

GENERAL INFORMATION

Subject

Request	-	Amendment to the Spencer Township Zoning Resolution to modify Section 1401 Accessory Building or Structure
Location	-	Spencer Township
Applicant	-	Spencer Township Board of Trustees

STAFF ANALYSIS

The Spencer Township Zoning Commission requests an amendment to the Spencer Township Zoning Resolution to modify Section 1401 Accessory Building or Structure as it pertains to increase the square footage of accessory building in an Agricultural District “A” or Residential District “R.”

Staff compared the request with other townships zoning resolutions in Lucas County, and found five (5) townships state the size of an accessory building may not occupy more than 30 percent of a rear yard. Two (2) townships do not restrict the size of the structure, and two (2) townships, Spencer and Springfield, allow for up 3,500 on land with a main structure. All of the zoning resolutions state similar height restrictions and setbacks, and do not permit any accessory structure in the front yard or side yard setback.

The request is compatible with the surrounding rural townships. Staff supports the townships request to increase in accessory building square footage. The amendment is shown in EXHIBIT “A.”

STAFF RECOMMENDATION

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

TEXT AMENDMENT
SPENCER TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z30-C136
DATE: May 22, 2024
TIME: 9:00 A.M.

MLM
EXHIBIT "A" follows

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

**SECTION 14
SUPPLEMENTAL REGULATIONS**

1400 GENERAL

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

1401 ACCESSORY BUILDING OR STRUCTURE

An accessory building or structure shall be subject to the following requirements:

1. It shall be located behind or adjacent to the principal building, but may not project in front of the principal building.
2. The minimum distance of the accessory building or structure from the principal building shall be fifteen (15') feet in all residential, commercial, and industrial districts.
3. The minimum distance of the accessory building or structure from any lot line shall be five (5') and shall not be located within any required planting strip pursuant to Section 1801.02. Where the accessory building is located on a corner lot, the rear of which abuts upon the side lot line of another lot, the accessory building shall not project within the front yard line required on the lot in rear of such corner lot.
4. In any "A" or "R" District, an accessory building shall not exceed twenty-five (25') feet in height.
5. The total square footage for all accessory buildings cannot exceed ~~three-thousand five-hundred (3,500)~~ **five-thousand (5,000)** square feet in any "A" or "R" District.
6. No accessory building or structure shall be constructed, reconstructed, or structurally altered nearer to the centerline of the roads listed in Section 1411.04.
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