

**PURPOSE OF THIS DOCUMENT**

This summary sheet highlights the substantive proposed changes to the South Bloomfield Township Zoning Resolution as reflected in the May 14, 2026 draft. The full draft document with tracked changes is available for review. This revision is submitted for consideration by the Zoning Commission and Board of Trustees.

Zoning Resolution last effective: August 11, 2023 | Proposed effective date: TBD 2026

**CONTACT PERSON**

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**1. Administrative & Personnel Updates**

Item	Previous	Proposed
Board of Trustees	Brady Young (Trustee)	Michael Lloyd (Trustee)
Board of Zoning Appeals	Lewis Kinney (Member)	Neil Watson (Member)
Resolution Effective Date	August 11, 2023	TBD 2026 (date to be set upon adoption)
Zoning Commission Hearing Date	June 14, 2023 (in Whereas clause)	Date to be filled in upon adoption
Board of Trustees Adoption Date	July 12, 2023	Date to be filled in upon adoption

**2. New Township Vision Statement Added**

A new vision statement has been inserted into the Resolution preamble, articulating the Township’s planning philosophy:

“As the Township experiences growth pressures, we would like to retain our rural character, with conservation of agriculture land and natural resources with lower density residential development. Residential development should use conservation standards to preserve wetlands, ravines and prime agricultural land. Infrastructure should be expanded as desired, and an expanded network of roadways should be encouraged to ensure roads are not overburdened by traffic. Cooperative development agreements should be pursued with the Village of Sparta to encourage traditional neighborhood design and economic development where infrastructure will support it. Major efforts should be made to retain green space with well-planned greenway connections between large properties and developments.”

**3. Article 2 – General Provisions: New & Revised Sections**

**New Provisions Added:**

New Provision	Location	Summary
<b>Section 207 – Driveways</b>	New section (content moved & expanded from Supp. Regs.)	Driveways permitted only where ODOT safe stopping distance standards are met; shared driveways may serve up to two (2) lots; 2-ft setback from lot lines; culverts must follow Morrow County Engineer standards.

# PROPOSED ZONING RESOLUTION AMENDMENTS

South Bloomfield Township • Morrow County, Ohio

DRAFT – May 14, 2026  
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New Provision	Location	Summary
<b>Agri-Tourism</b>	Not previously addressed	Agricultural tourism uses permitted in all districts; parking may be unpaved/gravel; must stay outside road ROW; vehicles must enter/exit forward-facing; parking maintained to prevent debris on roadways.
<b>Essential Services</b>	Not previously addressed	Any public or non-profit use declared an essential service by the Board of Trustees shall be permitted in any district, provided a best attempt is made to comply with regulations.
<b>Special Structure Heights</b>	Was in Section 925 (Supplemental Regulations)	Moved to General Provisions. Church spires, cupolas, monuments, water towers, transmission towers, chimneys, smokestacks, flagpoles, radio towers, and similar structures are exempt from height limits.
<b>Architectural Projections</b>	Was in Section 901 (Supplemental Regulations)	Moved to General Provisions. Eaves, gutters, bay windows, or window wells may encroach up to two (2) feet into a required setback, provided they do not encroach onto adjacent properties or road ROW.

## Revised Provisions:

Section	Previous Language	Proposed Change
<b>Sec. 203 – Construction &amp; Alterations</b>	Listed 4 specific prohibitions as bullet sub-items (greater families, lot coverage, reduced yards, other manner contrary to provisions)	Consolidated into a single clear prohibition: “No building or other structure shall hereafter be erected or altered in any manner contrary to the provisions of this Resolution.”
<b>Sec. 204 – Relief</b>	Relief may be granted “providing such exception is in harmony with the general purpose and intent of the Resolution”	Phrase removed; relief granted strictly “in accordance with the procedures and provisions specified in Article 11.”
<b>Sec. 205 – Amendments</b>	Referenced “this Resolution” for amendment procedure	Now specifically references “Article 12 of this Resolution” for clarity

## 4. Article 3 – Agricultural/Residential (AR-1) District

### Sec. 301 – Permitted Uses: Changes

Use	Previous	Proposed
<b>Residential Dwellings</b>	One (1) dwelling per parcel, lot or tract	One (1) dwelling structure per parcel – “structure” added for clarity
<b>Wind Turbines</b>	Not listed as permitted use in AR-1	Added as permitted use (per Section 995)
<b>Common Access Driveways</b>	Permitted per Morrow County Subdivision Regs. Sec. 410.15	Removed – driveway standards now governed by new Section 207

