



Proposed Amendments for Public Hearing

Zoning Amendment # 2024-005

Section 150.02 B – Definitions

Existing Definition:

(111) MEDICAL MARIJUANA DISPENSARY: A retail establishment holding a current, valid, retail license issued under Section 3796 of the Ohio Revised Code.

Proposed Definition (shown in bold):

(110) ~~MEDICAL~~ MARIJUANA DISPENSARY, **MEDICAL**: A retail establishment holding a current, valid, retail license issued under Section 3796 of the Ohio Revised Code.

Proposed New Definition:

(111) MARIJUANA DISPENSARY, RECREATIONAL: A retail establishment holding a current, valid, retail license issued under ORC Section 3780.

Section 350.03 C – Schedule Of Permitted Uses, Commercial Districts

Section 350.03 C Existing:

	R-O Residential Office	V-C Village Center	C-1 Retail Comm.	C-2 General Comm.	C-3 Highway Interchange
C. General Commercial/Retail					
1. Retail in completely enclosed buildings		P	P	P	P
2. Personal services in completely enclosed buildings		P	P	P	P
3. Bank, financial institution, automated teller machine		P	P	P	P
4. Building trades and storage area	C	C	P	P	P
5. Drive-through facilities in association with a principal use		C		C	P
6. Mini/self storage		C		C	
7. Outdoor display			C	C	P
8. Outdoor storage					
(a) In fenced-in area				P	P
(b) Not in fenced-in area				C	C
9. Restaurants		P	P	P	P
10. Studios for artist, photography, etc. which may include retail sales	P	P	P	P	P
11. Medical marijuana dispensary				C	C

Section 350.03 C Proposed (shown in bold):

	R-O Residential Office	V-C Village Center	C-1 Retail Comm.	C-2 General Comm.	C-3 Highway Interchange
C. General Commercial/Retail					
1. Retail in completely enclosed buildings		P	P	P	P
2. Personal services in completely enclosed buildings		P	P	P	P
3. Bank, financial institution, automated teller machine		P	P	P	P
4. Building trades and storage area	C	C	P	P	P
5. Drive-through facilities in association with a principal use		C		C	P
6. Mini/self storage		C		C	
7. Outdoor display			C	C	P
8. Outdoor storage (a) In fenced-in area				P	P
(b) Not in fenced-in area				C	C
9. Restaurants		P	P	P	P
10. Studios for artist, photography, etc. which may include retail sales	P	P	P	P	P
11. Medical Marijuana dispensary, medical				C	C
12. Marijuana dispensary, recreational				C	C

Section 390.06 BB – Medical Marijuana Dispensaries

Section 390.06 BB Existing:

- BB. Medical Marijuana Dispensaries shall comply with the following:
1. The dispensary and any parcel boundary line of the parcel upon which it is located shall not be located within 1000 feet of any parcel boundary line of a school, park/playground, or church.
 2. The operation of the dispensary shall comply with all provisions of ORC 3796.

Section 390.06 BB Proposed (shown in bold):

- BB. ~~Medical~~ **Medical** Marijuana Dispensaries, **Medical** shall comply with the following:
1. The dispensary and any parcel boundary line of the parcel upon which it is located shall not be located within 1000 feet of any parcel boundary line of a school, park/playground, or church.
 2. The operation of the dispensary shall comply with all provisions of ORC 3796.

Section 390.06 CC – Marijuana Dispensaries, Recreational

Proposed New Section:

- CC. Marijuana Dispensaries, Recreational shall comply with the following:
1. The dispensary and any parcel boundary line of the parcel upon which it is located shall not be located within 1000 feet of any parcel boundary line of a school, park/playground, or church.
 2. The operation of the dispensary shall comply with all provisions of ORC 3780.

Zoning Amendment # 2024-006

Schedule 310.09 B – Minimum Yard Requirements for Accessory Uses, Residential Districts

Schedule 310.09 B Existing:

Structure or Use	Yard Permitted	Setback From Lot Line		
		Front ^(a)	Side	Rear
1. Detached accessory buildings	Side, Rear ^(b)	Same as Principal Bldg. - See Schedule 310.05 D.1	3 ft.	3 ft.
A. Equal or less than 10'x 12' footprint				
B. Equal or less than 12' x 16' footprint				
C. Greater than 12'x16'		" "	10 ft.	10 ft.
2. Terraces, uncovered porches, platforms, ornamental features that do not extend more than 2 feet above the ground ^(c)	Side, rear	NA	10 ft.	10 ft.
3. Driveways	Front, side, rear	--	5 ft.	5 ft.
4. Outdoor storage of recreation vehicle or trailer	Front, side, Rear	Out of right-of-way	5 ft.	20 ft.
5. Swimming pools	Rear	NA	10 ft.	10 ft.
6. Fences, walls	Front, side, rear	0 ^(d)	0 ^(d)	0 ^(d)
7. Dish antennas with a diameter greater than 39 inches	Rear	NA	10 ft.	10 ft.
8. Roadside stands	Front	30 ft.	30 ft.	30 ft.

