

ZC-2024-04

**NOTICE OF PUBLIC HEARINGS ON APPLICATIONS
PROPOSING TO AMEND THE
AUBURN TOWNSHIP ZONING RESOLUTION
R. C. 519.12 (D)**

Notice is hereby given that the Auburn Township Zoning Commission will conduct public hearings on proposed amendments, identified as **ZC-2024-02** (family cemetery); **ZC-2024-03** (mobile food units), and **ZC-2024-04** (accessory building height) to the Auburn Township Zoning Resolution at the Auburn Township Administration Building, 11010 Washington Street, Auburn Township, OH at 7:00 PM, 7:15 PM, and 7:30 PM on **Thursday, December 12, 2024.**

The proposed amendments will be available for examination, by request and appointment, at the Auburn Administration Building, from 8 o'clock AM to 3:00 o'clock PM from November 18, 2024, through December 12, 2024, and on the website www.auburntownship.com.

After the conclusion of the public hearings, the proposed amendments will be submitted to the Auburn Township Board of Trustees for its action.

Auburn Township Zoning Commission
S. Mulleman, Secretary


**TRANSMISSION OF A COPY OF THE
MOTION FOR A PROPOSED AMENDMENT TO THE
AUBURN TOWNSHIP ZONING RESOLUTION
TOGETHER WITH THE TEXT
PERTAINING THERETO
TO THE GEAUGA COUNTY PLANNING COMMISSION
O.R.C. 519.12 (E)**

The Auburn Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment, identified as number **ZC-2024-04** to the Auburn Township Zoning Resolution together with the attached text pertaining thereto to the Geauga County Planning Commission this 18th day of November, 2024.

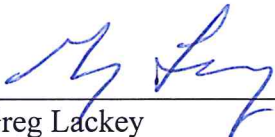
Auburn Township Zoning Commission:



Ted Van Hyning, Chairman



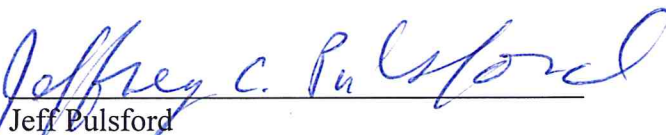
Dennis Bergansky



Greg Lackey



Chad Canfield



Jeff Pulsford

Attested to by:





J. Hardy for Sarah Mulleman, Secretary,
Auburn Township Zoning Commission

Received by the Geauga County Planning Commission this 18th day of November, 2024.



Signature of Planning Commission Employee



Print Name


**TRANSMISSION OF A COPY OF THE
MOTION FOR A PROPOSED AMENDMENT TO THE
AUBURN TOWNSHIP ZONING RESOLUTION
TOGETHER WITH THE TEXT
PERTAINING THERETO
TO THE GEAUGA COUNTY PLANNING COMMISSION
O.R.C. 519.12 (E)**

The Auburn Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment, identified as number **ZC-2024-04** to the Auburn Township Zoning Resolution together with the attached text pertaining thereto to the Geauga County Planning Commission this 14th day of November, 2024.

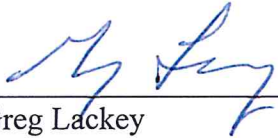
Auburn Township Zoning Commission:




Ted Van Hyning, Chairman



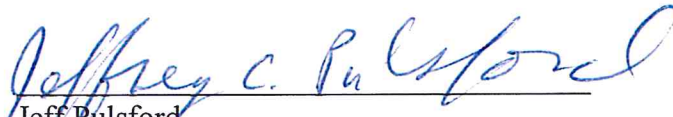
Dennis Bergansky



Greg Lackey



Chad Canfield



Jeff Pulsford

Attested to by:




J. Hardy for Sarah Mulleman, Secretary,
Auburn Township Zoning Commission

Received by the Geauga County Planning Commission this _____ day of November, 2024.

Signature of Planning Commission Employee




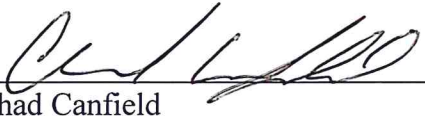
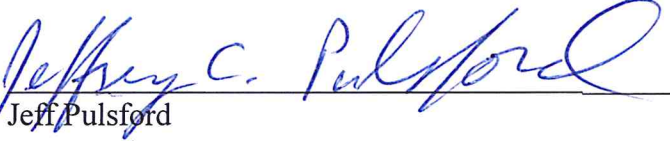
Print Name

**MOTION TO INITIATE AMENDMENT TO THE
AUBURN TOWNSHIP ZONING RESOLUTION
R.C. 519.12 (A)**

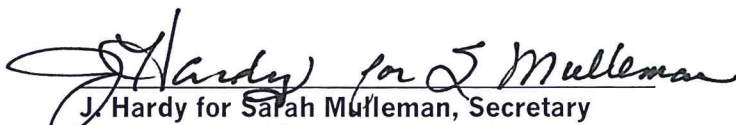
Dennis Bergansky moved the adoption of the following motion:

