. 224 for 639.50', then North 485.0', then East 527.50', then North 164.40', then East 112.0', then South 649.40' to the beginning point. **(Rev. 2/4/99)**

SW AREA – Beginning at the western boundary of the B-1 district, west along US Rt. 224 for a distance of 577.28', then south for 846.46', then east 365.25', then north 178.68', then east again for 659.41' to the centerline of Zimmerman Rd., then north along that line for 432.35' to the southern boundary of the B-1 district, then west 445.05', and then north 262.76' to the beginning point. **(Rev. 10/22/03)**

TRIANGLE AREA - Beginning at the intersection of St. Rt. 301N, US Rt. 224 and Zimmerman Rd., South on Zimmerman Rd. for 787.58', then East 583.99' to the centerline of St. Rt. 301, then North on St. Rt. 301 for 1021.02', to the centerline of US Rt. 224, then West 82.17' to the beginning point.

SE AREA - Beginning at the Southern boundary of the Business District, South on St. Rt. 301 for 643.75', then from the centerline of St. Rt. 301, East for 207.0', then North 630.0', then East 269.28', then North 542.52' to the centerline of US Rt. 224, then West 879.66' to the eastern boundary of the Business District, then South for 162.0', then East 153.0', then South 246.32', then West 165.0'.

NE AREA – From the eastern boundary of the Business District, east for 1,050.45', then north 659.21', then west 1,330.96' to the centerline of St. Rt. 301N, then south 461.21' to the northern boundary of the Business District, then east 280.50', then south again 198.0' to the centerline of US Rt. 224, the beginning point. **(Rev. 10/22/03)**

SPECIAL NE AREAS:

Between CSX Railroad and US Route 224 (Greenwich Rd.) along US 224 beginning at the west boundary of Parcel #019-13B-45-003 and Parcel #019-13B-39-004 easterly to the east boundary of Parcel # 019-13B-46-007.

Along Simcox Rd. south to CSX Railroad beginning at the west boundary of Parcel # 019-13B-40-012 easterly to the east boundary of Parcel # 019-13B-41-007 to Pawnee Rd.

NOTE: Text for the Zoning Districts Map was originally adopted by the Homer Township Trustees on November 11, 1996.

NOTE: Information provided by maps and calculations with the assistance of the Medina County Tax Map Office