

Changes to the Weathersfield Township Zoning Regulation
approved by the Weathersfield Township Zoning Commission on March 1, 2020
for submission to the Weathersfield Township Board of Trustees

Proposed changes to the Weathersfield Township Zoning Regulation.

Matter underlined is new, to be added; matter ~~struck-out~~ is to be deleted.

DEFINED TERMS

BUILDING

Any Structure ~~designed or used, or intended to be used, for the support, enclosure, shelter, or protection of persons, animals, chattel or property.~~ consisting of foundations, walls, columns, girders, beams, floors, and roof, or a combination of any number of these parts, which is subject to regulation by the Ohio Building Code or the Residential Ohio Building Code. Building does not include any portable or temporary Structure including a Portable Storage Unit.

DRIVEWAY

A paved ~~or graveled~~ concrete or asphalt access route that leads from a public Thoroughfare to a Dwelling Unit, Building, Structure, Garage, or Parking Area

PORTABLE STORAGE UNIT

Any container, storage unit, pod, box, cube, shipping container, trailer, semi-truck trailer, mounted on axles or unmounted, or other similar portable structure that can be or is used for the storage of property.

PARKING AREA – OFF-STREET

An area designated for the Parking of automobiles or other vehicles, constructed of concrete, or asphalt pavement ~~or maintained gravel~~, and located in the Side Yard or Rear Yard and in compliance with all Side Yard and Rear Yard Setbacks

SELF-STORAGE FACILITY

A Building or group of Buildings in a controlled access and/or fenced compound that contains individual, compartmentalized and controlled access rooms, stalls or lockers ~~for the storage of customer's goods or wares which are rented as a business use with a valid Occupancy Certificate to persons or businesses for the storage of personal property.~~

ARTICLE 11 - COMMERCIAL A DISTRICT – PROFESSIONAL OFFICES - COM-A

1102- CONDITIONALLY PERMITTED USES

The Board of Zoning Appeals may approve a Conditional Use for any of the Uses listed within this Section to be located within a Commercial A District, subject to the provisions of Article 4 of these Regulations:

1102.9 ~~Self-Storage Facilities~~ INTENTIONALLY DELETED

ARTICLE 12 - COMMERCIAL B DISTRICT – GENERAL BUSINESS – COM-B

1201- PERMITTED USES

After obtaining a valid Zoning Certificate in accordance with the provisions of these Regulations, the following Uses are permitted. Any Use not expressly permitted is deemed to be a Prohibited Use.

1201.24 ~~Self-Storage Facilities~~ INTENTIONALLY DELETED

*ARTICLE 13 – INDUSTRIAL A DISTRICT– LIGHT INDUSTRIAL,
STORAGE AND WAREHOUSE (IND-A)*

1302- CONDITIONALLY PERMITTED USES

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1302.4.22 Self-Storage Facilities

*ARTICLE 14 – INDUSTRIAL B DISTRICT – MAJOR INDUSTRIAL, LANDFILLS AND
INJECTION WELLS (IND-B)*

1402- CONDITIONALLY PERMITTED USES

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1402.5.12 Self-Storage Facilities

ARTICLE 15 – EXTERIOR PROPERTY MAINTENANCE

1501- EXTERIOR PROPERTY AREAS

1501.4 Driveways, and Parking Areas. Parking of all vehicles is permitted only in the Driveway or Parking Areas. No vehicles may be parked on the grass or unpaved areas. All vehicles must be parked flat on the ground. All Driveways, Parking Areas and similar hardscape areas shall be kept in repair and maintained free from hazardous conditions.

1501.4.1 In Residential Districts, Parking Areas and Driveways may be constructed of concrete, ~~or asphalt, pavement~~ ~~or maintained gravel with a paved apron from the Street to the Property Line.~~ Parking Areas other than Driveways may be located only in the Rear or Side Yard.

1501.4.2 In Commercial Districts, Parking Areas and Driveways may be constructed only of concrete or asphalt pavement.

1501.4.3 In Industrial Districts, Driveways and Parking Areas must be constructed of concrete or asphalt ~~pavement, and Parking Areas may be constructed of~~

~~concrete asphalt, pavement, gravel or any permanently hard, dust-free surface.~~

1506- BOATS, CAMPERS and MOTOR RECREATIONAL VEHICLES

~~1506.5 Trailers, vans or shipping containers, mounted on axles or unmounted, shall not be used for storage purposes, except for temporary purposes not to exceed one (1) month.~~

ARTICLE 16 – SUPPLEMENTARY DISTRICT REGULATIONS

1607- OBSTRUCTION OF VISION AND VISIBILITY AT INTERSECTIONS

1607.2 Visibility/Sight Triangles at Intersection of Two Streets. In any District no fence, Structure, planting or object shall be erected or maintained on any corner Lot within thirty feet (30') of the corner at a height between two feet (2') and ten feet (10') above the grade. The "corner" shall be the point of Intersection of the edge of the Roadway. See Figure 1 below.

