



Staff Report – Paris Township (U) Zoning Amendment

Applicant:	Paris Township Zoning Commission c/o Andrew Clarridge 16862 Paver Barnes Rd Marysville, OH 43040 adclarridge@yahoo.com
Request:	The proposed amendments were initiated by motion of the Zoning Commission. The proposal would amend Section 101 Use of Land or Buildings for Agricultural Purposes Not Affected; the Permitted/Conditional Uses in the U-1, R-1, and B-2 (RE: single-family dwellings, manufactured home parks, conversion of dwellings to more units, personal storage facilities, and the maximum number of accessory buildings allowed); Section 1606 Adequate Drainage Outlet and Acceptable Soils; Section 1612 Agritourism; Section 1615 Permanently Sited Manufactured Housing; Section 1616 Intent; Section 1710 Conversion of Dwellings to More Units; Section 1730 Private Swimming Pools, Section 1740 Community or Club Swimming Pools start here in October 2013; Section 1750 Ponds/Wetlands; Section 1758 Small Solar Energy Systems (Less than 50MW); Section 1777 Permit Requirements; and, Article XIX Interpretation & Definitions. The proposal would add Section 1613 Keeping of Animals & Foul/Poultry; Section 1721 Mobile Trailers; Section 1725 Erection of More than One Principal Structure on a Lot; and, Section 1789 Short Term Rentals. The proposal would strike Section 1613 Manufactured & Mobile Homes/Mobile Home Parks Purpose; Section 1617 Approval Procedures; Section 1618 General Standards for Mobile Home Parks; Section 1619 Mobile Home Park Requirements; and, Section 1620 Minimum Floor Area.
Location:	Paris Township is located in central Union County and contains part of the City of Marysville.
Staff Analysis:	Agricultural Uses and Agritourism The Township is amending the text of Section 101 Use of Land or Buildings for Agricultural Purposes to reflect the LUC Model Text. The Township is amending the text of Section 1612 Agritourism to reflect the LUC Model Text. The Township is adding Section 1613 Keeping of Animals & Foul/Poultry to impose conditions upon the keeping of various animals in the Township. This text was developed with LUC staff. Zoning Districts The Township is making the following changes to the permitted and conditional uses of multiple zoning districts:



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U-1 Farm/Residential District:

- Remove “Manufactured home parks” from conditional uses.
- Add “Conversion of Dwellings to More Units (Section 1710)” to conditional uses.

R-1 Low Density Residential District:

- Change the maximum number of allowed accessory buildings from one (1) to two (2) (Section 711).
- Add “Conversion of Dwellings to More Units (Section 1710)” to conditional uses.

B-2 Local Business District:

- Add “Storage Facility, personal” to conditional uses.
- Add “Conversion of Dwellings to More Units (Section 1710)” to conditional uses.

Adequate Drainage Outlet and Acceptable Soils

The Township is amending the text of Section 1606 Adequate Drainage Outlet and Acceptable Soils to allow professional civil engineers and the Health Department roles in evaluating the soils and drainage outlets of new lots in addition to the USWCD.

Manufactured Housing and Mobile Homes

The Township is amending and striking various sections related to manufactured housing and mobile homes. These changes aim to more clearly allow manufactured homes that are permanently sited on a concrete foundation while prohibiting manufactured or mobile home parks. (See Sections 1615 – 1620)

Mobile Trailers

The Township is adding Section 1721 Mobile Trailers which will prohibit the use of mobile homes, tractor trailers, box cars, freight containers, and similar type trailers, containers, or structures for certain uses. However, freight containers may be allowed as accessory buildings under certain conditions.

Swimming Pools

The Township is amending Section 1730 Private Swimming Pools to clarify language and eliminate fencing requirements.

Ponds/Wetlands

The Township is amending Section 1750 Ponds/Wetlands to require that agency recommendations be followed and impose other design requirements.

Short Term Rentals

The Township is adding Section 1789 Short Term Rentals to provide minimum requirements for their establishment in the Township. Similar language has been used by other townships within the LUC region.



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	Article XIX Definitions • Amend Agritourism related definitions. • Amend the definition of Family. • Amend the definition of Pond to clarify that they are intended for non-agricultural use and to specify which types of ponds are exempt from the pond requirements in Section 1750. • Amend the definition of Semi-Trailer. • Amend the definition of Swimming Pool to add greater clarity and require a minimum of two (2) feet of water instead of 1.5 feet. • Proposing to adopt a definition for Freight Container. • Proposing to adopt a definition for Setback Line, Front which specifies that it is determined from the road right-of-way. • Proposing to adopt a definition for Storage Facility, Personal. This definition better captures the use of a residential storage unit. • The Township is both striking and adding a variety of definitions related to Dwellings. This will consolidate them all in a single location. • The Township is both amending and striking definitions related to Manufactured Housing and Mobile Home Parks. This will both consolidate them all in a single location and remain consistent with the other townships. • The Township is amending, striking, and adding a variety of definitions related to Transient Lodgings. This will consolidate them all in a single location. Prosecutor's Office A copy of this proposal was forwarded to the County Prosecutor's Office for consideration and comment. At the time of the writing of this report, the Prosecutor's Office has not provided any comments.
Staff Recommendations:	Staff recommends APPROVAL of the proposed zoning text amendment.
Z&S Committee Recommendations:	<i>Options for action:</i> • <i>Approval</i> • <i>Approval with Modifications (state modifications)</i> • <i>Denial</i>