



STAFF REPORT

Board of Trustees

Meeting Date: May 13, 2026

Time: 5:45 p.m.

Case #: ZC-2026-036

Applicant: Danbury Township

Request: **Request for Text Amendments.** Add new definition in Section 2.2 for “Right-of-Way” and expand definition of “Street”. Set a 20’ minimum street width and minimum widths for on-street parking within existing Conditional Use Sections 4.5.8 ‘Cluster Housing Community’, Section 4.7.2.L ‘Condominiums/Multi-Family Housing Development’, Section 4.16.2.E ‘Recreational Camp’ and Section 4.17.8 ‘Resort’. Amend Section 4.16.3 ‘Recreational Camp’, individual campsite setback requirements to correlate with and reference Ohio Department of Health requirements. Clarify Section 4.20.2.A.ii.b.ii that the side yard setback for Storage Areas shall be a minimum of 10’ or the same as the underlying zoning district “whichever is greater”. Modify Section 5.5.2 ‘Fences’ removing a minimum 4-inch measurement from grade to the body of the fence panel. Add new language to Section 5.10 ‘Parking & Off-Street Loading Requirements’ for non-residential uses to coordinate “Fire Lanes” & “No Parking Zones” with the Fire Chief prior to the release of a zoning permit. Add new language to Section 5.10 ‘Parking & Off-Street Loading Requirements’ regarding shared parking arrangements. Clarify Section 5.10.3.C.iii that the parking requirements for hotels/motels are 1 per guest room and not per unit. **Danbury Township, Applicant.**

DESCRIPTION:

The Danbury Township Fire Chief reached out to the Zoning Department at the end of 2025, early 2026 asking if anything could be done regarding street widths within campgrounds and other Conditional Use developments. Especially in the summer months, occupants and guests are parking along the sides of the narrow 20’ streets, which prevents them from having a clear path and access to emergency situations. He requested that the minimum street width be 20’, to be unobstructed at all times. He also requested that a minimum standard be set if parking along internal streets is provided. The language proposed is 30’ for parking along one side of the street (20’ street plus 10’ wide parallel parking). The opposite side of the street will then be required to post “No Parking this Side of the Street” signs. These roadway widths increase depending on how much on-street parking is made available and whether it is angled or perpendicular parking. As a result, a new definition was needed for “Right-of-way” and the existing definition of “Street” needed to be expanded. Under the general parking regulations, we are also proposing to add language that coordination with the Fire Chief needs to be had regarding “Fire Lanes” and “No Parking Zones” prior to the release of a non-residential (commercial/industrial) zoning permit. We discussed that if we regulated this, it would not apply to residential subdivisions that fall under the Subdivision minimum street standards and County Engineer requirements.

While preparing this amendment, some other minor clerical items are also being addressed. These include clarification about side-yard setback requirements within the newly adopted Storage Area regulations, clarifying parking requirements for hotel/motels to be based on guest rooms, not ‘units’, provide some allowance for shared parking in multi-tenant situations, remove an above grade gap requirement for fencing, and modify campground site requirements to correlate with the Ohio Department of Health regulations.

AGENCY REVIEWS:

Ottawa County Regional Planning Commission (OCRPC) was forwarded the proposed amendments on March 5, 2026, and held a hearing on March 17, 2026. Attached is OCRPC’s decision letter recommending **Approval as Presented**. The Danbury Township Zoning Commission held a public

hearing on April 1, 2026, and made a motion to approve the request, citing that the decision standards ‘b’, ‘c’ and ‘e’ of Section 7.7.3.E.i. was satisfied, resulting in a 5-0 vote for **Approval**.

A proposed amendment may be approved if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

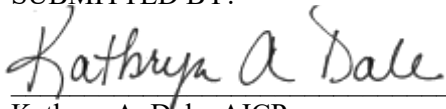
7.7.3.E.i. Text Amendments:

- a. The proposed amendment will make the Resolution conform more closely with the Land Use Plan.
- b. The proposed amendment will improve the public health, safety, or general welfare of Danbury Township.
- c. The proposed amendment will clarify the intent of the Resolution.
- d. The proposed amendment will better implement the intent of the Resolution.
- e. The proposed amendment will improve enforcement of the Resolution.