That an amendment to the Auburn Township Zoning Resolution identified as **ZC-2024-04** consisting of 4 pages, marked Exhibit A and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Auburn Township Zoning Commission this **14th** day of **November, 2024.**

Chad Canfield seconded said motion. Upon the roll being called, the vote of the members of the zoning commission was as follows:

<u>Member</u>	<u>Yes or No</u>
 Ted Van Hyning, Chairman	<u>Yes</u>
 Dennis Bergansky	<u>YES</u>
 Greg Lackey	<u>yes</u>
 Chad Canfield	<u>Yes</u>
 Jeff Pulsford	

Attested to by:


J. Hardy for Sarah Mufleman, Secretary
Auburn Township Zoning Commission

Date: November 14, 2024

**MOTION TO SET DATE FOR PUBLIC HEARING ON
PROPOSED AMENDMENT TO THE
AUBURN TOWNSHIP ZONING RESOLUTION
R.C. 519.12 (A) (E)**





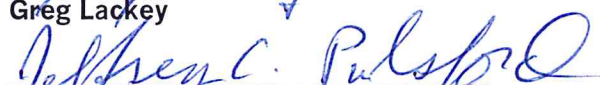

The Auburn Township Zoning Commission, Geauga County, Ohio, met in Regular Session on the 14th day of November, 2024, at 7:00 PM, with the following members present:

✓ Dennis Bergansky
✓ Ted Van Hying
✓ Greg Lackey
✓ Chad Canfield
✓ Jeff Pulsford
✓ Angela Daugherty

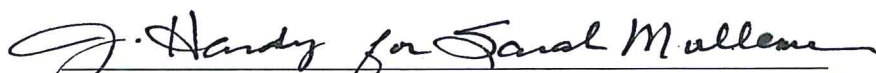
Dennis Bergansky moved to adopt the following motion:

That the Auburn Township Zoning Commission conduct a public hearing on the proposed Amendment, identified as ZC-2024-04 to the Auburn Township Zoning Resolution as attached hereto on the 12th day of December, 2024, at 7:15 o'clock PM at the Auburn Township Administration Building, 11010 Washington Street, 44023.

Chad Canfield seconded the motion and the roll being called, the vote of the Auburn Township Zoning Commission was as follows:

	<u>Yes or No</u>
 Dennis Bergansky	<u>YES</u>
 Ted Van Hying	<u>Yes</u>
 Chad Canfield	<u>Yes</u>
 Greg Lackey	<u>yes</u>
 Jeff Pulsford	<u>yes</u>
 Angela Daugherty	<u>yes</u>

Adopted this 14th day of November, 2024
Attested to by:


J. Hardy for Sarah Mullen, Secretary, Auburn Township Zoning Commission

ARTICLE 5

SUPPLEMENTARY REGULATIONS

- | | | | |
|------|------------------|------|---|
| 5.01 | Dwellings | 5.04 | Fire Protection Pond (3/17/04) |
| 5.02 | Accessory Uses | 5.05 | Prohibited Uses in All Zoning Districts |
| 5.03 | Conditional Uses | | |

5.01 DWELLINGS: In addition to the other provisions of this Resolution, dwellings shall be regulated as follows:

- (a) **Maximum Densities:** In R-1 and R-2 Zoning districts, the total number of dwelling units in each subdivision shall not exceed the number of units per acre provided in Schedule 4.03(k). There shall be no more than one (1) single family detached dwelling on a lot. (Effective 12/31/03)
- (b) **Minimum Dwelling Unit Areas:** Depending on its number of bedrooms, each dwelling unit shall have at least the following floor area.

Number of Bedrooms	Minimum Floor Area Per Dwelling Unit
Under 3	1200 Square Feet
3	1500
4	1800
Over 4	2100

5.02 ACCESSORY USES: In addition to the other provisions of this Resolution, accessory uses shall be permitted and regulated as follows:

(a) **Accessory Buildings and Structures:**

- (1) **Locations:** An accessory building or structure may be permitted in any zoning district in accordance with the provisions of the zoning district in which it is located.
- (2) **Development and maintenance standards:** An accessory building or structure shall comply with the following regulations, except as may otherwise be provided in the zoning district in which located.

- a. No detached accessory building shall be located in a front yard or in front of a dwelling or principal building. Detached accessory buildings shall be located in side or rear yards at least fifteen feet (15') from any side or rear lot line or other building on the same lot. The use of a detached accessory building as a dwelling unit shall be prohibited.

