App. No. 013-2026 TA

Zoning Text Amendment

Guilford Township

Meeting:	March 4, 2026	
Applicant:	Guilford Township Zoning Commission (ZC)	
Hearing:	To be determined	
Amendments:	Section 3	Definitions
	Section 4	General Regulations
	Section 5	Agriculture
	Section 6	Residential District
	Section 7	Commercial District
	Section 8	Industrial District
	Section 9	Conditional Zoning Permits
	Section 10	Non-Conforming Uses
Reviewer:	Jeff Kassouf	
Recommendation:	**APPROVE WITH MODIFICATIONS**	

Proposal: Shannon Colonna, representing the Guilford Township Zoning Commission, requested a comprehensive review of the proposed revisions to the portions of the above Guilford Township Zoning Resolution. This staff report provides the comments and recommendations of the Department of Planning Services (DPS) regarding sections of the attached Zoning Resolution. The "Change Document" references the document detailing changes in the Zoning Resolution. In addition, the Township may provide a draft zoning resolution with the changes made.

SECTION 3 DEFINITIONS, GENERAL

Dwelling —
Zoning Resolution pages 3.3 (10), 3.4 (11); Change Document page 1

> Staff recommend checking the order of the sub-definitions under "Dwelling." Due to the removal of "E. In Law Suite" the order goes from D to F in the Change Document.

Airport, Private —
Zoning Resolution page 3.2 (9); Change Document pages 1, 2

> Staff recommend a new definition of "Airport, Private" to simply define an "Airport" and have sub-definitions for "Private."

SECTION 4 GENERAL REGULATIONS

Zoning Resolution pages 4.1 (22)-4.19 (40); Change Document pages 2, 3, 4

4.1 — Overall Development Standards
Zoning Resolution page 4.1 (22); Change Document page 2

It appears that there is an additional sub-point "D. Prohibited Uses" added in Section 4. It also appears that the name has been changed from "General Regulations" to a sub-section of Section 4, called "Overall Development Standards."

It also appears that the numbering has changed from sub-points after the Section Number to alphabetical under a larger "Sub-Section 4.1, Overall Development Standards."

Staff recommend making this a bit clearer, otherwise no comment.

4.6 — Accessory Uses and Structures, General
Zoning Resolution page 4.1 (22); Change Document pages 3, 4

"Section 4.6, Accessory Uses and Structures" does not currently exist in the Zoning Resolution, as it uses an entirely different numbering and sub-section convention. Therefore, the revisions shown to it are inaccurate, as the entire section is an addition to the October 2020 Zoning Resolution.

Staff recommend following either the word convention in the proposed 4.6(A) or (B):
(A) "Accessory buildings, in residential districts, less than 144 square feet…"
(B) "Accessory buildings less than 144 square feet, in residential districts…"

Staff recommend the following:
"Accessory buildings that are less than 144 square feet in residential districts…"

4.14 — Site Plan Review
Zoning Resolution pages 4.8 (29) – 4.12 (33); Change Document pages 2, 3

Currently, Site Plan Review is Section 4.19. The application proposes changing this to 4.14, with minor changes to the reviewer (Zoning Commission to a dedicated Zoning Inspector). No comment, the changes make sense.

SECTION 5 AGRICULTURE

Zoning Resolution page 5.1; Change Document pages 4, 5, 6

Staff recommend consulting, especially agriculturally relevant zoning and municipal regulations, with the Medina County Prosecutor's Office. Townships have some authority over zoning in relation to agriculture and lot sizes in platted subdivisions and/or developed land with a contiguous fifteen or more lots (ORC Section 519.21). Townships and County Planning Commissions generally may not restrict agriculturally used buildings, with all Township powers being expressed in Section 519.21 of the ORC.

Staff generally find this text to conform to 519.21 of the ORC.

