

GENERAL INFORMATION

Subject

- Request - Amendment to the Jerusalem Township Zoning Resolution regarding shipping and storage containers
- Location - Jerusalem Township
- Applicant - Heather Prokopow
431 N. Curtice Road
Oregon, OH 43616

STAFF ANALYSIS

The applicant requests an amendment to the Jerusalem Township Zoning Resolution regarding shipping and storage containers. The request is for the removal of the current language prohibiting shipping and storage containers for residential property owners. The removal of the language will allow a storage container to be placed on private property for additional storage.

The request was submitted after several property owners have had shipping and storage containers on their property before and since the 2017 text amendment prohibiting them. Staff recommends supporting the text amendment request by regulating the shipping and storage containers using the current regulations for an accessory use or building. In addition, the new language will require the containers to be placed on a solid surface in order to maintain structural integrity.

The proposed revision of Section 1601 Accessory Buildings or Structure and Section 1608 Causes of Blight or Blighting Factors is shown in EXHIBIT "A."

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission approve the proposed amendment shown in EXHIBIT "A" to the Jerusalem Township Zoning Commission and Township Trustees.

TEXT AMENDMENT
JERUSALEM TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z28-C153
DATE: March 26, 2025
TIME: 9:00 A.M.

MLM
EXHIBIT "A" follows

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 16

SUPPLEMENTARY REGULATIONS

1600 GENERAL

In addition to the Zoning District requirements, the following Supplementary Regulations shall regulate uses and structures in Jerusalem Township.

1601 ACCESSORY BUILDING OR STRUCTURE

An accessory building, **shipping or storage container**, or structure shall be subject to the following requirements:

1. It shall have a minimum setback of five (5') feet from all lot lines, it shall be located a minimum of five (5') feet from the main building, and it shall be located outside of the right-of-way and all utility easements. The setback shall be measured from the outermost projection of building.
2. It shall not be located in any front yard nor in the side yard of a corner lot when that yard faces a street or road.
3. It shall not exceed twenty four (24') feet in height and may not occupy more than thirty (30%) of the required rear yard.
4. No accessory use, building, **shipping or storage container**, or structure shall be permitted on any lot which does not have a dwelling or a main building on it, except within the OS/P District.
5. ***The shipping or storage container must be placed on a hard, compacted surface and is not permitted to be placed or located on soil.***

5 6. Exceptions:

- A. Private bus shelters may be located in any yard, but shall not exceed twenty four (24) square feet in size and shall not exceed seven (7') feet in height.
- B. An accessory building or structure may be permitted in a front yard or a side yard of a corner lot, when that yard faces a street or road, with the following requirements:
 - The minimum lot size shall be two (2) acres and have a minimum depth of five hundred (500') feet.

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

1601 ACCESSORY BUILDING OR STRUCTURE (cont'd)

- No accessory building or structure shall be located closer to the right-of-way than the required setback of the principal structure.

1608 CAUSES OF BLIGHT OR BLIGHTING FACTORS

It is hereby determined that the following uses, structures and activities are causes of blight or blighting factors which, if allowed to exist, will tend to result in blighted and undesirable neighborhoods. No person, firm or corporation of any kind shall maintain or permit to be maintained any of these causes of blight or blighting factors upon any premises in Jerusalem Township owned, leased, rented or occupied by such person, firm or corporation.

- A. The storage upon any premises of any junk automobile, except in a completely enclosed building is prohibited. For the purpose of this Resolution the term "junk automobile" prima facia shall include any motor vehicle or watercraft which is not licensed for use upon the highways or waterways of the State of Ohio for a period in excess of fourteen (14) days.
- B. The outdoor storage upon any premises of building materials unless a zoning permit has been issued by the Township and a building permit issued by the Lucas County Department of Building Regulations not more than one (1) year previously for construction upon said premises, and said materials are intended for use in connection with such construction. Building materials shall include but shall not be limited to lumber, bricks, concrete or cinder blocks, plumbing materials, electrical wiring or equipment, heating ducts or equipment, shingles, mortar, concrete or cement, nails, screws, or any other materials used in constructing any structure. Provided, that outdoor storage of building materials which is not in violation of applicable zoning or safety regulations is permitted if said materials are kept out of view of the public and abutting premises. Provided further, that all construction debris shall be removed from any premises within thirty (30) days after occupancy thereof.
- C. The storage or accumulation of junk, trash, rubbish or refuse of any kind, except domestic refuse stored in such a manner as not to create a nuisance for a period not to exceed thirty (30) days. The term "junk" shall include parts of machinery or motor vehicles, unused stoves or other appliances stored in the open, remnants of wood metal or any other materials or other castoff materials of any kind whether or not same could be put to any reasonable use.

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

1608 CAUSES OF BLIGHT OR BLIGHTING FACTORS (cont'd)

- D.** The existence of any vacant dwelling, garage, or other out-building unless the same is kept securely locked, windows kept glassed or neatly boarded up, and otherwise protected to prevent entrance thereto by vandals.
- E.** In any area the existence of any structure or part of structure which because of fire, wind or other natural disaster, or physical deterioration is no longer habitable as a dwelling, nor useful for any other purpose for which it may have been intended.
- F.** In any area the existence of any partially completed structure, unless such structure is in the course of construction in accordance with a valid and subsisting zoning permit issued by the Township and a building permit issued by the Lucas County Department of Building Regulation and unless exterior construction is completed within one (1) year after issuance thereof.
- G.** ~~Shipping Containers/Storage Containers shall not be allowed for a period of time longer than thirty days in all districts. (Rev 12-20-17, Z28-C143)~~

No lot owner shall permit vegetation, garbage, refuse, or debris to exist on any lot and the Board of Township Trustees may determine and find from all circumstances that the existence of such vegetation, garbage, refuse, and debris to be a "nuisance" and that such nuisance causes injury to the property of another, endangers life and health, is offensive to the senses, violates laws of decency or obstructs reasonable and comfortable use of one's property. No land or building in any district shall be used or occupied in any manner which produces dangerous, injurious, noxious or otherwise objectionable elements or conditions which could adversely affect the adjacent land or pose a threat to the public health, welfare or safety of persons at the site or external to it.