

**GENERAL INFORMATION**

Subject

- Request - Text Amendment to allow Advanced Manufacturing in the Central Avenue Overlay District
- Location - Richfield Township
- Applicant - Richfield Zoning Commission  
  
Zoning Solutions on behalf of Richfield Township  
Jacob Barnes  
4029 Secluded Ravine Ct  
Maumee, OH 43537

**STAFF ANALYSIS**

The Richfield Township Zoning Commission requests an amendment to the Richfield Township Zoning Resolution to add Section 7.29 “Advanced Manufacturing” to Section 7 Supplemental Regulations and add a Conditional Use to the Central Avenue Overlay. The overlay includes those parcels fronting on Central Avenue to the depth of 500 feet from the centerline of the road starting at Sylvania-Richfield Township line west to the Lucas County line.

The Richfield Township Land Use Plan 1999 states the township should maximize economic development along key corridors to ensure future tax revenue. The Plan supports new construction and new uses in the Central Avenue Overlay where feasible to help generate additional property tax revenues. 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 Richfield Township Zoning Resolution shown in EXHIBIT "A" to the Richfield Township Zoning Commission and Township Trustees.

TEXT AMENDMENT  
RICHFIELD TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z34-C37  
DATE: May 28, 2025  
TIME: 9:00 A.M.

MLM  
EXHIBIT "A" follows

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

<b>SECTION</b>	<b>7</b>	<b>Supplementary District Uses and Structures</b>	<b>7 - 1</b>
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	7.2	Accessory Buildings	7 - 1
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	7.8	Manufactured Homes	7 - 5
	7.9	Manufactured Home Parks	7 - 5
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	7.13	Raising of Livestock	7 - 16
	7.14	Farm Markets	7 - 16
	7.15	Swimming Pools	7 - 16
	7.16	Private Tennis Courts	7 - 17
	7.17	Site Plan Review	7 - 17
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	7.19	Carcass Burial	7 - 19
	7.20	Building and Grading Completion	7 - 20
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	7.22	Telecommunication Towers	7 - 20
	7.23	Sexually-oriented Uses	7 - 22
	7.24	Filling of Land	7 - 23
	7.25	Small Wind Turbines	7 - 23
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	7.27	Medical Marijuana Facilities	7 - 25
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	<b>7.29</b>	<b><i>Advanced Manufacturing</i></b>	<b>7 - 27</b>

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

**SECTION 2 DEFINITIONS**

**2.1 Interpretation of Terms or Words**

For the purpose of this Resolution certain terms and words are herein defined as follows:

The words "used for" include "designed for" and vice versa; words used in the present tense include the future; words in the singular number include the plural number and vice versa; the word "building" includes the word "structure"; the word "dwelling" includes the word "residence"; the word "lot" includes the word "plot"; and the word "shall" is mandatory and not directory.

**Accessory Building:** A detached subordinate building, the use of which is clearly incidental to that of the main building or the use of the land.

**Accessory Use:** A use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

**Advanced Manufacturing:** *Includes uses such as research and development facilities, data centers, offices and similar low-impact indoor uses as interpreted by Richfield Township. Such uses shall be completely within an enclosed building and shall comply with Section 7.26.*

**Agriculture:** Includes farming, dairying, pasturage, agriculture, horticulture, viticulture, animal and poultry husbandry. Agriculture shall not include kennels.

**Agricultural Implement Sales and Rental:** The sale or rental of new or used agricultural implements and equipment to be displayed for sale on the premises.

**Agricultural Product Sales:** The sale of goods produced or services provided by person(s) engaged in agriculture.

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**SECTION 7 SUPPLEMENTARY DISTRICT USES AND STRUCTURES**

***7.29 Advanced Manufacturing***

***Advanced Manufacturing uses include uses such as research and development facilities, data centers, offices and similar low-impact indoor uses as interpreted by Richfield Township. Such uses shall be completely within an enclosed building. Advanced Manufacturing uses shall comply with all applicable permit requirements and may be permitted as a Conditional Use in Expansion Area 1 of the Central Avenue Overlay District only when the following conditions are met:***

- A. Minimum parcel size of one hundred (100) acres.***
- B. Main building setbacks shall be a minimum of one hundred (100') feet from each property line.***
- C. Maximum lot coverage shall be seventy (70%) percent.***
- D. Maximum building height shall not exceed fifty (50') feet.***
- E. Building materials facing any right-of-way are recommended to be comprised of masonry materials such as brick, stone, stucco, or similar material. Glass is recommended as well.***
- F. There shall be a landscaping strip with a minimum width of twenty-five (25') around the perimeter of the property and shall be comprised of heavy buffering including mounding and landscaping.***
- G. Parking areas shall not be located within fifty (50') feet of any property line and shall be screened with landscaping.***
- H. Any lighting shall be shoebox style with no light splash off-site. Wall pack lighting on the building shall be shielded to prevent glare.***
- I. Fencing between the building and street shall not exceed six feet in height and shall be decorative. Fencing to the side or rear of the building shall not exceed eight (8') in height and shall be decorative. Barbed wire, razor wire, and electric fencing is not permitted.***
- J. Any signage shall be low-profile/monument style and shall not exceed eight (8') in height and shall not exceed 60 square feet in size. All such signs shall be setback a minimum distance of ten (10') feet from the right-of-way.***

