



Staff Report – Dover Township Zoning Amendment

Applicant:	Dover Township Zoning Commission c/o Tom Morgan (937) 243-9671 themorgans@myfam.com
Request:	The Zoning Commission initiated an amendment to the text of the Zoning Resolution. The proposal amends Article IV (District) Regulations, Section 410 (Schedule of District Regulations Adopted) of the Zoning Resolution of the Township of Dover, Union County, Ohio. The amendment adds additional language in the U1 Zoning District, in the paragraph titled “Lot, Minimum Area 100% of”.
Location:	Dover Township is in Union County.

Staff Analysis:	<p>Currently in the Dover Township Zoning Resolution, in order for a lot to be conforming in terms of depth and width in the U-1 District, “No lot shall have an average depth that is more than 3 times its average width”. This is a common regulation utilized by townships in the LUC region. During the 2020 Champaign County Comprehensive Plan update, 9 out of 12 of the Townships had a depth to width ratio. Of those 9 Townships, 4 make an exemption of lots over 10 acres. In Union County, 11 out of 14 Townships have a depth to width ratio. Of those 11 Townships, 4 have exceptions for lots over 10 acres, and 1 has an exception for lots over 20 acres. Although LUC Staff cannot speak for Dover Township, the common reasons for this regulation is to promote orderly development by preventing lot shapes that are less conducive to development (flag lots, “bowling alley” lots, irregular shapes, etc...).</p> <p>Dover Township is proposing to allow for an exception to this regulation, only in the U-1 District, for lots of 10 acres or more in size. In an area as rural as Dover Township, there are a significant amount of large lots, so providing for an exception to the 3:1 ratio allows for flexibility for the large lot owner, preserves the rural character of the area, and LUC Staff feels that this is not out of the ordinary for the region.</p> <p>Lastly, LUC Staff recommend the following modification to</p>
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	<p>the existing and proposed language: “No lot containing ten (10) acres or less shall have an average depth that is more than three (3) times its average width.”</p> <p>This recommendation does a couple of things. First, the regulation in the other Townships typically include lots of exactly 10 acres in the ration requirements, and exclude lots more than 10 acres, so this brings it in line with the rest of the region. It also places the ratio requirement and the exemption into a single sentence. This is important because the existing formatting of the Dover Township Zoning Resolution does not use numbering, bullet points, or indents, so having a separate sentence on a separate line may cause confusion as to how it applies.</p>
<p>Staff Recommendations:</p>	<p>Staff recommends <i>APPROVAL WITH MODIFICATIONS</i> of the proposed zoning amendment. The modifications are to include lots of 10 acres in the requirement instead of excluding it, and the change to the existing and proposed language to place the exemption into the same sentence as the regulation.</p>
<p>Z&S Committee Recommendations:</p>	