

## GENERAL INFORMATION

### Subject

- |           |   |  |
|-----------|---|--|
| Request   | - | Amendment to the Springfield Township Zoning Resolution to remove Section 1922 Ground Units Above the Ground Floor and replace the section with Temporary Housing; Amending Multiple Sections to Remove Units Above the Ground Floor |
| 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 remove Section 1922 Ground Units Above the Ground Floor and replace the section with Temporary Housing; Amending Multiple Sections to Remove Units Above the Ground Floor. The township is removing single, two, or multi-family units above the ground floor in multiple districts. Additionally, replacing the section with Transient Hotels and Extended Stay Hotels that require a Conditional Use permit. Finally, the amendment prohibits mixed-use in the Dorr Street Overlay. The pre-existing hotels that were approved by the State Fire Marshal and pre-date July 19, 2021, will not be required to apply for a Conditional Use unless the current use is altered, closed, and re-opened under new ownership.

The Springfield Township Land Use Plan recommends development of mixed-use zoning districts to promote higher density residential and commercial uses. The removal of Section 1922 Dwelling Units Above the Ground Level will limit mixed-use development that presents as walkability. Walkability is defined as having two to three uses in a single space, and creates a mixed-use project that allows for commercial space to be located on the ground floor with apartments located on the second or third floors.

Springfield Township is second to Monclova Township who addressed Transient Hotels and Extended Stay Hotels in July of 2024. Monclova is regulating the use in commercial districts (C-1 and C-2) to include Agriculture and Residential (A/R) with a Conditional Use Permit from the township. Springfield will allow for the transient hotels in General Commercial (C-2) zoning with an approved Conditional Use permit, and will allow for Extended Stay Hotels with an approved Conditional Use in Multi-family (R-3). Between the two townships, the zoning language is similar and prevents nuisance issues from arising when abutting residential districts.

**STAFF ANALYSIS (cont'd)**

Based on the Land Use Plan, staff is opposed to the removal of single, two, or multi-family above the ground floor level in multiple districts. Removing the residential use above ground floors limits any type of mixed-use development in the township. Staff supports the text amendment for the Transient Hotel and Extended Stay on the submittal and comparison to Monclova Township. 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 remove Section 1922 Ground Units Above the Ground Floor and replace the section with Temporary Housing; Amending Multiple Sections to Remove Units Above the Ground Floor to the Springfield Township Zoning Resolution shown in EXHIBIT "A" to the Springfield Township Zoning Commission and Township Trustees.

TEXT AMENDMENT  
SPRINGFIELD TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z19-C694  
DATE: January 22, 2025  
TIME: 9:00 A.M.

MLM  
EXHIBIT "A" follows

**EXHIBIT "A"**  
(Deletions in strike out, additions in bold italics)

**SECTION 19**

**SUPPLEMENTAL REGULATIONS**

Section 1900	General	19 - 1
Section 1901	Accessory Building or Structure	19 - 1
Section 1902	Sexually Oriented Business	19 - 2
Section 1903	Architectural Projections	19 - 3
Section 1904	Fences	19 - 3
Section 1905	Home Occupation	19 - 4
Section 1906	Mineral Extraction and Ancillary Activities	19 - 4
Section 1907	More Than One Principal Building	19 - 7
Section 1908	Noise	19 - 7
Section 1909	Ponds/Lakes	19 - 7
Section 1910	Nuisance	19 - 9
Section 1911	Salvage Yards	19 - 10
Section 1912	Satellite Dish Antennas	19 - 11
Section 1913	Small Wind Turbine	19 - 12
Section 1914	Supplemental Yard Regulations	19 - 13
Section 1915	Swimming Pools	19 - 14
Section 1916	Telecommunication Tower	19 - 14
Section 1917	Temporary Buildings and Uses	19 - 15
Section 1918	Yard/Garage Sales	19 - 16
Section 1919	Vehicle Sales in Residential Districts	19 - 16
Section 1920	Access for Fire Protection	19 - 16
Section 1921	Self-Storage Facilities	19 - 16
Section 1922	<del>Dwelling Units above the Ground Level</del> <b><i>Transient Hotels/Extended Stay Hotels</i></b>	19 - 17
Section 1923	Landscaping Contractor in RA-3 District	19 - 18
Section 1924	Marijuana Facilities	19 - 18
Section 1925	Small Solar Facilities	19 - 18
Section 1926	Economic Development District	19 - 26
Section 1927	Accessory Dwelling Units	19 - 26

**EXHIBIT "A"**  
(Deletions in strike out, additions in bold italics)

**SECTION 12**

**C-1 NEIGHBORHOOD COMMERCIAL DISTRICT**

**1200 PURPOSE**

The purpose of the Neighborhood Commercial (C-1) District is to establish areas for uses that provide goods and services to the local neighborhood. Neighborhood Commercial uses are those retail and service establishments that primarily serve local market areas and can be located in close proximity to residential districts without creating undue vehicular congestion, excessive noise, or other influences that are not compatible with surrounding residential neighborhoods.