SECTION 6 RESIDENTIAL DISTRICT

Zoning Resolution pages 6.1 (42) – 6.15 (56)

Section 6.2 — Conditionally Permitted Uses
Zoning Resolution pages 6.1 (42), 6.2 (43), 6.3 (44), 6.4 (45); Change Document pages 7, 8

Based on the changes to the October 2020 Zoning Resolution, staff recommend clarifying if points 32-38 are being removed in addition to the preceding conditionally permitted uses. It appears that 32-38 are conditions of the Board of Zoning Appeals. Please clarify if these conditions remain in Section 6.2 on pages 6.3 (44) and 6.4 (45).

Section 6.3 — Area and Height Regulations
Zoning Resolution pages 6.4 (45), 6.5 (46); Change Document page 6

The Change Document references a 6.3.E(5).a and b. 6.3.E is currently "Side Yards" with a short paragraph and no sub-points. It is unclear where these changes are being inserted, however the formatting on the draft zoning text submitted with this application makes sense. It is a general improvement to introduce graduated scales of setbacks based on lot size.

SECTION 7 COMMERCIAL DISTRICT

Zoning Resolution pages 7.1 (57) – 7.10 (66)

Review sub-sections, numbering, and all organizational changes.

Section 7.2 — Conditionally Permitted Uses
Zoning Resolution page 7.3 (59); Change Document page 8

Other than ensuring the organization follows a standard convention, no comment.

SECTION 8 INDUSTRIAL DISTRICT

Zoning Resolution pages 8.1 (67) – 8.9 (75)

Staff recommend reviewing numbering and organization.

Section 8.I.1 — Permitted Uses
Zoning Resolution pages 8.1 (67), 8.2 (68); Change Document page 8

There is apparently already a General Regulation (Section 4.21) regarding the conditions of permitting Sexually Oriented Businesses (SOB) in certain zoning districts, it does seem redundant to list SOB as permitted uses under Section 8 for Industrial Districts. Staff recommend considering keeping the reference to Section 4.21.

SECTION 9 CONDITIONAL ZONING PERMIT

Zoning Resolution pages 9.1 (76) – 9.26 (101); Change Document pages 8 – 25

It appears that there are a number of additions, mass deletions and changes throughout the Section. Staff recommend reviewing the numbering and organization of the section. The goal was apparently to reduce redundancy.

Section 9.I(F)
Zoning Resolution page 9.2 (77); Change Document page 10

New addition to the text, no comment.

Section 9.I(G)
Zoning Resolution page 9.2 (77); Change Document page 10

New addition to the text; staff recommend citing the appropriate ORC Section.

Section 9.III — Conditionally Permitted Uses
Zoning Resolution pages 9.3 (78) – 9.6 (81); Change Document page 11

This section is being removed and replaced with two sub-points due to other changes in this application.

Section 9.IV — Overall Development Standards
Change Document pages 11, 12

This is the addition of an entirely new section.

Section 9.V — Supplemental Regulations for Certain Uses
Zoning Resolution pages 9.7 (82) – 9.26 (101); Change Document pages 12-24

This is a large re-organization of the existing classes of Conditional Zoning Permits. 9.V.A(2) Staff recommend clarifying if "1,00 feet" is meant to be "100" or "1,000?"

Section 9.2 — Similar Uses
Zoning Resolution page 9.26 (101); Change Document pages 24, 25

This appears to be a new sub-section to Section 9. It's unclear if there is a 9.1; staff recommend reviewing number and organization.

Otherwise, no comment.

SECTION 10 NON-CONFORMING USES

Section 10.8 — Voluntary Discontinuation of Nonconforming Uses
Zoning Resolution page 10.1 (102); Change Document page 2

Staff recommend reviewing this with the Medina County Prosecutor's Office; otherwise, no comment on this addition.

General Comments:

Every re-numbering and change in organizational conventions are technically revisions to the Zoning Resolution. Townships have the option, for minor changes like this, to conduct administrative reviews at the Township level. Staff recommend comprehensive re-numbering, though it appears to be changing to an alphabetic organization.

Department of Planning Services Recommendation: The text amendments have been sent to the Medina County Prosecutor for further review. Staff recommend the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the proposed text amendments to the Guilford Township Zoning Resolution.