STAFF RECOMMENDATION:

None.

SUBMITTED BY:



Kathryn A. Dale, AICP
Danbury Township Zoning Inspector

Date Prepared: April 2, 2026

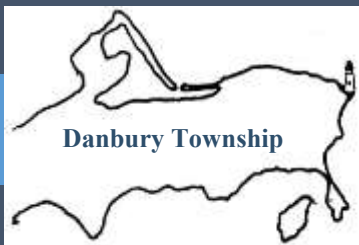


Table of Contents

***Document is interactive. Click on section you would like to see, and it will take you there. Cross-references are also interactive. Click the 'Table of Contents' in bottom corner to come back to these pages or hit the back button in your PDF tool bar.**

Article 1: General Provisions

Sec. 1.1	Long Title.....	3
Sec. 1.2	Short Title.....	3
Sec. 1.3	Authorization.....	3
Sec. 1.4	General Purpose.....	3
Sec. 1.5	Effective Date.....	3
Sec. 1.6	Validity & Severability.....	3

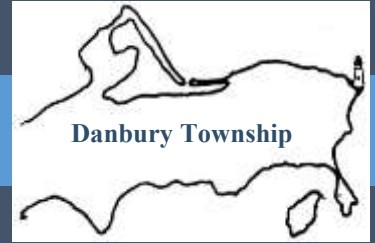
Article 2.0 Definitions

Sec. 2.1	Construction of Language.....	7
Sec. 2.2	Definitions.....	7
	A B C D E F G	
	H I J K L M N	
	O P Q R S T U	
	V W X Y Z	
Sec. 2.3	Sign Definitions.....	28
	A B C D E F G	
	H I J K L M N	
	O P Q R S T U	
	V W X Y Z	

Article 3.0 Zoning Districts, Development Standards & Uses

Sec. 3.1	Official Zoning Map.....	36 & 37
Sec. 3.2	Boundaries.....	37
Sec. 3.3	Districts Established & Purposes.....	37
Sec. 3.3.1	A Agricultural.....	37
Sec. 3.3.2	R-1 Rural Residential.....	37
Sec. 3.3.3	R-2 Suburban Residential.....	37
Sec. 3.3.4	R-3 High Density Residential.....	37
Sec. 3.3.5	L Lakeside.....	38
Sec. 3.3.6	LBO Lakeside Overlay District.....	38
Sec. 3.3.7	LMO Lakeside Overlay District.....	38
Sec. 3.3.8	C-1 Limited Commercial.....	38
Sec. 3.3.9	C-2 General Commercial.....	38
Sec. 3.3.10	C-3 Entertainment District.....	38
Sec. 3.3.11	R-C Recreational Commercial.....	38
Sec. 3.3.12	M-1 Light Manufacturing.....	38
Sec. 3.3.13	M-2 Heavy Manufacturing.....	39
Sec. 3.3.14	MHP Manufactured Home Park.....	39
Sec. 3.3.15	PUD Planned Unit Development.....	39
Sec. 3.4	Use Matrix.....	41
Sec. 3.5	District Requirements.....	46

Table of Contents



Article 4.0 Use Standards

Sec. 4.1	Airports/Helipad/Landing Strips.....	51
Sec. 4.2	Bed and Breakfast.....	51
Sec. 4.3	Child Day Care Center.....	51
Sec. 4.4	Clubs, Private and Public Golf and Country Clubs, and Lodges Operated by Educational, Social or Fraternal Organizations.....	52
Sec. 4.5	Cluster Housing Community.....	52
Sec. 4.6	Commercial Amusement Enterprises.....	54
Sec. 4.7	Condominium/Multi-Family Housing Development.....	55
Sec. 4.8	Continuing Care Retirement Community.....	56
Sec. 4.9	Drive-In Theaters.....	57
Sec. 4.10	Flea Markets.....	58
Sec. 4.11	Home Occupations and Limited Home-Based Business.....	58
Sec. 4.12	Hospitals.....	60
Sec. 4.13	Hotel/Motel.....	61
Sec. 4.14	Manufactured Homes.....	62
Sec. 4.15	Recreational Facility, Outdoors.....	62
Sec. 4.16	Recreational Camp.....	63
Sec. 4.17	Resort.....	64
Sec. 4.18	Sexually Oriented Adult Business.....	64
Sec. 4.19	Solar Farm or Field.....	66
Sec. 4.20	Storage Areas.....	67
Sec. 4.21	Telecommunication Towers.....	68
Sec. 4.22	Temporary Buildings/Structures/Uses.....	71
Sec. 4.23	Wind Farm, Small.....	74
Sec. 4.24	Windmill, Low Impact.....	75
Sec. 4.25	Windmill, High Impact.....	76