**1201 PERMITTED USES**

The following uses and similar uses as interpreted by the Zoning Inspector are permitted in the Neighborhood Commercial (C-1) District:

Accessory uses and accessory structures	Personal service
Bank/financial center	Photo, dance, art, music studio
Caterer	Professional Office
Day care facility	Restaurant (without drive thru and/or outdoor seating)
Funeral home	Retail
Internet café	

**1202 CONDITIONAL USES**

The following uses may be approved pursuant to Section 26 — Procedures and Requirements for Conditional Uses:

Any use with outdoor seating	Professional/Trade school
Bar/Lounge	Recreational facility, indoor
Club	Veterinary office/clinic
Group living	<b>Single, two, or multiple family dwelling units above the ground floor level (See Section 1922)</b>

**1203 DEVELOPMENT STANDARDS**

All buildings, lots and land uses within the Neighborhood Commercial (C-1) District shall meet the following development standards:

**A. Height Limits**

No structure shall be constructed or enlarged to exceed thirty-five (35') feet in height.

**B. Access Management/Trip Generation**

All uses shall comply with Section 25 – Access Management and all uses generating 50 or more peak hour trips (consistent with the Institute of Transportation Engineers (ITE) Generation Manual) are subject to Access Management.

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**SECTION 13**

**C-2 - GENERAL COMMERCIAL DISTRICT**

**1300 PURPOSE**

The purpose of the General Commercial (C-2) District is to provide areas for general commercial uses. These uses are typically located along major roadways and may generate high volumes of traffic.

**1301 PERMITTED USES**

The following uses and similar uses as interpreted by the Zoning Inspector are permitted in the General Commercial (C-2) District:

Accessory uses and accessory structures	Marine sales and service
Amusement arcade	Meeting or reception hall
Automobile sales	Movie Theater
Automobile service center	Personal service
Bank/financial center	Photo, dance, art, music studio
Bar/lounge	Professional office
Car wash	Professional/Trade School
Caterer	Recreation facility, indoor or outdoor
Club	Recreational vehicle sales and service
Day care facility	Restaurant (with or without drive-thru or outdoor seating)
Funeral home	Retail
Gasoline sales	Veterinary hospital
Internet café	Sexually oriented business (See Section 1902)

**1302 CONDITIONAL USES**

The following uses may be approved pursuant to Section 26 — Procedures and Requirements for Conditional Uses:

Residential Care Facility	<del>Single, two, or multiple family dwelling units above the ground floor level (See Supplemental Regulations Section 1922)</del>
Transient Hotel	

**1303 DEVELOPMENT STANDARDS**

All main buildings, lots and land uses within the General Commercial (C-2) District shall meet the following development standards:

- A. Height Limit:**  
No structure shall be constructed or enlarged to exceed forty-five (45') feet in height.

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**1303 DEVELOPMENT STANDARDS (cont'd)**

**B. Access Management/ Trip Generation**

All uses shall comply with Section 25 – Access Management and all uses generating 50 or more peak hour Manual) are subject to Section 25 — Access Management.

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**SECTION 14**

**O/R - OFFICE AND RESEARCH DISTRICT**

**1400 PURPOSE**

The purpose of the Office and Research (O/R) District is to provide areas for professional offices, research facilities, distribution centers, and related uses. Office and research uses may be located near residential districts due to the low impact nature of their operation.

**1401 PERMITTED USES**

The following uses and similar uses as interpreted by the Zoning Inspector are permitted in the Office and Research (O/R) District:

Accessory uses and accessory structures	Professional office
Bank or financial center	Professional/Trade School
Electronic equipment manufacture/assembly	Research and development facility
Precision instrument manufacture/assembly	

**1402 CONDITIONAL USES**

The following uses may be approved pursuant to Section 26 — Procedures and Requirements for Conditional Uses:

Day care facility  
Recreational facility, indoor  
Restaurant (without drive-thru or outdoor seating)  
**Single, two, or multiple family dwelling units above the ground floor level  
(See Supplemental Regulations—Section 1922)**

**1403 DEVELOPMENT STANDARDS**

All main buildings, lots and land uses within the Office and Research (O/R) District shall meet the following development standards:

- A. Height Limit:**  
No structure shall be constructed or enlarged to exceed forty-five (45') feet in height.
- B. Access Management/ Trip Generation**  
All uses shall comply with Section 25 – Access Management and all uses generating 50 or more peak hour trips (consistent with the Institute of Transportation Engineers (ITE) Generation Manual) are subject to Section 25 — Access Management.

