

GUILFORD TOWNSHIP ZONING COMMISSION

3800 Greenwich Rd.

Seville, Ohio 44273

www.guilfordtownship.us

Date: August 13, 2020

Resolution Number: ZC2020-1

RECOMMENDATION ON PROPOSED ZONING AMENDMENT – GUILFORD TOWNSHIP

Moved by Trevor Jones, seconded by Debbie Ruprecht.

The Zoning Commission recommends the following text amendments to the Guilford Township Zoning Resolution:

1. Update/Add the following definitions (in alphabetical order) to Definitions: Section 3

Current:	Proposed:
N/A (New Definition)	BUS: Any motor vehicle that has motor power and is designed and used for carrying more than nine passengers, except any motor vehicle that is designed and used for carrying not more than fifteen passengers in a ridesharing agreement.
CAMPER: Reference: Appendix 5 , Ohio revised Code 4501.01 - Q.	CAMPER: A vehicular portable structure that is designed for the sole purpose of recreational travel.
FACTORY BUILT HOUSING: Is a factory-built structure designed for long term residential use, the components of which are essentially constructed or assembled prior to its delivery to and installation upon a site. For the purposes of this Zoning Resolution: Reference: Appendix 5 ; Ohio revised Code 4501.01 - O; “factory built housing” shall include the following: A. Manufactured Home: Any non-self-propelled vehicle transportable in one or more sections which, in the traveling mode, is 8 feet or more in width or 40 feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities,	FACTORY BUILT HOUSING: Is a factory-built structure designed for long term residential use, the components of which are essentially constructed or assembled prior to its delivery and installation upon a site. For the purposes of this Zoning Resolution, ‘factory-built housing’ shall include the following: A. Manufactured Home: A building unit or assembly of closed construction that is fabricated in an off-site facility and constructed in conformance with the federal construction and safety standards established by the secretary of housing and urban development. B. Mobile Home: A building unit or assembly of closed construction that is fabricated in an off-site facility, is more than thirty-five body feet in length or,

<p>and includes the plumbing, heating, and electrical systems contained therein and which bears a label certifying that it is built in compliance with Federal Manufactured Housing Construction and Safety Standards.</p> <p>B. Modular Home: Factory built housing certified as meeting the local or State Building Code as applicable to modular housing. Once certified by the State, modular homes shall be subject to the same standards as site-built homes.</p> <p>C. Mobile Home: Any non-self-propelled vehicle so designed, constructed, or added to by means of accessories in such manner as will permit the use and occupancy thereof for human habitation, when connected to utilities, whether resting on wheels, jacks, blocks, or other temporary foundation and used or so constructed as to permit its being used as a conveyance upon the public streets and highways and exceeding a gross weight of four thousand five hundred (4,500) pounds and an overall length of thirty (30) feet and not in compliance with Federal Manufactured Housing Construction and Safety Standards Act of 1974.</p>	<p>when erected on site, is three hundred twenty or more square feet, is built on a permanent chassis, is transportable in one or more sections.</p>
<p>Group Home: A residential facility complying with Section 5123.19 of the Ohio Revised Code that provides room and board, personal care, habitation services, and supervision in a family setting for at least six but not more than eight persons with mental retardation or developmental disabilities.</p>	<p>Group Home: A residential facility that provides room and board, personal care, habitation services, and supervision in a family setting for at least six but not more than eight persons with developmental disabilities. <i>(Note: This is a sub-definition under Dwelling.)</i></p>
<p>MOBILE HOME PARK: Reference: Appendix 6; Ohio Revised Code 3733.01-A.</p>	<p>MOBILE HOME PARK: Any tract of land upon which three or more mobile homes used for habitation are parked, either free of charge or for revenue purposes, and includes any roadway, building, structure, vehicle, or enclosure used or intended for use as a part of the facilities of the park. A tract of land that is subdivided and the individual lots are not for rent or rented, but are for sale or sold for the purpose of installation of mobile homes on the lots is not a mobile home park even though three or more mobile homes</p>

	are parked thereon if the roadways are dedicated to the local government authority.
N/A (New Definition)	MOTORCYCLE: A motor vehicle with motive power having a seat or saddle for the use of the operator designed to travel on not more than three wheels in contact with the ground, and having no occupant compartment or occupant compartment top that can be installed or removed by the user.
N/A (New Definition)	MOTOR HOME: A self-propelled recreational vehicle that has no fifth wheel and is constructed with permanently installed facilities for cold storage, cooking and consuming of food, and for sleeping.
N/A (New Definition)	PASSENGER CAR: Any motor vehicle that is designed and used for carrying not more than nine persons and includes any motor vehicle that is designed and used for carrying not more than fifteen persons in a ridesharing arrangement.
RECREATIONAL VEHICLE PARK: Reference: Appendix 6 ; Ohio Revised Code 3733.01-B.	RECREATIONAL VEHICLE PARK: Any tract of land used for parking five or more self-contained recreational vehicles and includes any roadway, building, structure, vehicle, or enclosure used or intended for use as part of the park facilities and any tract of land that is subdivided for lease or other contract of the individual lots for the express or implied purpose of placing self-contained recreational vehicles for recreation, vacation or business purposes.

2. Delete Appendix 6 – This is a reference to ORC 3733.01, which has been repealed and the reference has been removed from definitions.
3. Update item (D) under 4.11: Regulations for Ponds and Swimming Pools to remove ORC reference and update name from Medina County Soil Conservation District.

Current:	Proposed:
D. Ponds or lakes shall meet standards and specifications of the Medina County Soil Conservation District and/or Chapter 1521 of the Ohio Revised Code.	D. Ponds or lakes shall meet standards and specifications of the Medina County Soil and Water Conservation District.