Notes to Schedule 310.09B:

- (a) Including all lot lines that abut a street on a corner lot.
- (b) Except as otherwise regulated for agricultural accessory buildings in Section 230.05C.1.
- (c) Structures that extend more than 2 feet above the ground and which are attached to the principal building shall comply with the yard requirements in Section 310.05, except as otherwise regulated in Section 310.09A.
- (d) Except that a fence which constitutes a corral shall comply with the setback requirements in Section 230.05C.1.

Schedule 310.09 B Proposed (shown in bold):

Structure or Use	Yard Permitted	Setback From Lot Line		
		Front ^(a)	Side	Rear
1. Detached accessory buildings and structures A. Equal or less than 10'x 12' footprint B. Equal or less than 12' x 16' footprint C. Greater than 12'x16'	Side, Rear ^(b)	Same as Principal Bldg. - See Schedule 310.05 D.1 " " " "	3 ft. 5 ft. 10 ft.	3 ft. 5 ft. 10 ft.
2. Terraces, uncovered porches, platforms, ornamental features that do not extend more than 2 feet above the ground ^(c)	Side, rear	NA	10 ft.	10 ft.
3. Driveways	Front, side, rear	--	5 ft.	5 ft.
4. Outdoor storage of recreation vehicle or trailer	Front, side, Rear	Out of right-of-way	5 ft.	20 ft.
5. Swimming pools	Rear	NA	10 ft.	10 ft.
6. Fences, walls	Front, side, rear	0 ^(d)	0 ^(d)	0 ^(d)
7. Dish antennas with a diameter greater than 39 inches	Rear	NA	10 ft.	10 ft.
8. Roadside stands	Front	30 ft.	30 ft.	30 ft.
Notes to Schedule 310.09B: (a) Including all lot lines that abut a street on a corner lot. (b) Except as otherwise regulated for agricultural accessory buildings in Section 230.05C.1. (c) Structures that extend more than 2 feet above the ground and which are attached to the principal building shall comply with the yard requirements in Section 310.05, except as otherwise regulated in Section 310.09A. (d) Except that a fence which constitutes a corral shall comply with the setback requirements in Section 230.05C.1.				

Section 310.09 D – Additional Regulations for Accessory Buildings, Residential Districts

Section 310.09 D Existing:

- D. Additional Regulations for Accessory Buildings.
1. Accessory buildings that are detached from the principal building shall comply with the setback requirements of Schedule 310.09 and shall be located a minimum of 20 feet from the principal building, except carports and pergolas which have no minimum spacing requirement from the principal building.
 2. All other accessory buildings shall be attached to the principal building, shall be made structurally a part thereof, and shall comply with the setback requirements for principal buildings set forth in Schedule 310.05.
 3. Any building or structure requiring a county building permit shall also require a township zoning permit, and all buildings or structures shall meet all zoning setback requirements.

Section 310.09 D Proposed (shown in bold):

- D. Additional Regulations for Accessory Buildings **and Structures**.
1. Accessory buildings **and structures** that are detached from the principal building shall comply with the setback requirements of Schedule 310.09 and shall be located a minimum of 20 feet from the principal building, except carports and pergolas which have no minimum spacing requirement from the principal building.
 2. All other accessory buildings **and structures** shall be attached to the principal building, shall be made structurally a part thereof, and shall comply with the setback requirements for principal buildings set forth in Schedule 310.05.
 3. Any building or structure requiring a county building permit shall also require a township zoning permit, and all buildings or structures shall meet all zoning setback requirements.

Schedule 340.09 B – Minimum Yard Requirements for Accessory Uses, Lake Districts

Schedule 340.09 B Existing:

Structure or Use	Setback From Lot Line
1. Detached accessory buildings A. Equal or less than 12' x 16' footprint B. Greater than 12'x16'	0 ft. 7 ft.
2. Terraces, uncovered porches, platforms, ornamental features that do not extend more than 2 feet above the ground ^(a)	7 ft.
3. Driveways	0 ft.
4. Outdoor storage of recreation vehicle or trailer	0 ft.
5. Swimming pools	7 ft.
6. Fences, walls	0 ft. ^(b)
7. Dish antennas with a diameter greater than 39 inches	7 ft.
Notes to Schedule 340.09B: ^(a) Structures that extend more than 2 feet above the ground and which are attached to the principal building shall comply with the yard requirements in Section 340.05, except as otherwise regulated in Section 340.09A. ^(b) Except that a fence which constitutes a corral shall comply with the setback requirements in Section 230.05C.1.	

Schedule 340.09 B Proposed (shown in bold):

Structure or Use	Setback From Lot Line
1. Detached accessory buildings and structures A. Equal or less than 12' x 16' footprint B. Greater than 12'x16'	0 ft. 7 ft.
2. Terraces, uncovered porches, platforms, ornamental features that do not extend more than 2 feet above the ground ^(a)	7 ft.
3. Driveways	0 ft.
4. Outdoor storage of recreation vehicle or trailer	0 ft.
5. Swimming pools	7 ft.

