

GENERAL INFORMATION

Subject

- Request - Amendment to the Springfield Township Zoning Resolution to add Section 1927 “Accessory Dwelling Units” to Supplemental Regulations
- 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 Section 1927 “Accessory Dwelling Units” to Section 19 Supplemental Regulations. The new section will allow for a second dwelling unit to be constructed on a residential property that is located in a RA-3 Large Lot Residential and RA-4 Rural Residential District Zoning Districts. The intent is to create a secondary dwelling for residents who wish to have their extended family living on the same parcel.

The accessory dwelling unit must be located on a parcel of land that is two (2) acres in size or larger, located to the rear of the main dwelling, and setback ten (10) feet off the property line. In addition, the accessory unit cannot exceed two hundred (200) square feet in size or exceed twenty-five (25) feet in height, and will be considered part of the thirty-five hundred (3,500) square feet allotted for accessory structures in the RA-3 Large Lot Residential and RA-4 Rural Residential District Zoning Districts. The accessory dwelling must be placed on a foundation, and the parcel cannot be divided to create a non-conforming parcel.

Springfield Township staff received multiple inquiries as to how to address families with parents aging in place or requesting the extra dwelling unit for family members in need. At this time, Sylvania Township and Providence already offer this option to their residents in the zoning resolutions with similar requirements. The amendment is shown in EXHIBIT “A.”

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of the proposed amendment to the Springfield Township Zoning Resolution shown in EXHIBIT "A" to the Springfield Township Zoning Commission and Township Trustees.

REF: Z19-C693
DATE: September 25, 2024

TEXT AMENDMENT
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C693
DATE: September 25, 2024
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	Dwelling Units above the Ground Level	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
<i>Section 1927</i>	<i>Accessory Dwelling Units</i>	19 - 26

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

SECTION 19

SUPPLEMENTAL REGULATIONS

1927 ACCESSORY DWELLING UNITS

One detached accessory dwelling unit may be permitted as an accessory structure in the RA-3 and RA-4 Zoning Districts when the following conditions are met:

A. Minimum parcel size of two (2) acres.

B. Structure shall be located to the rear of the main dwelling and shall be at least ten (10') feet from main dwelling and any property line.

C. Square footage shall be a minimum of two hundred (200') square feet and shall not exceed the square footage of main dwelling or 1,200 square feet, whichever is less. All accessory dwelling units shall contain a bedroom, bathroom, and kitchen and shall be placed on a permanent foundation. All such structures shall be connected to the appropriate utilities.

D. The height shall not exceed twenty-five (25') feet or the height of the main dwelling, whichever is less.

E. Square footage shall be part of the overall 3,500 square feet allotted to accessory structures in the RA-3 and RA-4 Districts.

F. On parcels with a septic system, approval shall be obtained from the Lucas County Health Department prior to the issuance of a Zoning Certificate.

G. Any parcel with an accessory dwelling unit shall not be split or otherwise reconfigured.