

Peru Township Zoning Commission Meeting 7/30/21

In Attendance- Tony, Harold, Matt, Nichole, Eric, Jason

Sally absent

Eric asked if the township adopts zoning, does the stricter of the township zoning or county zoning get applied? This is a question to clarify with someone from the county.

Nichole brought up reaching the community and how we can have a better understanding of what concerns our residents have or what they would like to see in the proposal. Nichole will reach out to Paul Hinkle to see if we can get a mailer together.

Review of the proposal-

Section 17.1 B A motor home or camper of any type shall not be occupied by a guest of the resident or Owner of the Lot form ore than thirty (30) days- *changed to 120 days*

Section 17.4 A- Density: A lot shall contain no more than one (1) single- family dwelling or a duplex.- *changed to- Density: A lot of size less than five (5) acres shall contain no more than one (1) single family dwelling or a duplex. A lot of size five (5) acres or more, containing one (1 single) family dwelling may contain one (1) additional single family dwelling.*

Section 17.3 C- This is to preserve more farm grounds

Section 17.3 F- Changed verbiage from a driveway shall be three (3) feet from the side lot line, *to A driveway shall not be closer than three (3) ft from the side lot line.* Remove sentence side-load garages shall provide at least 20 ft of apron, exclusive of the three (3) feet driveway setback.

Section 17.3 D- Changed from 25ft to 15ft and removed the word structure.

Section 17.3 E- A dwelling shall not be located closer than thirty (30) feet to the rear lot line, changed to 15 ft and removed the word structure.

Section 17.4 D- Removed the word structure

** please see additional pages for changes made to proposal

Additional meetings were scheduled for 8/10,8/24 and 9/7 at 7:00 p.m.

DRAFT

- C. **Minimum Dwelling size:** A single-family Dwelling or Dwelling unit shall have a minimum of twelve hundred (1,200) square feet of gross floor area, not including breezeways, terraces, decks, porches, and garages.
- D. **Setbacks.** A Dwelling, Building, or Structure shall not be located closer than:
1. Fifty (50) feet of the right-of-way of any adjacent road, not including steps and uncovered porches that are less than ten (10) feet in width.
 2. Fifteen (15) feet to any side yard lot line.
 3. ~~Twenty-five (25)~~ Fifteen (15) feet to any rear yard lot line.
 4. The setback on a corner lot shall be in accordance with the provisions governing the road or highway on which the building faces.
- E. **Access to road:** A duplex shall not result in an additional access point to the existing public roadway.
- F. **For a Manufactured Home or Mobile Home used as a Dwelling:**
1. A Manufactured Home shall be placed on a permanent foundation. A Mobile Home shall be provided with paved strips, piers or a pad of such width and length and so positioned as to furnish a stable base for the manufactured housing and be tied down with the manufacturer's recommended anchors.
 2. Wheels and tongue shall be removed where possible.
 3. Manufacturer's approved unit skirting shall be placed around the lower perimeter, when applicable.
 4. Any addition made to a Manufactured Home or Mobile Home must be on a permanent foundation and have at least one (1) exterior exit.
 5. An addition that had been attached to a Manufactured Home or Mobile Home that had previously been on the Lot may not be re-attached to a replacement Manufactured Home or Mobile Home, unless the addition complies with Article XVII.
 6. One Mobile Home shall not be connected to another Mobile Home, when that connection was not intended and designed by the manufacturer.
 7. The Manufactured Home or Mobile Home shall not be more than ten (10) years old from the date of manufacture.

Section 17.5 New Development Standards - Planned Residential District

The following new development Standards apply to a Planned Residential District:

- A. **Density:** The allowed number of Dwellings in a Planned Residential District is determined by multiplying the net developable area by one and a quarter (1.25) units per net developable acre. Land for public use (i.e. school, fire station, park, roads, etc.) may be included in the net developable area for density calculations provided that the Building

Section 17.3 New Development Standards - General

In addition to the Standards described in Section 17.1, all new development in the A/R, Planned Residential, Commercial, Industrial, Special Use, and Adult Entertainment Districts shall be in strict compliance with the following:

- A. No portion of any Lot shall be used or sold in a manner that diminishes compliance with lot area and width requirements established for the District in which the lot is located.
- B. Lot frontage: A Lot of two (2) acres or more shall have a minimum road frontage of two hundred (200) feet.
- C. A new Lot of five (5) acres or less in area shall not be more than three (3) times deeper than it is wide. A new Lot of five point one (5.1) to less than ten (10) acres shall not be more than five (5) times deeper than it is wide. A new Lot of ten acres or more is exempt from the depth to width ratio. The width is that portion which runs along the public road, road, or highway.
- D. Minimum side Yard: A Dwelling, Building, or Structure shall not be located closer than ~~twenty-five (25) feet to any side Lot line.~~ Fifteen (15) feet to any side lot.
- E. Minimum rear yard: A Dwelling shall not be located closer than ~~thirty (30)~~ fifteen (15) feet to the rear Lot line; a Building or Structure shall not be located closer than fifteen (15) feet to the rear Lot line.
- F. Driveway setback: A driveway shall be three (3) feet from the side Lot line. ~~Side-load garages shall provide at least twenty (20) feet of apron, exclusive of the three (3) feet driveway setback.~~
- G. To the maximum extent possible, all natural drainage courses shall be maintained.
- H. Temporary Structures may be used incident to construction work on the Premises or on adjacent public projects or during a period while the permanent Dwelling, Building, or Structure is being constructed. A temporary Structure shall be removed not later than thirty (30) days after the project has been completed.

Section 17.4 New Development Standards - Residential Use

The following new development Standards apply to residential Use in the A/R, Commercial, and Special Use District:

- A. Density: ~~A Lot shall contain no more than one (1) single-family Dwelling or a duplex.~~ A lot size of less than five (5) acres shall contain no more than one (1) single-family dwelling or a duplex. A lot of five (5) acres or more, contain one (1) single family dwelling may contain one (1) additional single-family dwelling.
- B. Lot area: A new Lot for a single-family Dwelling shall have a minimum Lot area of two (2) acres plus right of way and two hundred (200) continuous feet of frontage that is separately owned on a public road. A new Lot for a duplex shall have a minimum Lot area of three (3) acres and two hundred (200) continuous feet of frontage that is separately owned on a public road.

ARTICLE XVII - STANDARDS

Section 17.1 Existing Development Standards

In addition to any other provisions of this Resolution, a Person shall strictly comply with the following standards:

- A. Up to eight (8) inoperable, unlicensed, or unused Vehicles or non-agricultural equipment may be allowed if they cannot be viewed from the roadway or are covered.

This prohibition shall not apply to Vehicles or equipment stored pursuant to sales or repair activity allowed as a Home Business or Commercial endeavor or in compliance with an approved Development Plan in the Commercial or Industrial District.

- B. A motor home or camper of any type shall not be occupied by a guest of the resident or Owner of the Lot for more than ~~thirty (30) days in a year.~~ Two hundred ten days (210)

- C. A Telecommunications Tower, except as allowed in Article XIV, aerial, antenna, or tower shall not be allowed in the A/R District. However, an aerial or antenna for the sole purpose of residential use shall be allowed when:

1. The maximum height of the tower does not exceed fifty (50) feet; and
2. The height is not greater than the distance from the center of the base of the tower to the nearest Lot line.

- D. Any activity, including storage, that involves flammable or explosive material shall provide for adequate safety devices against the hazard of fire or explosion. Commercial, Industrial, and Special Use activities shall adhere to the Occupational Safety and Health Administration standards.

- E. Accumulated trash, garbage, refuse, debris, or discarded material that creates a hazard or public nuisance to the neighborhood or general public shall not be allowed.

- F. Dumping, disposal, or incineration of kitchen waste, sewage, or dead animals shall not be allowed.

- G. Waste materials, whether solid or liquid, shall not be allowed on the Premises at a level greater than normal to the residential Use, unless provisions for the disposition of said wastes are acceptable to the Morrow County Health Department and do not create a burden on any adjoining Lot.

- H. No emission of air pollutants shall be allowed that violates the Clean Air Act Amendment of 1977 or later Amendments as enforced by the Ohio Environmental Protection Agency.

- I. Liquid or solid wastes shall not be discharged into any public sewer, private sewage disposal system, stream, or the ground or allow the discharge of any material of such nature or temperature that can contaminate any water supply or interfere with bacterial processes in sewage treatment. The standards of the Ohio Environmental Protection Agency shall apply.

Proposed change to zoning regulations, page 43

Present text of Section 17.4, page 43:

The following new development Standards apply to residential Use in the A/R, Commercial, and Special Use District:

- A. Density: A Lot shall contain no more than one (1) single-family Dwelling or a duplex.

Proposed modified text of Section 17.4, page 43:

The following new development Standards apply to residential Use in the A/R, Commercial, and Special Use District:

- A. Density: A Lot of size less than five (5) acres shall contain no more than one (1) single-family Dwelling or a duplex. A lot of size five (5) acres or more, containing one (1) single-family dwelling may contain one (1) additional single-family dwelling.