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**1403 DEVELOPMENT STANDARDS (cont'd)**

**C. Coverage and Setback Requirements**

All lots shall meet the following requirements:

**Lot Coverage:** Sixty (**60%**) percent maximum.

**Front Yard:** Thirty-five (**35'**) feet. (See Section 1914)

**Side Yard:** Ten (**10'**) feet. (See Section 1914)

**Rear Yard:** Thirty (**30'**) feet. (See Section 1914)



## SECTION 17.60

### DORR STREET INTERCHANGE OVERLAY DISTRICT

#### 1760 PURPOSE

The Dorr Street I475 Interchange is a valuable commercial area in Springfield Township. The purpose of this district is to promote high quality development and redevelopment of this area. Attractive building design, landscaping, and pedestrian access are all important aspects of this district.

#### 1761 DORR STREET INTERCHANGE OVERLAY DISTRICT BOUNDARIES

The boundaries of the Dorr Street Interchange Overlay District are shown on the Official Zoning Map. The boundaries of this overlay district includes all parcels located between Bancroft Street and Hill Avenue, from the east right-of-way of McCord Road to the eastern Township boundary. No one family, two family, or multi-family dwellings ~~(except when located above the ground floor of a commercial use)~~ shall be permitted within 1500 feet of Dorr Street, from the east right-of-way of McCord Road to the eastern Township boundary.

#### 1762 PERMITTED USES

All uses that are permitted in the underlying zoning district(s), except those uses expressly excluded by Section 1764, are permitted within the Dorr Street Interchange Overlay District.

#### 1763 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 Dorr Street Interchange Overlay District except those uses expressly excluded in Section 1764.

#### 1764 EXCLUDED USES

The following uses are not permitted within the Dorr Street Interchange Overlay 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

Multi-family dwellings ~~(except when located above the ground floor of a commercial use)~~

Landfill

Landscape Contractor

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)

**1765 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 and 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 the street, except as otherwise provided for in this Resolution.

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**1922 ~~DWELLING UNITS ABOVE THE GROUND LEVEL~~**

~~Single, two, and multiple family dwelling units in a C-1, C-2 or O/R District shall be subject to the following requirements:~~

- ~~A. All dwelling units shall be located above the ground level of a Permitted or Conditional Use in the district.~~
- ~~B. Off street parking shall be provided in accordance with the provision of Section 24 of this Resolution in addition to the requirements of other uses on the site.~~
- ~~C. The maximum height of the structure may not exceed the maximum height requirement of the district the structure is located in.~~

***TRANSIENT HOTELS/EXTENDED STAY HOTELS***

***Transient Hotels and Extended Stay hotels may be allowed in their respective districts if all applicable conditions are complied with including the following:***

***A. Transient Hotels***

***Transient Hotels may be permitted as a conditional use in the C-2 General Commercial District. Transient hotels shall not offer or permit temporary residence (more than thirty (30) days) within rooms in the facility and shall not offer or permit the serial or sequential occupation of several rooms in the facility by guests if such serial or sequential occupation will result in a total combined stay of more than thirty (30) days for the guests. Transient hotels shall not offer or provide rooms having features of independent living facilities, including permanent provisions for living, eating, cooking, sleeping and sanitation. Rooms shall not be used for non-transient residence purposes, temporary residence purposes, or for or as the permanent or principal residence of the occupants. Transient hotels do not include apartment houses, apartments or other similar places of temporary, permanent or principal personal residence, or "dwelling" or "dwelling unit" as defined in this Resolution.***

***Transient hotels shall require approval pursuant to Section 26- Procedures and Requirements for Conditional Uses. Existing transient hotels approved by the building code official having jurisdiction and licensed by the State Fire Marshal as of the date of adoption of this regulation (July 19, 2021) shall not require Section 26 approval unless the owner of the hotel constructs or alters the hotel; the owner of the hotel surrenders the license issued to that hotel; the owner of the hotel changes the use or occupancy of the hotel; the license issued to the hotel is revoked or is not renewed; or as otherwise provided in Section 20- Non-Conformity.***

