

REPORT OF PROPOSED AMENDMENTS

Itemized Summary of Modifications — Zoning Commission-Recommended Draft, August 4, 2026

SUMMARY OF MODIFICATIONS

The following is a complete summary of the changes between the currently effective (August 11, 2023) Zoning Resolution and the version recommended by the Zoning Commission on August 4, 2026:

- Administrative updates — current Board of Trustees, Zoning Commission, and Board of Zoning Appeals membership; new effective date for the 2026 revision cycle.
- New Township Vision Statement incorporated into the Resolution preamble.
- New General Provisions — standards for agri-tourism, essential public services, driveway safe-stopping-distance requirements, special structure height exemptions, and permitted architectural projection encroachments; new standalone Section 207 (Driveways).
- Revised Agricultural/Residential (AR-1) District standards — uniform minimum lot area of three (3) acres per dwelling and 200-foot minimum lot width (replacing the prior tiered sewer/non-sewer table); wind turbines added as a permitted use; updated temporary housing standards; new provisions for accessory dwelling units, short-term rentals, indoor recreational facilities, and agri-tourism activities; Public Uses and Health Care (schools, libraries, museums, community centers, fire stations, township halls, parks/playgrounds, hospitals and rest homes) consolidated into the S-1 Special Use District and removed from the AR-1 permitted use list.
- Revised Overlay Conservation Development (OCD) standards — density reduced to 0.33 dwelling units per net developable acre (the prior centralized-sewer density bonus is removed); minimum lot size increased to 1.5 acres; enhanced road-corridor setbacks; minimum dwelling floor area of 1,250 square feet; minimum tract size retained at thirty (30) acres, per the Zoning Commission's August 4, 2026 recommendation.
- Revised Local Business (C-1) District standards — new 1.5-acre minimum lot size; rear yard setback increased to 200 feet where adjacent to residential districts (from 50 feet); maximum building height reduced to 35 feet (from 50 feet); liquor stores removed from the permitted use list.
- Revised Light Industrial (M-1) District standards — new 1.5-acre minimum lot size and lot width/depth standard; building height confirmed at 35 feet.
- Article 8 (Outdoor Advertising & Sign Standards) comprehensively rewritten for First Amendment content-neutrality — replacing sign categories defined by subject matter (political, real estate, agricultural, community event, business promotion, construction, model home, etc.) with neutral size/height/duration/location standards, plus new message-substitution and severability provisions.
- Revised Supplemental Regulations — updated swimming pool barrier and safety-cover standards; consolidated driveway standards; reorganized height-exemption provisions; streamlined Section 201(D) (Public Utilities & Railroads).
- Public hearing notice provisions (§1102(B), §1202, §1208–§1209) revised to reference Ohio Revised Code § 519.12 directly rather than a fixed number of days or a single publication method — keeping the Resolution automatically current with the state standard (currently: one publication at least ten (10) days before the hearing, by newspaper, the state's official public notice website, or the Township's own website/social media, per ORC § 519.12 as amended by House Bill 96, effective September 30, 2025).
- Referendum petition threshold corrected from eight percent (8%) to thirty-five percent (35%) of the vote cast for governor, conforming to current ORC § 519.12(H).
- Four new definitions added to Article 20 — Agri-Tourism, Short-Term Rental, Indoor Recreation, and Essential Services; dictionary reference updated to Merriam-Webster Online.
- Numerous technical corrections identified during my office's document review — corrected numeric scrivener errors in the OCD dimensional standards (Section 305(I)), the C-1 rear yard and M-1 building height standards, and the Table of Contents.

FORMATTING CORRECTIONS FOR FINAL SIGNED COPY

The following are page-level formatting items to clean up before the Resolution is finalized and signed — none affect the substance of what the Board is adopting:

- Board of Trustees roster (page 2) — clean up to correctly reflect current membership.
- Zoning Commission roster (page 2) — clean up to correctly reflect current membership.
- Board of Zoning Appeals roster (page 2) — clean up to correctly reflect current membership.
- Effective date line (page 4) — Reflects draft status and will be completed with the actual adoption/effective date once known.

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