



Staff Report – Jerome Township (U) Zoning Amendment

Applicant:	Jerome Township Zoning Commission c/o Liz Morrison 9777 Industrial Parkway Plain City, OH 43064 (614) 873-4480 emorrison@jerometownship.com
Request:	The Jerome Township Board of Trustees initiated an amendment to the text of the Zoning Resolution. The proposal amends Article 3 Definitions, Article 4 Zoning Map and Zoning Districts, Article 5 Special Zoning Districts, and Article 6 General Development Standards.
Location:	Jerome Township is the southeasternmost township in Union County.
Staff Analysis:	Article 3: Definitions This amendment removes, updates, and adds various definitions. Article 4: Zoning Map and Zoning Districts This amendment changes the term “combined parking area” to “collective parking area” in Chapters 455 Local Retail District (LR) and 460 Regional Retail District (RR). Article 5: Special Zoning Districts This amendment removes specific requirements for off-street parking as well as for walls and fences. Instead, it references Chapters 610 (Off-Street Parking and Loading) and 625 (Free Standing Walls, Fences, and Hedges) where these requirements are proposed to be consolidated. This amendment also removes the definition for “Commercial Vehicle”. Article 6: General Development Standards This amendment consolidates requirements for off-street parking as well as for walls, fences, and hedges into Chapters 610 (Off-Street Parking and Loading) and 625 (Free Standing Walls, Fences, and Hedges). Much of the off-street parking section mimics what is used in other townships within LUC’s region. This amendment also includes a section stating that no permanent buildings or structures shall be placed or permitted within a utility or stormwater easement if they interfere with these utilities or the flow of stormwater.



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LUC Staff Comments

Chapter 300 – Definitions

- Staff recommends that the Township add its definition of “Vehicle Charging Station” from Section 525.13 to Chapter 300, as there is it not currently defined.
- Staff recommends the Township consult with legal counsel to determine whether it is advisable or not for the Township to add a definition of “Fence”. When LUC worked on its Fence and Wall model text, the assistant prosecuting attorneys in the three counties thought such a definition was needed.

600.10 Construction in Easements

- This section reads that no building or structure be placed within an easement which interferes with utilities or the flow of stormwater. Staff wonders whether this is a zoning regulation being used to enforce easement requirements and recommends the Township confer with legal counsel regarding the text proposed in Section 600.10.

Staff identified types it wants to bring to the Township’s attention:

- Section 610.01, reads “Whenever a use any existing use is enlarged...”. Staff believes it should read, “Whenever any existing use is enlarged...”.
- In Table 610.02 under the row with the use “Child care centers, nursery schools, and similar uses”, the proposed text in the cell for Required Parking Spaces reads “Two (2) spaces for classroom”. Staff believes it should read, “Two (2) spaces for each classroom”.
- Section 610.03 5 reads “is one (1) acres or greater”. Staff believes it should read, “is one (1) acre or greater”.
- Section 610.065 a. reads “may be reduced by two (2) each additional window...”. Staff believes it should read, “may be reduced by two (2) for each additional window...”.
- Section 610.065 b. reads “...a stracking area...”. Staff believes it should read, “...a stacking area...”.
- Section 625.001 1. reads “...to erected or modify...”. Staff believes it should read, “...to erect or modify...”.

County Prosecutor Comments

A copy of this proposal was forwarded to the County Prosecutor’s Office for consideration and comment. At the time of the creation of this report, Staff has received no comments.

- Staff recommends incorporating any comments made by the Prosecutor’s Office, if and when they are available.



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Staff Recommendations:	Staff recommends <i>APPROVAL WITH MODIFICATIONS</i> of the proposed zoning text amendment. The modifications are those listed above in this staff report.
Z&S Committee Recommendations:	<i>Options for action:</i> • <i>Approval</i> • <i>Approval with modifications (state modifications)</i> • <i>Denial</i>