



Community Open House

YOU'RE INVITED!

Where: Danbury Township Hall
5972 E. Port Clinton Eastern Road
Marblehead, Ohio 43452

When: **Saturday, July 24, 2021 and
Saturday, August 21, 2021**

Time: **9:00a.m. - 11:00a.m.** **Presentation at 9:30a.m.**

What: **2021 Township Rezoning Study**

Join us for an Open House to hear about the 2021 Rezoning Study to protect Residential neighborhoods from Commercial development. There are 12 areas under consideration to change the zoning classification from “R-C” Recreational Commercial to “R-3” High Density Residential. These include:

Area 1: Cove-on-the Bay (Whitlock Way & Amherst), Marblehead Estates (Harbor Bay Drive & Waterside Drive) and 2965 & 2981 S. Danbury North Road.

Area 2: Danbury Cove (Bristol & Dorchester) and 2259, 2279, 2289, 2299, 2309, & 2365 Meter Road.

Area 3: Part of Galley’s Landing (S. Side of E. Bayshore Road, east of Church), Bayview Shores (Long Point Circle & Sunview Drive) and 6796, 6814, 6820, 6826, 6860, 7070, & 7072 E. Bayshore Road.

Area 4: North Part of Zeller’s Beach (Willard, Central, & Ellsworth).

Area 5: Willow Cove (Harborview Dr., Willow Cove Dr., & Napama), Lattimore Acres (Lattimore Drive), Emerald Shores (Emerald Shores Drive), South Side of Avalon-on-the-Bay (Arlington Drive, Avalon Park, Bayview Drive), Cottages at Marblehead and 9518, 9822, 9635, 9637, 9679, & 9695 E. Bayshore Road.

Area 6: Part of Saylor & Koontz (Saylor Street, Nan Avenue & Robert Avenue).

Area 7: Part of West Harbor Landings (5465, 5474, 5547, 5555 & 5563 Constitution Blvd. and 5540 Windjammer).

Area 8: Harbor’s End Condominiums, Harbor Cove Condominiums & Part of Regatta (Regatta Passage).

Area 9: Part of Channel Grove 1st Addition (west side of Channel Grove).

Area 10: Part of Rockport (waterfront lots).

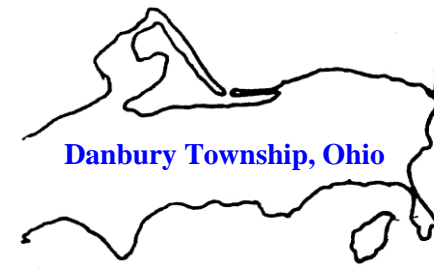
Area 11: Part of Commodore (2220, 2230, 2240 & 2250 Commodore Court).

Area 12: Part of Perryview Estates VII (Wilderness, Evergreen Drive & 185 Forest Green).

Maps and more information are available on the Township’s Website

www.danburytownship.com

Questions? Contact Kathryn Dale, AICP, Zoning & Planning Administrator at 419-734-6120 or zoning@danburytownship.com



Kathryn A. Dale, AICP
Zoning & Planning Administrator

2021 DANBURY TOWNSHIP REZONING STUDY

In March 2021, at the direction of the Board of Trustees, the Danbury Township Zoning Commission was asked to begin reviewing neighborhoods of single-family homes that are zoned “R-C” Recreational Commercial (purple/lavender color) and whether they should be more appropriately rezoned to “R-3” High Density Residential (brown color).

The “R-C” Recreational Commercial zoning district has become a ‘catch-all’ zoning district and got away from its probable, intended focus of ‘recreational’ type activities over the years. Much of the land was vacant at one point, especially on the Sandusky Bay side of the Township, but since it allowed housing, whole neighborhoods were developed instead of recreational-type activities. The goal of this study is to protect these residential areas, old & new, and not create a problem for existing commercial uses. This cannot be expressed enough; this study is being done to help protect residential neighborhoods.