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South Bloomfield Township • Morrow County, Ohio

**DRAFT – May 14, 2026**  
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Use	Previous	Proposed
Indoor Recreation	Not addressed in AR-1	Added as conditional use – private/public indoor recreation facilities with 100-ft setback from residential properties
Private Schools	Conditional use in AR-1 District	Moved to Special Use (S-1) District
Short Term Rentals	Not addressed	Added as a use (replacing Associated Agricultural Sales language)
Accessory Dwelling Units (ADUs)	Not addressed	Added – smaller subordinate residential structures with common utilities; no separate address; shared kitchen/laundry in principal dwelling; not separately rented
Bed & Breakfast Inns	Maximum stay of two (2) weeks only	Minimum stay of two (2) nights AND maximum stay of two (2) weeks

## Sec. 304 – Development Standards: Changes

Standard	Previous	Proposed
Minimum Lot Area	Tiered: 0.5 acre/dwelling (with public sewer & water); 1.5 acres/dwelling (without)	Single standard: 3 acres per dwelling – no distinction based on utilities
Minimum Lot Width at Road ROW	100 ft (with utilities); 200 ft (without)	Uniform 200 ft minimum at road right-of-way
Minimum Dwelling Size – 1-Story	1,250 sq ft (may reduce to 1,050 sq ft over full basement)	1,250 sq ft; basement reduction exception removed
Minimum Dwelling Size – Multi-Story	1,350 sq ft gross floor area per family	Provision removed from this section
Multi-Family Dwellings	Must comply with Sec. 304(C)1 and 304(C)2; max 2 stories	Provision removed from this section
Front Setback	90 ft to center of “the road”	90 ft to center of “any road” – clarifies all roads included
Corner Lot Clearance	Side clearance per side road; not less than 25 ft from ROW side line	Front setback line applies on all adjacent roads; simplified language
Temporary Housing Standards	Detailed manufactured home standards listed (sq footage, blocking, etc.)	Simplified to: must meet all requirements for permanent buildings
Modular Homes provision	Separate provision with detailed language	Removed – treated as permanent dwellings under general standards

## 5. Article 3, Sec. 305 – Overlay Conservation Development (OCD)

Standard	Previous	Proposed
Density Formula	0.75 dwelling units per net developable acre (with septic); 1.5 du/acre (with centralized sewer)	0.33 dwelling units per net developable acre – uniform standard; sewer distinction removed

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South Bloomfield Township • Morrow County, Ohio

DRAFT – May 14, 2026  
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Standard	Previous	Proposed
<b>Perimeter Setback</b>	50 ft from external boundary of conservation subdivision	50 ft from boundary PLUS 300 ft from centerline of state-maintained roads and 200 ft from centerline of all other existing roads
<b>Minimum Lot Size</b>	12,000 sq ft for single-family detached dwellings	1.5 acres for single-family detached dwellings
<b>Minimum Lot Width at Building Line</b>	100 ft	150 ft
<b>Minimum Front Setback</b>	40 ft from road ROW (front-load garage: 10 ft behind or 50 ft if flush; side-load: 40 ft)	30 ft from road ROW (front-load garage: 10 ft behind or 40 ft if flush; side-load: 30 ft)
<b>Minimum Side Yards</b>	12.5 ft each side	15 ft each side
<b>Minimum Rear Yard</b>	30 ft for SFD; 15 ft for accessory buildings; per Final Development Plan for attached/condo	30 ft for SFD; 15 ft for accessory buildings; attached/condo language removed
<b>Minimum Dwelling Unit Floor Area</b>	1,100 sq ft per dwelling unit	1,250 sq ft per dwelling unit
<b>Parking</b>	Off-street parking per Development Plan	Two (2) off-street parking spaces required per dwelling unit
<b>Permitted Uses</b>	Single/two/three-unit dwellings; open space; recreation facilities accessory to development	Same uses plus: accessory non-residential uses clearly supporting neighborhood (neighborhood commercial, churches, recreation facilities and similar)

