

**WINDHAM TOWNSHIP
TEXT AMENDMENT
OCTOBER 2025**

Received: September 11, 2025
Meeting Date: October 8, 2025

Reviewed by: Todd Peetz

Bolded is new text and ~~struck-out text~~ is to be deleted. All CAPs are staff suggested language.

See applicant request attached.

**Amendment 1
SECTION 5.08 CONDITIONAL USES ACCESSORY STRUCTURES**

Proposed:

Section 5.08 ACCESSORY STRUCTURES.

- A. Except as otherwise provided herein, no more than one (1) principle residential dwelling shall be permitted on any individual lot.
- B. On parcels of ten (10) acres or greater that are bona fide agricultural use, as defined by the Ohio Revised Code Section 303.01 and Section 519.01, a second principal residential dwelling may be permitted, subject to the following conditions:
 1. Ownership, the parcel must remain under single ownership and may not be divided for the sole purpose of creating additional dwelling units. The primary owner must reside on the property in order to have an accessory structure.
 2. Use, the secondary dwelling shall be only occupied by:
 - a. Members of the same family as the owner, or
 - b. Individuals directly engaged in the agricultural operation of the parcel.
 3. Health & Safety, both dwellings must have approved water supply and sewerage disposal systems in compliance with the Portage County Health Department requirements
 4. Access, both dwellings shall use a common driveway access unless otherwise approved by the Township.
 5. Limit, no more than two (2) dwelling units; a principal and a single accessory dwelling unit on any one parcel under this subsection.
 6. Accessory Buildings, accessory structures not authorized under this subsection (b) shall not contain or be used as a dwelling unit.
 7. **ACCESSORY DWELLING SIZE, MINIMUM UNIT SIZE OF AN ACCESSORY DWELLING SHALL BE A MINIMUM OF 1,000 SQUARE FEET.**
 8. **BUNK AND BARRACKS, BUNK HOUSES OR BARRACKS SHALL NOT BE PERMITTED,**
 9. **MAXIMUM SIZE, AN ACCESSORY DWELLING UNIT LIVING SPACE SHALL NOT BE LARGER THAN THE PRIMARY HOME LIVING SPACE ON THE LOT.**
 10. **CURRENT AGRICULTUAL USE VALUATION (CAUV), MUST BE CAUV QUALIFIED TO MAINTAIN CONDITIONAL USE.**

Staff Comments: Each community should consider Accessory Dwelling units that best meet the community's housing needs. Housing costs are outpacing increases in income making housing affordability a crucial issue with land use development. There are situations like mother-in-law suites, granny shanties, and garage apartments that make sense for families. What will be done with the housing when these family members pass away?

In this case, the accessory structure is only for family or farm worker family. The requirements being: ten (10) acres, being owner occupied, meeting health and safety requirements, demonstrating the property is actively farmed, is not a bunk house or barracks, and is compatible with the rural heritage. Staff attached a map showing that there are 173 ten acre parcels in Windham Township.

There may be a day that this is modified to allow non-farm workers to live there and that may be something to think about before approving at the trustee level.

Staff Recommendations: Staff recommends approval.