



Proposed Amendments for Public Hearing

Zoning Amendment # 2025-009

Section 350.09 – Accessory Use Regulations, Commercial Districts

Section 350.09 Existing:

Accessory uses permitted in any Commercial District shall conform to the regulations of this Section.

- A. Accessory Buildings. Accessory buildings shall conform to all lot and setback requirements for principal buildings for the district in which the lot is located and shall be subject to development plan review.
- B. Fences and Walls. Fences and walls may be erected in any Commercial District in compliance with the following:
 - 1. All fences and walls shall be of uniform design and shall be well maintained.
 - 2. Fences and walls used for buffering and screening shall comply with the regulations set forth in Chapter 430 and shall have a minimum height of six (6) feet.
 - 3. Fences on Property Lines. Any fence placed on a property line shall have a written agreement between the owners of each adjoining property and follow all other requirements in Chapter 971 of the Ohio Revised Code.
- C. Restaurant, Outdoor Dining Area. An outdoor customer dining area shall comply with all setback requirements for the principal building of the zoning district and shall be situated on a permanent foundation and enclosed as follows:
 - 1. Fences/walls shall be of uniform design, be well maintained, and shall be a minimum of 4' in height.
 - 2. Fences shall be constructed of masonry, wood, wrought iron, brick, stone, or vinyl, excluding rolled fencing of any type, such as, but not limited to barbed-wire, chain-link, and snow fencing.

Section 350.09 Proposed (shown in bold):

Accessory uses permitted in any Commercial District shall conform to the regulations of this Section.

- A. Accessory Buildings. Accessory buildings shall conform to all lot and setback requirements for principal buildings for the district in which the lot is located and shall be subject to development plan review.
- B. Fences and Walls. Fences and walls may be erected in any Commercial District in compliance with the following:
 - 1. All fences and walls shall be of uniform design and shall be well maintained.
 - 2. Fences and walls used for buffering and screening shall comply with the regulations set forth in Chapter 430 and shall have a minimum height of six (6) feet.
 - 3. Fences on Property Lines. Any fence placed on a property line shall have a written agreement between the owners of each adjoining property and follow all other requirements in Chapter 971 of the Ohio Revised Code.
- C. Restaurant, Outdoor Dining Area. An outdoor customer dining area shall comply with all setback requirements for the principal building of the zoning district and shall be situated on a permanent foundation and enclosed as follows:
 - 1. Fences/walls shall be of uniform design, be well maintained, and shall be a minimum of 4' in height.
 - 2. Fences shall be constructed of masonry, wood, wrought iron, brick, stone, or vinyl, excluding rolled fencing of any type, such as, but not limited to barbed-wire, chain-link, and snow fencing.
- D. **Parking or Storage of Inoperable Motor Vehicles and Trailers.** **The outdoor parking of an inoperable motor vehicle or trailer on a paved or gravel surface in a commercial district shall be permitted for a period not to exceed 72 hours. Such motor vehicles or trailers may be stored in an enclosed garage for an unlimited amount of time. Excluding motorized vehicle service centers, motorized vehicle repair garages, and towing facilities.**

Zoning Amendment # 2025-010

Section 370.08 – Accessory Use Regulations, Industrial Districts

Section 370.08 Existing:

Accessory uses permitted in any Industrial District shall conform to the regulations of this Section.

- A. Accessory Buildings. Accessory buildings shall conform to all lot and setback requirements for principal buildings for the district in which the lot is located and shall be subject to development plan review.
- B. Outdoor Storage. Outdoor storage as a permitted accessory use in the rear or side yard shall comply with the setback requirements for the principal buildings set forth in Schedule 370.05.
 - 1. The area within this setback shall be landscaped in accordance with Chapter 430.
 - 2. The bulk storage of sand, gravel, salt and other similar materials shall not be permitted unless the material is effectively prevented from spreading.
 - 3. The outdoor storage area may have a stone surface or another suitable parking lot material. All other outdoor storage areas shall be paved in accordance with Section 410.12.
- C. Fences and Walls. Fences and walls may be erected in any Industrial District in compliance with the following:
 - 1. All fences and walls shall be of uniform design and shall be well maintained.
 - 2. Fences and walls used for buffering and screening shall comply with the regulations set forth in Chapter 430 and shall have a minimum height of six (6) feet.
 - 3. Fences on Property Lines. Any fence placed on a property line shall have a written agreement between the owners of each adjoining property and follow all other requirements in Chapter 971 of the Ohio Revised Code.

Section 370.08 Proposed (shown in bold):

Accessory uses permitted in any Industrial District shall conform to the regulations of this Section.

- A. Accessory Buildings. Accessory buildings shall conform to all lot and setback requirements for principal buildings for the district in which the lot is located and shall be subject to development plan review.
- B. Outdoor Storage. Outdoor storage as a permitted accessory use in the rear or side yard shall comply with the setback requirements for the principal buildings set forth in Schedule 370.05.
 - 1. The area within this setback shall be landscaped in accordance with Chapter 430.
 - 2. The bulk storage of sand, gravel, salt and other similar materials shall not be permitted unless the material is effectively prevented from spreading.
 - 3. The outdoor storage area may have a stone surface or another suitable parking lot material. All other outdoor storage areas shall be paved in accordance with Section 410.12.
- C. Fences and Walls. Fences and walls may be erected in any Industrial District in compliance with the following:
 - 1. All fences and walls shall be of uniform design and shall be well maintained.
 - 2. Fences and walls used for buffering and screening shall comply with the regulations set forth in Chapter 430 and shall have a minimum height of six (6) feet.
 - 3. Fences on Property Lines. Any fence placed on a property line shall have a written agreement between the owners of each adjoining property and follow all other requirements in Chapter 971 of the Ohio Revised Code.
- D. **Parking or Storage of Inoperable Motor Vehicles and Trailers.** **The outdoor parking of an inoperable motor vehicle or trailer on a paved or gravel surface in an industrial district shall be permitted for a period not to exceed 72 hours. Such motor vehicles or trailers may be stored in an enclosed garage for an unlimited amount of time. Excluding motorized vehicle service centers, motorized vehicle repair garages, and towing facilities.**