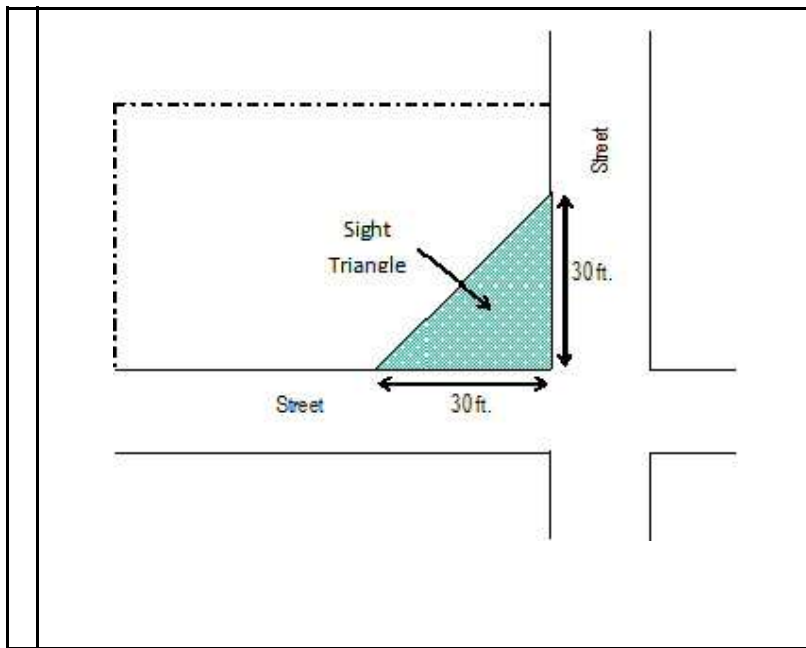


Figure 1- Visibility at Intersection of Streets

1607.3 Visibility/Sight Triangles at Driveways. In any District no fence, Structure, planting or object at a height between two feet (2') and ten feet (10') above the grade shall be erected or maintained within the sight triangle ten feet (10') by ten feet on either side of a Driveway. If a Driveway is closer than ten feet (10') to the Lot Line, the sight triangle continues over the Lot Line. The "corner" shall be the point of Intersection of the Driveway and the Street. See Figure 2 below.

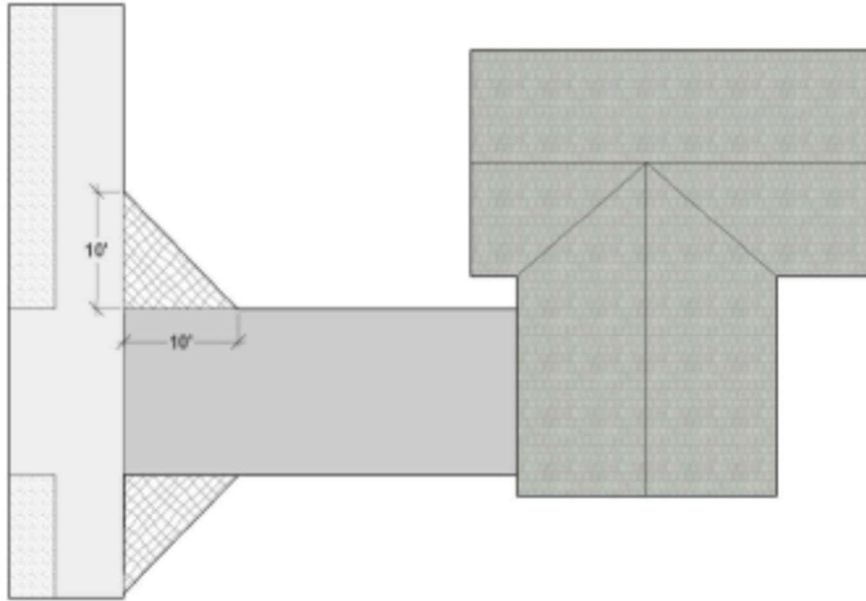


Figure 2

1620- PORTABLE STORAGE UNITS

Portable Storage Units may be permitted as a Temporary or Accessory Use in any zoning district only as follows. A Zoning Certificate is required for all Portable Storage Units.

1620.1 Construction Site. Portable Storage Units may be used to store equipment, supplies and materials in conjunction with active construction work taking place on the Property in any District during the period such construction work is actively in progress, not to exceed six months. If construction work has halted for a period greater than 4 consecutive weeks all Portable Storage Units shall be removed.