4. Update 9.21, Home Occupation Type A (G) to change the word illuminated to non-illuminated.

Current:	Proposed:
For purposes of advertising, there shall be no more than one illuminated sign for identification, not to exceed four (4) square feet or more than three (3) feet in height from the ground level. Set back from road right-of-way to be determined by the Appeals Board.	For purposes of advertising, there shall be no more than one non-illuminated sign for identification, not to exceed four (4) square feet or more than three (3) feet in height from the ground level. Set back from road right-of-way to be determined by the Appeals Board.

5. Update Section 4.25, Mailbox Construction and Installation Guide to remove the reference to ORC.

Current:	Proposed:
<p>It is the duty of the Guilford Township Trustees to provide the safest possible road system for the traveling public of Guilford Township. Guilford Township has adopted the following standards for rural mailboxes.</p> <p>No mailbox will be allowed to exist on Guilford Township maintained Right-of-Ways if it interferes with the safety of the traveling public or the function, maintenance or operation of the road system. A mailbox installation that does not conform to these criteria may be deemed an obstruction and shall be removed in accordance with Section 5547 of the Ohio Revised Code.</p>	<p>It is the duty of the Guilford Township Trustees to provide the safest possible road system for the traveling public of Guilford Township. Guilford Township has adopted the following standards for rural mailboxes.</p> <p>No mailbox will be allowed to exist on Guilford Township maintained Right-of-Ways if it interferes with the safety of the traveling public or the function, maintenance, or operation of the road system. A mailbox installation that does not conform to these criteria may be deemed an obstruction and shall be removed.</p>

6. Update 10.3 in Section 10, Non-Conforming Uses to remove the reference to ORC.

Current:	Proposed:
Nothing in this Resolution shall prevent the reconstruction, repairing, rebuilding and continued use of any nonconforming building/structure which has been destroyed or damaged by fire, explosion or acts of God, and such restoration is done within two (2) years from the date of destruction or damage. Refer to Ohio Revised Code Section 519.17 which requires a zoning certificate from the Zoning Inspector.	Nothing in this Resolution shall prevent the reconstruction, repairing, rebuilding and continued use of any nonconforming building/structure which has been destroyed or damaged by fire, explosion or acts of God, and such restoration is done within two (2) years from the date of destruction or damage. A zoning certificate is required from the Zoning Inspector.

7. Update 15.2 (A) in Section 15: Oil and Gas wells to remove reference to ORC.

Current:	Proposed:

<p>A. All well drilling, production and transmission operations and facilities for oil and gas shall comply and conform with all the requirements of the Guilford Township Zoning Resolution, the Ohio Revised Code, Chapter 1509 and the Ohio Administrative Code, Chapter 1501 and the requirements of the Ohio and US Environmental Agencies.</p>	<p>1. All well drilling, production and transmission operations and facilities for oil and gas shall be conducted lawfully and comply and conform with all the requirements of the Guilford Township Zoning Resolution.</p>
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8. Remove Appendix 2, Appendix 3, and Appendix 4. These are sections of Ohio Revised Code. Current code should be referenced.

9. Update Definition and Regulations for Roadside Stands.

Current:	Proposed:
<p>Section 3: Definitions, General ROADSIDE STAND: A temporary structure used or intended to be used solely by the homeowner or tenant of a property on which it is located, for the sale of goods produced on the premises.</p>	<p>Section 3: Definitions, General ROADSIDE STAND: A removable structure used or intended to be used solely by the owner or the tenant of the property on which it is located for the sale of seasonal agricultural products produced on the premises.</p>
<p>4.26 ROADSIDE STANDS A. Temporary structures only; to be a minimum of twenty-five (25) feet from the road right-of-way. B. Off road parking shall be provided. C. Signs as permitted in the Zoning District. Reference: Conditionally permitted used: R-6.2; 19</p> <p>6.9 TEMPORARY ROADSIDE STAND A. Shall be removed at the end of the growing season. B. Shall be outside of the road right-of-way. C. Shall not obstruct traffic in any way. D. Parking shall be off of the road right-of-way.</p> <p>6.2 CONDITIONALLY PERMITTED USES 15. Roadside Stands for goods produced on the Premises</p> <p>9.27 ROADSIDE STANDS</p>	<p>4.26 ROADSIDE STANDS A. The area of the roadside stands shall not exceed 144 square feet. B. The roadside stand shall be located outside of the road right-of-way and in such a way that does not create a public safety hazard. C. Adequate parking shall be provided in such a way so as to not to create a public safety hazard. D. Signs allowed as permitted in the Zoning District. E. Shall be removed at the end of the growing season.</p> <p>6.9 CONDITIONALLY PERMITTED USES 15. Deleted MM/DD/YYYY</p> <p>6.2 CONDITIONALLY PERMITTED USES 15. Deleted MM/DD/YYYY</p> <p>9.27 Roadside Stands Deleted MM/DD/YYYY</p>

<p>It is the intention of this resolution to be able to sell goods, made or produced on the premises at a roadside stand with an approved Conditional Zoning Certificate on a no charge basis.</p> <ul style="list-style-type: none">A. Setback – Temporary structures only, to be a minimum of twenty-five (25) feet from the road right-of-way.B. Off road parking shall be provided.C. Signs as permitted in the Zoning District Reference: Conditionally Permitted Uses: R-6.2; 15,19.	
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ROLL CALL VOTE: Trevor Jones – Yes, Jim Krahl – Yes, Debbie Ruprecht – Yes, Keith Beetler – Yes

10/8/2020

Date

Shannon Colonna

Shannon Colonna,
Guilford Township Zoning Secretary