- (b) **Accessory Uses:** Such use shall be permitted as a subordinate building or use when it is clearly incidental to and located on the same lot as the principal building or use. See also Section 5.02.
- (c) **Reserved**
- (d) **Minimum Lot Width:** The minimum width of a lot shall be specified in Schedule 4.03(k); provided, however, that for any lot located on a permanent cul-de-sac road turnaround the minimum lot frontage may be 60 feet measured at the right-of-way margin. Such cul-de-sac lots shall have a minimum lot width at the minimum front building setback line of 200 feet, and an average mean width of not less than 200 feet in the R-1 District and a minimum lot width at the minimum front building setback line of 175 feet and an average mean width of not less than 175 feet in the R-2 District. (effective 2/22/06)
 - (1) For the purpose of this section, the “average mean width” of a lot shall be the area of the lot’s divided by the lot “mean depth”. The “mean depth” of a lot shall be the length of a straight line extending from the midpoint of the front line of the lot to the midpoint of the lot’s rear line. (effective 2/22/06)
 - (2) The depth of a lot shall not exceed three times the lot’s average mean width unless the lot’s average mean width exceeds 300 feet. (effective 2/22/06)
 - (3) For illustrative purposes, see Appendix “F”. effective 2/22/06)
- (e) **Minimum Lot Areas:** Depending on their use, lot areas and widths shall not be less than given on Schedule 4.03(k).
- (f) **Minimum Yard Depths:** Depending on their use, yard depths shall not be less than given on Schedule 4.03(k). Yards on one lot shall not be considered to be located on any other lot.
- (g) **Maximum Lot Coverage:** Depending on its use, the percent of lot area covered by main and accessory buildings shall not be greater than given on Schedule 4.03(k).
- (h) **Maximum Building Heights:** No main building shall exceed a height of 35 feet, and no **detached** accessory building shall exceed a height of **23 feet**. (9/6/01) **eighteen feet (18’)**.
- (i) **Required Parking Spaces:** Depending on its use, each lot shall have at least the required parking spaces specified on Schedule 4.03(l). See 5.02(e).
- (j) **Maximum Total Sign Areas:** Depending on its use, the total area of all signs, exclusive of billboards, on a lot shall not be greater than given on Schedule 4.03(l).
 - (1) Maximum total sign areas in R-1 and R-2. See Schedule 4.03(l). 8/20/14
 - (2) Permitted R-1 and R-2 District Signs: One (1) unlit identification sign shall be permitted with its main use on the same lot in R-1 and R-2 Districts. 8/20/14

EXHIBIT A

5.03

(o) **Reserved**

~~(e) Dwelling Unit (as part of a business) 9/2022~~

~~(1) Location and Access: A dwelling unit (as a part of a business) shall be a conditional use in the B-1A District and shall comply with 3.07~~

~~(2) Development Standards: See 3.01~~

~~(3) Maintenance Standards: See 3.02~~

~~(a) There will be a review of conditions after one year of operation or as determined by the Board of Zoning Appeals~~

(p) **Nursing Homes and Residential Care Facilities** 9/2022

(1) **Location and Access:** A nursing home and residential care facility shall be a conditional use in the B-4 Districts and shall comply with 3.07.

(2) **Development Standards:** See 3.01, in addition to the other standards of this Resolution, side and rear yards shall be screened from adjoining lots with a six foot (6') high fence, wall or dense hedge; the only exception to this would be, if there is a contiguous parking lot. In such case, the end of the circulated parking lot must be screened in the same manner. Where a nursing home lot is contiguous with any Residential District boundary, a minimum buffer zone setback shall be one hundred feet (100'). There shall be no buildings, structures, uses, off-street parking spaces or signs in the buffer zone setback.

a. The Board of Zoning Appeals may request professional studies that may include, but not be limited to, noise analysis, visual screening, and traffic studies. These studies, if required, shall be provided at the applicant's sole expense.

b. An occupancy permit, issued by the County Building Department, shall be required.

c. Shall be licensed through the State of Ohio.

(3) **Maintenance Standards: See 3.02**

(a) There will be a review of the conditions, after one (1) year of operation, or as determined by the Board of Zoning Appeals.

(q) **Bed and Breakfast** 9/2022

EXHIBIT A

1.05 **EXEMPTIONS:** Powers not conferred by Chapter 519 of the ORC or this Resolution follow.

Agriculture:

- (2) In all other areas the following shall apply – No zoning certificates are required for the construction of buildings incident to the use of land for agricultural purposes; but a zoning certificate application and agricultural exemption request form shall be filed with the Zoning Inspector. If the purpose and use is clearly demonstrated to be strictly agricultural in nature, the Zoning Inspector will approve the exemption and no fee shall be charged. 8/15/18 Provided, however, if the use is viticulture, including buildings or structures that are primarily for vinting and selling wine that are located on land any part of which is used for viticulture, then the applicant shall include with the zoning certificate and agricultural exemption forms written proof of the issuance of a permit pursuant to O.R.C. 4303.031. 11/14/24