1620.2 Moving. Portable Storage Units may be used temporarily, for a period not to exceed fourteen (14) days, when the occupant of the Property on which the portable storage unit is located is relocating.

1620.3 Accessory Use in an Industrial District. Up to four Portable Storage Units may be permitted as an Accessory Use in an industrial district for the storage of personal property and materials used by the business operating with a valid Occupancy Certificate on the same Property. Such Portable Storage Units must be located to the rear of the principle building on the property and shall be completely screened from view from adjacent streets or properties by the use of a fence or wall. The Portable Storage Units must meet all Buffering requirements for a Building.

1620.4 In addition to the preceding requirements, Portable Storage Units must comply with the following:

1620.4.1 Residential Districts: Portable Storage Units in any Residential District shall not exceed 170 square feet in size (total Floor Area) and 8 feet in height. Any Portable Storage Unit in a Residential or Commercial District must be painted and without rust.

1620.4.2 Portable Storage Units on Commercial and Industrial Districts may be no more than 360 square feet in total floor area and 9 feet in height.

1620.4.3 Only one (1) Portable Storage Unit may be placed on any Property in a Residential District for Moving or Construction purposes. Up to three (3) Portable Storage Units may be placed on a Commercial or Industrial Property for Moving or Construction purposes.

1620.4.4. No Portable Storage Unit shall be located in a public Right-Of-Way or in a way which obstructs visibility of a road or drive.

1620.4.5 Portable Storage Units shall be located no closer to an adjacent property than 20 feet, or the required minimum side or Rear Yard Setback for Buildings in the district in which the unit is located, whichever is greater.

1620.4.6. Portable Storage Units may be located only on a paved Driveway or Parking Area.

1620.4.7 Portable Storage Units shall only be used for the storage of personal property and for no other purpose whatsoever.

ARTICLE 17 – GREEN AREA, BUFFERING, LIGHTING, FENCES AND PARKING

1704-OFF-STREET PARKING

1704.2 Parking in Multi-Family, Commercial and Industrial Districts.

* * *

1704.2.10 No Parking is permitted in any area except on a concrete or asphalt Driveway, Parking Lot or Parking Area. All Parking Areas ~~in Multi-Family and Commercial Districts~~ must be paved with asphalt or concrete. ~~In Industrial Districts, Parking Areas may be asphalt, concrete, or maintained gravel surface.~~

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1704.3 Parking in Residential Districts. A Driveway and Off-Street Parking Area must be provided for each Residential unit constructed on or after January 1, 2015. The Driveway and Parking Area must be paved with asphalt or concrete ~~or maintained gravel with a paved apron from the Street to the Property Line.~~ No Parking is permitted except on the Driveway, Parking lot or Parking Area. All Parking Areas in a Residential District other than the Driveway must be in the Side or Rear Yard.

1704.5 Driveways.

1704.5.1 All Driveways shall be no closer than ~~one foot (1')~~ five feet (5') to the adjoining Property Line.

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1704.5.4 Driveways must be asphalt, or concrete ~~or gravel. They cannot consist of dirt or grass.~~

ARTICLE 18 – DEVELOPMENT STANDARDS FOR SPECIFIC USES

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1808-SELF-STORAGE FACILITIES

- 1808.1** The minimum size of the site shall be not less than two (2) Acres.
- 1808.2** All ingress and egress from the site shall be directly onto an Arterial or Collector Street. All drives and parking areas must be paved with asphalt or concrete.
- 1808.3** No storage of combustible or flammable liquids, combustible fibers, or explosive materials, or toxic materials, shall be permitted within the Self-Storage Buildings or upon the premises. However, storage of recreational vehicles containing fuel and other automotive fluids is permitted. No outside storage, other than vehicles which are licensed and operable, is permitted. Vehicles may be parked only on asphalt or concrete. No more than fifteen (15) Vehicles per acre may be stored outside.
- 1808.4** The Use of the premises shall be limited to storage of personal items and business items and shall not be used for operating any other business, maintaining or repairing vehicles, or for any recreational activity or hobby.
- 1808.5** Limited retail sales of products and supplies incidental to the principal Use, such as packing materials, packing labels, tape, rope, protective covers, locks and chains shall be permitted.
- 1808.6** Facility must be well-lighted and entirely enclosed by fencing.
- 1808.7** Portable Storage Units may not be used as Self-Storage Facilities.

ARTICLE 19 – SIGNS

1905-COMMERCIAL OR INDUSTRIAL SIGNS

- 1905.8** Directional Signs. Signs indicating a direction or location to which pedestrian or vehicular traffic is requested to move, are permitted in addition to the above signs provided that such signs exceed neither four square feet in area nor four feet in height. The number of such signs shall be the minimum necessary as determined by the Zoning Inspector.