



Proposed Amendments for Public Hearing

Zoning Amendment # 2026-010

Section 680.04 – Actions to Bring About Compliance with Zoning Regulations

Section 680.04 Existing:

SECTION 680.04 ACTIONS TO BRING ABOUT COMPLIANCE WITH ZONING REGULATIONS.

- A. Notification. The Zoning Inspector shall, upon inspection and identification of a zoning violation, order the landowner or responsible party in writing to remedy the violation. After such order is served to the landowner or posted on the premises, no work except to correct or comply with said violation shall proceed on any building or tract of land included in the violation.

- B. Correction Period. All violations shall be corrected within a period of ten (10) days after the written order is issued or for a longer period of time as indicated by the Zoning Inspector. Any violations not corrected within a specified time period shall be reported to the County Prosecutor who shall initiate prosecution procedures.

- C. Action. If any land is used or if any building or structure is located, erected, constructed, reconstructed, enlarged, structurally altered, or used in violation of this Resolution, the Board of Township Trustees, with the assistance of the Zoning Inspector and other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action or proceeding, including seeking judgment for a civil fine, as provided in Section 680.06, to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, alteration or use.

Section 680.04 Proposed (shown in bold):

SECTION 680.04 ACTIONS TO BRING ABOUT COMPLIANCE WITH ZONING REGULATIONS.

- A. Notification. The Zoning Inspector shall, upon inspection and identification of a zoning violation, order the landowner or responsible party in writing to remedy the violation. After such order is served to the landowner or posted on the premises, no work except to correct or comply with said violation shall proceed on any building or tract of land included in the violation.
- B. Correction Period. All violations shall be corrected within a period of ten (10) days after the written order is issued or for a longer period of time as indicated by the Zoning Inspector. Any violations not corrected within a specified time period shall be reported to the County Prosecutor who shall initiate prosecution procedures.
- C. Action. If any land is used or if any building or structure is located, erected, constructed, reconstructed, enlarged, structurally altered, or used in violation of this Resolution, the Board of Township Trustees, with the assistance of the Zoning Inspector and other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action or proceeding, including seeking judgment for a civil fine, as provided in Section 680.06, to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, alteration or use.
- D. Violations. **A zoning certificate shall not be issued to any parcel on which there is a pending zoning violation or active litigation.**

Zoning Amendment # 2026-011

Section 310.09 D – Additional Regulations for Accessory Buildings and Structures

Section 310.09 D Existing:

- 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.

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, **with a minimum dimension of 4' x 6' and a roof**, and shall comply with the setback requirements for principal buildings set forth in Schedule 310.05. **This is intended to prevent attaching a board from one building to another and calling it attached.**
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 230.06 A – Minimum Construction Standards

Section 230.06 A Existing:

A. Minimum Construction Standards.

1. All structures, except those exempt as specified in this Resolution, shall comply with the standards adopted and administered by the Portage County Building Department. Compliance with these standards is required regardless of whether the structure is constructed on the building site, fabricated in a factory, or moved in from a location within the township or outside of the Township.
2. For any building proposed to be attached to another building, it shall be made structurally a part thereof and shall comply with the setback requirements within its corresponding zoning district. This is intended to prevent attaching a board from one building to another and calling it attached.
3. All public and private residential streets constructed hereafter shall comply with the construction standards set forth for such streets in the County Subdivision Regulations.

Section 230.06 A Proposed (shown in bold):

A. Minimum Construction Standards.

1. All structures, except those exempt as specified in this Resolution, shall comply with the standards adopted and administered by the Portage County Building Department. Compliance with these standards is required regardless of whether the structure is constructed on the building site, fabricated in a factory, or moved in from a location within the township or outside of the Township.

2. For any building proposed to be attached to another building, it shall be made structurally a part thereof, **with a minimum dimension of 4' x 6' and a roof**, and shall comply with the setback requirements within its corresponding zoning district. This is intended to prevent attaching a board from one building to another and calling it attached.
3. All public and private residential streets constructed hereafter shall comply with the construction standards set forth for such streets in the County Subdivision Regulations.

Zoning Amendment # 2026-012

Section 450.03 A – Alteration, Reconstruction, Expansion of Nonconforming Use of Building

Section 450.03 A Existing:

- A. Alteration, Reconstruction, Expansion of Nonconforming Use of Building. A nonconforming use of a building or land shall be permitted to be altered, reconstructed, enlarged or extended one time only, provided such action complies with all the regulations of the district in which it is located. Any such enlargement or extension shall not exceed 20% of the area of the use as it existed at the effective date of this Resolution. No nonconforming use shall be physically enlarged or extended to displace a conforming use.

Section 450.03 A Proposed (shown in bold):

- A. Alteration, Reconstruction, Expansion of Nonconforming Use of Building. A nonconforming use of a building or land shall be permitted to be altered, reconstructed, enlarged or extended ~~one time only~~, provided such action complies with all the regulations of the district in which it is located. ~~Any such enlargement or extension shall not exceed 20% of the area of the use as it existed at the effective date of this Resolution.~~ No nonconforming use shall be physically enlarged or extended to displace a conforming use.