

# Zoning Commission action on list of fourteen (14) items from Board of Trustees.

## Avondale Allotments Zoning Resolution Indian Isles Zoning Resolution Wolfe Island Zoning Resolution

Items to Study Provided by Board of Trustees: 08-02-2025

Amendments Initiated by ZC: 09-02-2025

Modifications Suggested by ZC: October 2025

*This document was updated 10-14-2025.*

### 1. Propane Tanks

- a. ZC determined to clarify multiple, small tanks are permitted. Rather than creating a special, standalone section about propane tanks in the Supplemental section, the change proposed will be to the Schedule of Regulations under the prohibited uses. The text will read [prohibited uses include] “storage of gas under pressure other than standard (20 lb. in volume) propane tanks (approximately 12” in diameter x 18” in height).

### 2. Accessory Buildings

- a. ZC determined to add a new front yard setback for accessory buildings. In the Schedule (currently), the front yard setback is under the “minimum yard dimensions” and there is not a separate front yard setback for accessory buildings, like there is for accessory building side/rear yard setbacks. The front yard setback for accessory buildings proposed is 30’ and the placement is regardless of the principal building’s location.
- b. ZC considered and discussed whether increasing the maximum height from 15’ to 18’ is appropriate during its August meeting. Ultimately, the ZC determined to keep the maximum height at 15’ during its September meeting.

### 3. Setbacks

- a. This is addressed under “2. Accessory Buildings”.
- b. This is addressed under “4. Pools”.
- c. This is addressed under “14. Lot Sizes”.

### 4. Pools

- a. ZC determined to clean-up definitions by striking redundant definitions and updating the swimming pool definition.
- b. ZC determined not to establish separate setbacks for inground pools and above ground pools from the water’s edge.

- c. ZC determined to exempt from the fencing requirement swimming pools with a compliant power safety cover and spas and hot tubs with a compliant safety cover. ZC is proposing language shared by the Logan Co (L) Prosecuting Attorney's Office that is being considered by Clark Co (C).
  - i. Note: Clark Co (C) has been working on this item for four months.

## **5. Solar**

- a. ZC determined to recommend Version 1 of LUC's model text. This creates definitions, establishes additional standards for accessory solar energy systems, and prohibits principal solar energy systems under 50MW.

## **6. Manufactured and Modular Homes**

- a. ZC determined to update the definitions, terms/uses in the Schedule to be consistent with the updated definitions, and update the manufactured/mobile home parks chapter. This update will be consistent with what other townships in Logan, Union, and Champaign counties have done.

## **7. Medical & Recreational Marijuana**

- a. ZC determined to recommend Version 1 of LUC model text. This creates definitions and prohibits medical and recreational marijuana cultivation, processing, and sales. (Note: This does not impact home grow.)

## **8. Electric Vehicle Charging**

- a. ZC determined not to create separate standards for EV charging stations, treating these like other accessory structures when detached from the principal structure.

## **9. Open Outdoor Kitchens**

- a. This is addressed under "2. Accessory Buildings".
- b. ZC determined not to create a special, standalone section regarding open outdoor kitchens in the Supplemental article.

## **10. Administrative**

- a. ZC determined not to change the "Interpretation of Terms or Words" at the start of Article II Definitions. This text is common in township zoning resolutions in Ohio.
- b. ZC determined not to change Section 548, that the ZC chair is to be notified of BZA hearings.
- c. The ZC proposes to add a header to each Zoning Resolution, so it is clear on each page which zoning resolution is being looked at—Avondale Allotments, Indian Isles, or Wolf Island.

## **11. RVs**

- a. ZC determined to make no changes with respect to Section 1057 which currently prohibits the parking of an RV for more than 72 hours without a

zoning permit. The section reads, “Zoning permits shall be issued in increments of seven (7) days. No more than four (4) permits shall be issued to any person or persons during a calendar year (Jan. 1<sup>st</sup>-Dec. 31<sup>st</sup>).

## **12. Parking**

- a. According to the ZC, this item was removed from the list by the Board of Trustees during a Trustee meeting on 07-14-2025.

## **13. Noise**

- a. ZC was provided with an Ohio Township Association (OTA) article authored by two attorneys. The general advice in the article is that this is not a zoning issue but a township board of trustees can pass a standalone noise ordinance. A copy of the article was provided to the Board of Trustees on more than one occasion.
- b. ZC determined to leave Section 1058 Noise unchanged in case this can be of some help regulating a land use but LUC advised any noise violation would need to be extraordinary and out of character for the permitted/conditional uses allowed in a particular zoning district.

## **14. Lot Sizes**

- a. ZC determined to adopt a new format for the Schedule of District Regulations. The intent is to make the Schedule more user-friendly.
- b. ZC determined to leave the minimum lot sizes unchanged. This was determined after pulling subdivision plat dimensions and owner information for lots under the same ownership/in combination. This was discussed with Trustee Terrill after the April meeting and seemed to be acceptable to him to leave alone. For single, non-conforming lots of record—which are legal—the non-conforming chapter already addresses substandard lots, so a house can be built on substandard lots (conditions apply). See Section 430 Single Non-Conforming Lots of Record.
- c. ZC determined to leave the minimum frontage required unchanged. This was determined after pulling subdivision plat dimensions and owner information for lots under the same ownership/in combination.
- d. ZC determined to update the lot frontage definition to make clear only one of the two frontage types—frontage along right-of-way or waterfront—will count toward the minimum frontage required, both cannot be added together to meet the minimum. Also, only the largest, continuous (unbroken) frontage will be counted toward the minimum frontage. This required updates to the definition of frontage and front setback. This change will avoid long, narrow lots.
- e. ZC determined to make clear waterfront properties only have a front yard along the water’s edge. For lots with waterfront and right-of-way frontage, the right-of-way frontage will be a rear setback; there are not two front

- yards. This change impacts the definition of lot frontage, front setback line, front yard, and rear yard.
- f. As part of these adjustments, LUC proposed amendments to Section 1056 Boat Slips and Docks and small amendments to Column 21 of the Schedule.

## **Other items.**

### **15. Notice Requirements – BZA, Trustees, & ZC**

- a. LUC provided language to change the public notice requirements in Article V Administration and Article VI Amendments consistent with what other townships in LUC's Region have done. If adopted, the proposed language would provide an additional option beyond running a legal ad in the newspaper for public notices involving zoning meetings/hearings. This language was originally drafted by LUC staff and provided to all three county prosecuting attorney offices for review; it is still under review. No model text has been adopted by LUC for two reasons: 1) Because the ORC change became effective April 2025; and, 2) Because it takes time to create model text. The Zoning Commission determined to include the draft language in its proposal.

### **16. Violations**

- a. The ORC changed in April 2025 moving enforcement action from municipal court to common pleas court. Amendment to Section 350 was proposed as a result of this change. The Zoning Commission recommends the Trustees refine this language with the Prosecutor's Office before adopting the text as proposed.

### **17. Definition of Front Setback**

- a. The Zoning Commission recommends the Board of Trustees consider amending the definition of "Setback Line, Front." with special attention to clarifying the meaning of the words "lakefront" and "water's edge".

### **18. Official Schedule of District Regulations**

- a. The Zoning Commission recommends the Board of Trustees prohibit "manufactured and/or mobile homes individually" and "manufactured and/or mobile home parks" in all districts.
- b. The Zoning Commission recommends the Board of Trustees prohibit "multi-family dwellings" in all districts.

## **Note.**

This summary is for convenience only and is to be interpreted as a concise summary of action on the list provided by the Stokes Township Board of Trustees.