## 6. Article 4 – Special Use (S-1) District

Item	Previous	Proposed
<b>Private Schools</b>	Conditional use in AR-1 District	Moved to S-1 District as a permitted use
<b>AR-1 Description</b>	Land best reserved for agriculture, forestry, and rural purposes – provides for low density residential	Added: “or clustered development in the Overlay Conservation District (OCD)”

## 7. Article 5 – Local Business (C-1) District

Standard	Previous	Proposed
<b>Sec. 504 – Lot Size</b>	No minimum lot size required (adequate yard space standard)	Minimum lot size of 1.5 acres
<b>Sec. 504 – Lot Width</b>	No minimum lot width; adequate access to streets required	Must meet AR-1 District width standards and width-to-depth standards
<b>Sec. 504 – Rear Yard (adj. to residential)</b>	50 ft rear yard when adjacent to residential areas	200 ft rear yard when adjacent to residential areas
<b>Sec. 504 – Building Height</b>	Maximum 50 ft height	Maximum 35 ft height

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South Bloomfield Township • Morrow County, Ohio

**DRAFT – May 14, 2026**  
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Standard	Previous	Proposed
<b>Sec. 501 – Permitted Uses: Retail</b>	Liquor stores listed among permitted retail uses	Liquor stores removed from permitted uses list
<b>Sec. 502 – Conditional Uses</b>	Ended with “wholesale business and dry cleaning plants”	Added: “and other businesses of a similar character”

## 8. Article 8 – Sign Standards

Standard	Previous	Proposed
<b>Freestanding Signs</b>	Freestanding sign permitted	Monument-style freestanding signs limited to a base of stone, timber, or brick
<b>Wall Identification Sign Height</b>	Max 1 sq ft per linear foot of lot frontage, up to 100 sq ft per visible side	Same area limit PLUS new maximum height of 10 ft
<b>Changeable Copy / Electronic Signs</b>	Changeable copy prohibited except on bulletin boards	Changeable copy AND electronic signs prohibited except on bulletin boards

## 9. Article 9 – Supplemental Regulations

Section	Previous	Proposed
<b>Sec. 901 – Architectural Projections</b>	Projections (porches, decks, balconies, carports, etc.) are part of building and may not project into required setbacks	Deleted – replaced by new provision in Article 2 General Provisions permitting up to 2-ft encroachment for eaves, gutters, bay windows, and window wells
<b>Sec. 910 – Driveway Standards</b>	Culverts/bridges must meet Morrow County Engineer standards	Deleted – driveway standards consolidated into new Section 207
<b>Sec. 925 – Height Restriction Exemptions</b>	Spires, belfries, cupolas, antennas, water tanks, chimneys, wind turbines, etc. exempt from height limits, but may not exceed distance from base to nearest property line	Deleted – replaced by new Special Structure Heights provision in Article 2
<b>Sec. 957 – Swimming Pool Barrier</b>	Pool must be walled or fenced – fence not less than 4 ft; gate and lock required	Barrier (wall, fence, or combination) must be not less than 48 inches on exterior side; all gates must be self-closing and self-latching with latch on pool side at not less than 54 inches above grade
<b>Sec. 957 – Swimming Pool Exception</b>	No exception provided	NEW: Pools/spas with ASTM F1346-compliant power safety covers are exempt from barrier requirements when cover is in place and pool is not in use

## 10. Article 12 – Amendment Procedure

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<b>Sec. 1201 – Voter Petition Threshold for Referendum</b>	8% of total vote cast for governor in preceding general election	35% of total vote cast for governor in preceding general election
<b>Voter Description</b>	“Qualified voters”	“Registered voters”

## 11. Article 20 – Definitions

Item	Previous	Proposed
<b>Sec. 2001 – Official Dictionary</b>	Webster’s New World Dictionary – most recent published edition	Merriam-Webster Online Dictionary

### NOTES

This summary sheet reflects tracked changes found in the May 14, 2026 draft of the South Bloomfield Township Zoning Resolution. Page number updates throughout the Table of Contents are not listed here as they are a result of content additions and reorganization. The full draft document should be reviewed for complete context.

For questions or additional information, please contact Joe Clase at Plan 4 Land, LLC – P.O. Box 306, Ashley, Ohio 43003 – [www.plan4land.net](http://www.plan4land.net).