If these residential properties have public sewer and water, the basic requirements related to building size, setbacks, lot coverage, etc. already revert to the “R-3” High Density Residential requirements. The concern is that some larger residential lots, and the structures on them, could be converted to a commercial use allowed in the “R-C” Recreational Commercial zoning district with **no** notice to neighbors. The other concern is that multiple small lots could be consolidated, making a larger parcel for a commercial activity or structure. Examples of this will be shared during the Open House presentation(s). Not all these neighborhoods have active associations or private restrictions in place preventing the commercial activity. Amenity items in these neighborhoods, such as, communal pools, clubhouses, private neighborhood marinas, or shelter houses would not be affected. In most cases, there should be very little nonconformity worries since the lots and structures are following the “R-3” zoning requirements anyway.

In the interest of openness, it is our intention to inform as many property owners as we possibly can regarding these recommendations. Since more than 10 parcels are proposed to be rezoned to “R-3”, the Township is not legally required by the State of Ohio to notify every property owner personally. This is the reasoning for holding open houses & conducting public outreach before any official public hearing process takes place to adopt the proposed changes. Comments, concerns, support or opposition will be accepted at the conclusion of the presentation(s) to ensure the proposed rezoning to “R-3” would not be detrimentally affecting property owners. It is anticipated that the official public hearing process, which takes four (4) months to complete, would begin in September, in order to be effective and in place at the beginning of 2022.

Maps and more information are available on the Township’s Website

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“R-C” Recreational Commercial

Permitted Uses (Allowed by-right):

- Accessory Buildings & Uses
- Agriculture
- Automotive Service Stations
- Banks & Financial Institutions
- Banquet Hall
- Bar, Saloon, Tavern/Night Club
- Beaches, Commercial Swimming Pools
- Cemeteries
- Churches or other Places of Worship
- Child Day-Care Centers
- Fishing, Private or Commercial & related businesses
- Funeral Home
- Golf Courses
- Golf Driving Range & Miniature Golf
- Government Buildings
- Grocery Stores
- Historic Sites
- Home Occupations
- Hotel, Motel
- Laboratory (Research & Development)
- Manufactured Homes
- Marinas, Boat Launching & Docking Facilities
- Micro-Brewery
- Micro-Distillery
- Neighborhood Businesses
- One-Family Dwellings
- Personal Services
- Professional activities including doctors, dentist, attorney, etc.
- Public Community Facilities
- Public Park & Playgrounds
- Recreational Facility, Indoor
- Restaurants
- Riding Stable
- Roadside Stands for the sale of agriculture and related products
- Schools, Public and Private
- Storage Areas on property being used for boat sales and service
- Storage Areas, which includes building just for storage or in relation to repair and services.
- Temporary Buildings, Structures & Uses
- Two-Family Dwellings

Conditional Uses (Requires a hearing):

- Bed & Breakfast
- Clubs
- Commercial Amusement Enterprises
- Flea Market
- Limited Home-Based Business
- Multi-Family & Condominiums
- Recreational Facility, Outdoor
- Recreational Businesses
- Recreational Camp (Campground)
- Resorts

Basic Requirements for Commercial Uses:

- Setbacks: 40' Front, 10' Sides, 25' Rear
- 60% Lot Coverage
- 35' Max. Building Height
- No Min. Lot Size

“R-3” High Density Residential

Permitted Uses (Allowed by-right):

- Accessory Buildings & Uses
- Agriculture
- Cemeteries
- Churches or other Places of Worship
- Government Buildings
- Historic Sites
- Home Occupations
- Manufactured Homes
- One-Family Dwellings
- Public Community Facilities
- Public Park & Playgrounds
- Schools, Public and Private
- Temporary Buildings, Structures & Uses
- Two-Family Dwellings

Conditional Uses (Requires a hearing):

- Bed & Breakfast
- Child Day-Care Centers
- Cluster Housing Communities
- Continuing Care Retirement Communities, Nursing Homes
- Limited Home-Based Business
- Multi-Family & Condominiums
- Telecommunication Towers

Basic Requirements:

- Setbacks: 25' Front, 5' Sides, 25' Rear
- Old Lot Setbacks (pre-1975): 20' Front, 5' side, 5' Rear
- 40% Lot Coverage
- 35' Max. Building Height (House)
- 20' Max. Building Height for Detached Garage or Shed
- 1,200s.f. Max. for a Detached Garage/Pole Barn
- Min. Lot Size: 7,000s.f. - 8,400s.f.;
60'-70' wide x 120' deep

** If a “R-C” residential lot has public sewer & water, they are already following the “R-3” basic requirements