Structure or Use	Setback From Lot Line
6. Fences, walls	0 ft. ^(b)
7. Dish antennas with a diameter greater than 39 inches	7 ft.
Notes to Schedule 340.09B:	
(a) Structures that extend more than 2 feet above the ground and which are attached to the principal building shall comply with the yard requirements in Section 340.05, except as otherwise regulated in Section 340.09A.	
(b) Except that a fence which constitutes a corral shall comply with the setback requirements in Section 230.05C.1.	

Section 340.09 D – Additional Regulations for Accessory Buildings, Lake Districts

Section 340.09 D Existing:

- D. Additional Regulations for Accessory Buildings.
1. Accessory buildings that are detached from the principal building shall comply with the setback requirements of Schedule 340.09 and shall be located a minimum of 7 feet from the principal building, except carports and pergolas which have no minimum spacing requirement from the principal building.
 2. All other accessory buildings shall be attached to the principal building, shall be made structurally a part thereof, and shall comply with the setback requirements for principal buildings set forth in Schedule 340.05.

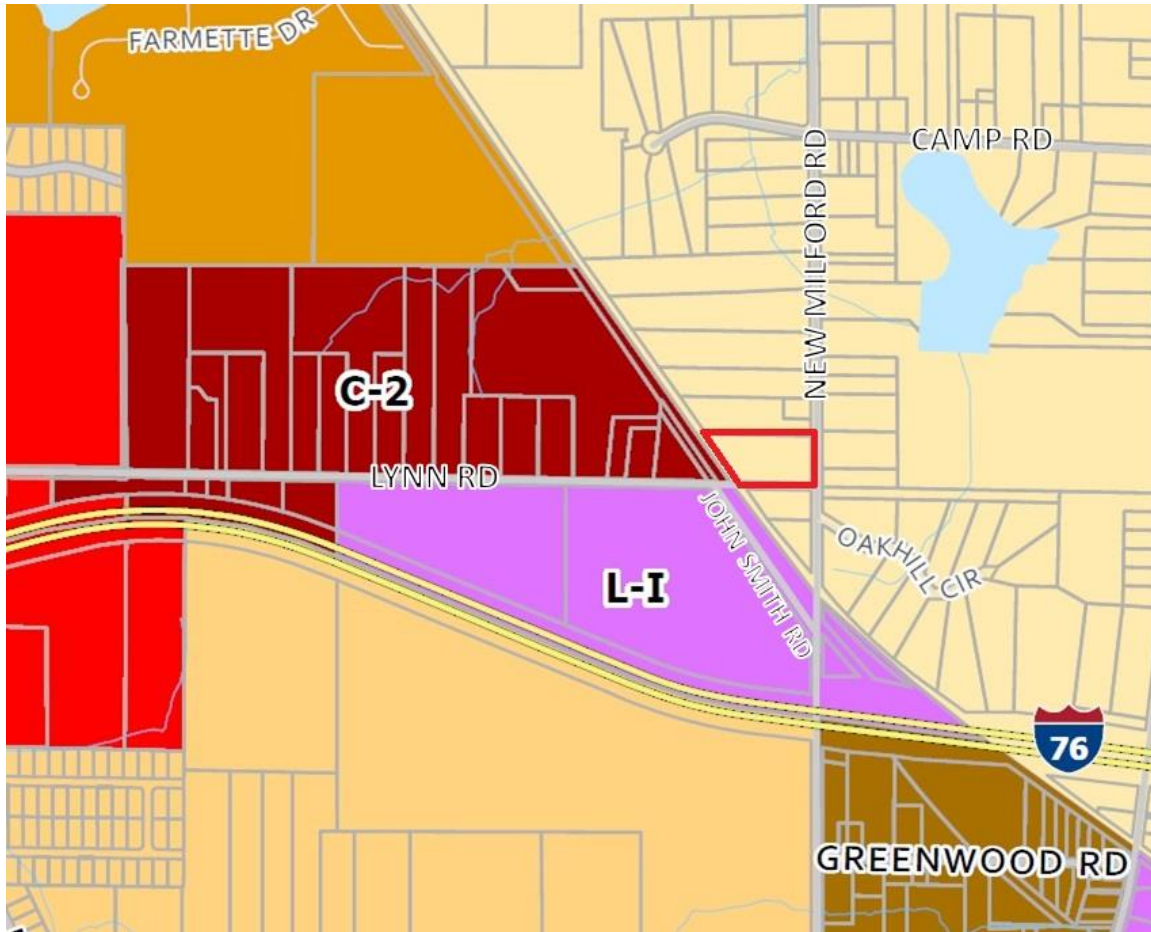
Section 340.09 D Proposed (shown in bold):

- D. Additional Regulations for Accessory Buildings **and Structures**.
1. Accessory buildings **and structures** that are detached from the principal building shall comply with the setback requirements of Schedule 340.09 and shall be located a minimum of 7 feet from the principal building, except carports and pergolas which have no minimum spacing requirement from the principal building.
 2. All other accessory buildings **and structures** shall be attached to the principal building, shall be made structurally a part thereof, and shall comply with the setback requirements for principal buildings set forth in Schedule 340.05.

Zoning Amendment # 2024-007

Proposed Map Amendment

EXISTING:



PROPOSED: Re-zone parcel #32-017-00-00-011-000 from R-1 to C-2