

XENIA TOWNSHIP ZONING COMMISSION MEETING

April 25, 2023

THESE MINUTES ARE A SUMMARY OF THE EVENTS OF THE MEETING AND ARE NOT A WORD FOR WORD ACCOUNT OF THE DISCUSSIONS WHICH TOOK PLACE.

The Xenia Township Zoning Commission held a meeting on April 25, 2023 at 6:00 p.m. at the Xenia Township Office, 8 Brush Row Road, Xenia, OH 45385; this meeting was advertised on the Xenia Township website within 24 hours of scheduling the meeting.

Jeffrey Zweber called the meeting to order at 6:05 p.m.

Attendees: Jeffrey Zweber, Roy Colbrunn, Terry Fife, Alan King, and Chris Stout.
No guests.

The minutes from the April 12, 2023 Zoning Commission meeting were read for additions or corrections. Mr. Colbrunn moved to approve the minutes from the April 12, 2023 meeting. Ms. Fife seconded the motion. All voted aye, MOTION PASSED.

The meeting began with a brief discussion of the Zoning Resolution amendment approved by the Trustees.

The Board then read the definition of Yards, Required and rewrote it to read as:

Yards, Required: The area of a lot bounded by the lot lines, right-of-way lines, and setback lines. The open spaces on the same lot with a building, unoccupied and unobstructed from the ground upward except as otherwise provided in this Resolution.

1. **Roadside Yard:** Space between the right-of-way line, the road setback line and the adjacent lot or right-of-way lines.

2. **Interior Yard**: Space between the lot line or right-of-way line, the interior setback line and the adjacent lot or right-of-way lines.

The Board then read and discussed Section 501 Yard Required for Corner and Through Lots, Section 502 Corner Lot Accessory Building, and Section 503 Lots Adjoining Alleys. It was agreed to add Alleys to the definition of Road Frontage to now read: **Road Frontage**: Curvilinear distance along the contiguous edges of the road. Trails, alleys, and limited access roads shall not be construed to be included within any calculation of road frontage.

They then read Section 504 Accessory Building, Section 509 Projections Into Required Yards, and Section 512 Major Street Setbacks. It was agreed to delete Section 512 Major Street Setbacks.

Section 404 - Schedule of Yard and Lot Requirements Zoning Districts and Dwellings. It was agreed to delete Minimum Rear Yard Set Back and Sum of Sides Set Back Minimum along with the four exceptions.

Yard Requirements for Sections 407, B-2 - Neighborhood Business District, 408, B-3 - Highway Business District, 409, M-1 Restricted or Light Industrial District, and 410, M-2 Heavy Industrial District were then read and reworded to read as:

407.4 Yard Requirements: In a B-2 Neighborhood Business District the following minimum yard areas shall be provided: Roadside Yards: A 25-foot setback shall be required, Interior Yards: A 10-foot setback shall be required.

408.5 Yard Requirements: In a B-3 Highway Business District the following yard area shall be provided: Roadside Yards: A 50-foot setback shall be required, Interior Yards: A 25-foot setback shall be required.

409.5 Yard Requirements: In an Industrial District the following yards shall be required: Roadside yards shall not be less than twenty-five (25) feet in depth, Interior yards shall be not less than 10 feet in width.

410.5 Yard Requirements: In an Industrial District the following yards shall be required: Roadside yards shall not be less than fifty (50) feet in depth, Interior Yards shall be not less than 25 feet in width.

Sections 501 Yard Required for Corner and Through Lots, 502 Corner Lot Accessory Building, and 503 Lots Adjoining Alleys were then discussed and agreed upon to be deleted.

Section 504 Accessory Building was read and discussed next; it was rewritten to read as:

Section 504 Accessory Building: 1. No garage or accessory building shall be erected within a required interior yard or roadside yard. 2. The accessory building may be erected not less than eight (8) feet from the main building. 3. No detached accessory building in Residential and B-1 Districts shall exceed eighteen (18) feet or the height of the residence, whichever is less. The height will be calculated as stated in the building height definition. 4. An accessory building may precede construction of a main building, but permit must be submitted with approved septic permit from Greene County Health Department, site plan showing location of septic system, well and main building. If the accessory building precedes the main building, it will be subject to inspection until the main building is completed. Under no circumstance will an accessory building be used for habitation.

Mr. Zweber called to adjourn and Mr. Colbrunn seconded the motion.

Meeting adjourned 8:00 PM

ATTEST:

Alan D. Stock

Zoning Inspector