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

*Transient Hotels/Extended Stay Hotels (cont'd)*

***B. Extended Stay Hotels***

***Extended Stay Hotels may be permitted as a conditional use in the R-3 Multi-Family District. Units used for temporary residence shall not be used as the permanent or principal residence of the occupants, and extended stay hotel does not include apartment houses, apartments or other similar places of permanent or principal personal residence, or "dwelling" or "dwelling unit" as defined in this Resolution. Extended stay hotels may offer transient guest accommodations for less than thirty (30) days within any units within the facility if such units are approved by the building code official having jurisdiction and licensed by the state fire marshal for transient stay purposes.***

***Extended Stay Hotels shall require approval pursuant to Section 26- Procedures and Requirements for Conditional Uses. Existing Extended Stay Hotels approved for extended stay temporary residence purposes by the building code official having jurisdiction and licensed by the state fire marshal as of the date of adoption of this regulation (July 19, 2021) shall not require Section 26 approval for those existing units unless the owner of the hotel constructs or alters the hotel; the owner of the hotel surrenders the license issued to that hotel; the owner of the hotel changes the use or occupancy of the hotel; the license issued to the hotel is revoked or is not renewed; or as otherwise provided in Section 20- Non Conformity.***

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**Section 31- Definitions**

**Extended Stay Hotel:** A facility with more than five (5) units that contain independent provisions for living, eating, cooking, sleeping and sanitation and that is constructed, kept, used, maintained, advertised, or held out to the public to be a place where temporary residence (more than thirty (30) days) is offered for pay to persons but is not used as the permanent or principal residence of the occupants, which such facility is approved by the building code official having jurisdiction and licensed by the state fire marshal for extended stay temporary residence. ~~Units used for temporary residence shall not be used as the permanent or principal residence of the occupants, and extended stay hotel does not include apartment houses, apartments or other similar places of permanent or principal personal residence, or "dwelling" or "dwelling unit" as defined in this Resolution. Extended stay hotels may offer transient guest accommodations for less than thirty (30) days within any units within the facility if such units are approved by the building code official having jurisdiction and licensed by the state fire marshal for transient stay purposes.~~

~~Extended stay hotels shall require approval pursuant to Section 26 Procedures and Requirements for Conditional Uses, provided that units approved for extended stay temporary residence purposes by the building code official having jurisdiction and licensed by the state fire marshal as of the date of adoption of this definition (July 19, 2021) shall not require Section 26 approval for those existing units unless the owner of the hotel constructs or alters the hotel; the owner of the hotel surrenders the license issued to that hotel; the owner of the hotel changes the use or occupancy of the hotel; the license issued to the hotel is revoked or is not renewed; or as otherwise provided in Section 20 Non-Conformity.~~

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**Section 31- Definitions**

**Transient Hotel:** A facility with more than five (5) sleeping rooms that is constructed, kept, used, maintained, advertised, or held out to the public to be a place where sleeping accommodations are offered for pay to transient guests for a period of not more than thirty (30) days, which such facility is approved by the building code official having jurisdiction and licensed by the state fire marshal for transient sleeping rooms. ~~Transient hotels shall not offer or permit temporary residence (more than thirty (30) days) within rooms in the facility and shall not offer or permit the serial or sequential occupation of several rooms in the facility by guests if such serial or sequential occupation will result in a total combined stay of more than thirty (30) days for the guests. Transient hotels shall not offer or provide rooms having features of independent living facilities, including permanent provisions for living, eating, cooking, sleeping and sanitation. Rooms shall not be used for non-transient residence purposes, temporary residence purposes, or for or as the permanent or principal residence of the occupants. Transient hotels do not include apartment houses, apartments or other similar places of temporary, permanent or principal personal residence, or "dwelling" or "dwelling unit" as defined in this Resolution.~~

~~Transient hotels shall require approval pursuant to Section 26 Procedures and Requirements for Conditional Uses, provided that transient hotels approved by the building code official having jurisdiction and licensed by the state fire marshal as of the date of adoption of this definition (July 19, 2021) shall not require Section 26 approval unless the owner of the hotel constructs or alters the hotel; the owner of the hotel surrenders the license issued to that hotel; the owner of the hotel changes the use or occupancy of the hotel; the license issued to the hotel is revoked or is not renewed; or as otherwise provided in Section 20 Non Conformity.~~