

GENERAL INFORMATION

Subject

- Request - Text amendment to the Springfield Township Zoning Resolution to modify the Airport Highway Overlay District
- Location - Springfield Township
- Applicant - Springfield Township Zoning Commission

STAFF ANALYSIS

The Springfield Township Zoning Commission requests an amendment to the Springfield Township Zoning Resolution to add an excluded use to Section 1704 to restrict pole signs in the Airport Highway Overlay District. The township already excludes pole signs from the Dorr Street Overlay District and encourages ground mounted signs for all new businesses in the township.

Staff supports the text amendment since the new excluded use is in alignment with other overlay districts in other townships such as Sylvania, Monclova and Waterville. The amendment is shown in EXHIBIT "A."

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission approve the amendment to the Springfield Township Zoning Resolution to modify the Airport Highway Overlay District shown in EXHIBIT "A" to the Springfield Township Zoning Commission and Township Trustees.

TEXT AMENDMENT
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING
COMMISSION
REF: Z19-C707
DATE: April 22, 2026
TIME: 9:00 A.M.

MLM
EXHIBIT "A" follows

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 17

APH - AIRPORT HIGHWAY OVERLAY DISTRICT

1700 PURPOSE

The purpose of the Airport Highway Overlay (APH) District is to promote the public health, safety, comfort, convenience, and general welfare of the community by providing for consistent and coordinated treatment of the land and properties bordering Airport Highway in Springfield Township. Airport Highway is a high traffic volume, regionally significant roadway, which serves as the gateway to Springfield Township and Northwest Ohio.

1701 AIRPORT HIGHWAY OVERLAY DISTRICT BOUNDARIES

The boundaries of the Airport Highway Overlay (APH) District are shown on the Official Zoning Map. The boundaries of this overlay district include all land within four hundred and fifty feet (450') of the centerline of the Airport Highway right-of-way, from the westerly right-of-way line of Holloway Road to the easterly right-of-way line of Eber Road.

1702 PERMITTED USES

All uses that are permitted in the underlying zoning district(s), except those uses expressly excluded by Section 1704, are permitted within the Airport Highway Overlay (APH) District.

1703 CONDITIONAL USES

All Conditional Uses that are permitted, pursuant to Section 26 — Procedures and Requirements for Conditional Uses, in the underlying zoning district(s) are also permitted within the Airport Highway Overlay (APH) District except those uses expressly excluded in Section 1704.

1704 EXCLUDED USES *AND SIGNS*

The following uses are not permitted within the Airport Highway Overlay (APH) District notwithstanding the fact that such uses may be listed as a permitted use or Conditional Use in the underlying zoning district.

- Automobile sales, used (when not in conjunction with new car sales)
- Automobile/truck service center (when not in conjunction with new car sales)
- Contractor yard Dwelling, one, two, and multi-family
- Landfill
- Manufactured home-park
- Manufactured home sales, mobile home sales
- Off-premise sign (billboard)
- Salvage yard/automobile wrecking yard Self Storage facility
- Sexually oriented business (See Section 1902)
- Pole Signs***

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

1705 ACCESSORY BUILDINGS AND USES

All accessory buildings and accessory uses that are permitted in the underlying zoning districts are permitted within the district, except that any detached accessory building on any lot shall have on all sides the same architectural features or shall be architecturally similar to the principal building(s) with which it is associated. No accessory building shall be placed between the principal building and Airport Highway, except as otherwise provided for in this Resolution.