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(Deletions in strike out, additions in bold italics)

**SECTION 11 CENTRAL AVENUE OVERLAY DISTRICT**

**11.1 Purpose**

The purpose of the Central Avenue Overlay District is to promote and protect the public health, safety, comfort, convenience and general welfare by providing for consistent and coordinated treatment of the properties bordering Central Avenue in Richfield Township.

Central Avenue (US 20, SR 120) is a designated State Highway and a major corridor in Richfield Township; therefore, it is the further purpose of the Central Avenue Overlay District to protect the function, capacity, and safety of the highway system and to preserve the aesthetic qualities of those adjacent and bordering properties through the promotion of coordinated parcel development in the District.

**11.2 Boundary**

The boundaries of the Central Avenue Overlay District are hereby established as shown on the Zoning District Map which includes those parcels that front along the Central Avenue right-of-way from Sylvania-Richfield Township line west to the Lucas County line. The District shall include a depth of 500 feet from the centerline of Central Avenue, **and also shall include the following areas:**

- 1. Expansion Area 1 - The District shall include all land on the south side of Central Avenue with boundaries of Lathrop Road to the east, Fulton Lucas Road to the west, and Bancroft Street to the south.***
- 2. Expansion Area 2 - The District shall include all land surrounding the intersection of Central Avenue and Berkey Southern Road (St. Rt. 295) to a depth of twenty-five hundred (2,500') feet.***

**11.3 Permitted Uses**

All Permitted Uses which are allowed in the specified Zoning District, except those uses excluded by Section 11.4 below, are permitted within the Central Avenue Overlay District. **See Section 11.41 below for conditional uses that may be permitted in Expansion Area 1.**

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**11.4 Excluded Uses**

The following uses are not permitted within the Central Avenue Overlay District notwithstanding the fact that such uses may be listed as a Permitted Use in the underlying Zoning District:

Auto Salvage  
Billboard  
Kennel  
Landfill  
Outdoor  
Auction Facility  
Self-Serve Storage Facility  
Truck facility  
Used Auto Sales  
(only when not  
in conjunction  
with New Auto  
Sales)

**11.41 Conditional Uses- Expansion Area 1**

***The following use(s) may be allowed as a conditional use in Expansion Area 1 as described in Section 11.2 (1),***

***Advanced Manufacturing (See Section 7.29)***

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**11.5 Development Standards**

All buildings, structures, lots and land uses within the Central Avenue Overlay must meet the requirements of Section 7 - Supplemental Districts Uses and Structures, Section 4 - Setbacks of Buildings on Main Roads, and the following minimum lot and building setback requirements and standards:

- A. Height limits: as specified in the underlying Zoning District.
- B. Trip generation: all uses generating 100 or more peak trip hour, consistent with the Institute of Transportation Engineer (ITE) Generation Manual, shall submit a Traffic Impact Study.
- C. All lots shall meet the following minimum area and building setback requirements:
  - Front: 150 feet minimum from centerline of Central Ave., or 50 feet from right-of-way line, whichever is greater and when located on a corner lot, 25 feet measured from the right-of-way line of the secondary street.
  - Rear: 30 feet
  - Side: 10 feet
  - Width as specified in Zoning District
  - Area: as specified in Zoning District
  - Maximum building height: 45 feet
  - Maximum accessory height: 45 feet
  - Landscape: 20 feet depth on Central Avenue frontage 10 feet depth on secondary street frontage of corner lot.

- D. Abutting Residential or a Single-family dwelling:

Any Zone change located within the Central Avenue Overlay District and contiguous to an existing Commercial or Industrial District or use shall meet the following requirements:

- 1. Setbacks:  
When abutting a single-family dwelling or use the following minimum rear and side yard setback shall be provided for the main building, accessory building, access drive, parking, loading docks, and dumpsters:

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**11.5 Development Standards** (cont'd)

- a. A 100 feet minimum for a proposed commercial or industrial use.
  - b. A 50 feet minimum for a proposed multi-family dwelling(s).
2. Screening:  
A minimum 30-foot depth landscape strip shall be required along the perimeter parcel that is abutting a single-family residential dwelling or use. See Section 8.4 for Landscape Standards.

# Richfield Township Zoning Map

 Central Ave Overlay

**C-2** General Commercial

 Richfield Twp

**A/R** Agricultural/Residential