Article 5.0 General Regulations Applicable to All Districts

Sec. 5.1	General Regulations Applicable to All Districts.....	79
Sec. 5.2	Accessory Buildings.....	80
Sec. 5.3	Breezeways and Attached Garage Standards for Lakeside.....	82
Sec. 5.4	Corner Clearance.....	82
Sec. 5.5	Fences.....	83
Sec. 5.6	Floor Area Requirements for Residential Dwellings.....	84
Sec. 5.7	Front Yard Requirements.....	84
Sec. 5.8	Landscaping & Buffering.....	85
Sec. 5.9	Lot Area, Lot Width and Building Setbacks for Dwellings in the C-1, C-2 and R-C Commercial Districts.....	86
Sec. 5.10	Parking & Off-Street Loading Requirements.....	86
Sec. 5.11	Storage of Recreational Vehicles.....	89
Sec. 5.12	Swimming Pools.....	89

Article 6.0 Sign Regulations

Sec. 6.1	Purpose & Intent.....	93
Sec. 6.2	Applicability.....	93
Sec. 6.3	General Regulations Applicable to All Signs & District.....	94
Sec. 6.4	Permanent On-Site Signs.....	97
Sec. 6.5	Permanent Off-Site Signs.....	101
Sec. 6.6	“L”, “LBO”, & LMO Lakeside Districts.....	102
Sec. 6.7	Temporary Signs.....	102
Sec. 6.8	Nonconforming Signs.....	105

Research Laboratories

An establishment or other facility for carrying on investigation in the natural, physical, or social sciences, which may include engineering and product development.

Resort

A mixed-used facility for transient guests where the primary attraction is recreational features and activities, but which offers lodging accommodations through cabins, cottages, recreational vehicles, tents, and the like.

Restaurant

An establishment where food and drink for sale to the general public is prepared, served, and consumed on the premises. Any entertainment or music, associated with the restaurant, must be within a fully enclosed building.

Riding Stable

Any land or structure used for the care and grooming of horses or ponies for which consideration is offered or received.

Right-of-Way

A strip of land taken or dedicated for use as a public or private street or road. Right-of-ways normally incorporate the physical street or roadway, shoulders, lawn strips, bridges, culverts, above-ground and underground public utilities, telephone or power poles, sidewalks, on-street parking and drainage ditches. Typically measured as a width from the centerline of a physical street to either side. Platted rights-of-way must meet the Ohio Department of Transportation or Ottawa County Engineer's standards prior to being recorded.

Roadside Stand

A structure designed or used for the display or sale of agricultural and related products provided some of the products are raised by the owner or person farming the property on which the stand is located.

Rock Crusher

Any piece of equipment used to pulverize or reduce to smaller particles rocks or stones.

School

Any public or private educational facility, including, but not limited to, pre-schools, kindergartens, elementary schools, primary schools, intermediate schools, junior high schools, middle schools, high schools, vocational schools, secondary schools, continuation schools, special education schools, colleges, junior colleges, and universities. School includes the school ground but does not include the facilities used primarily for another purpose and only incidentally as a school.

Setback Line

A line established on a lot, at a specified distance from and parallel to a side or rear lot line, or in the case of the front yard, parallel to the road right-of-way or the waters edge, to restrict the encroachment of buildings on the line, except as otherwise provided herein.

Sexual or Genital Area

Includes the genitalia, pubic area, anus, perineum of any person, and the breasts of a female.

Sexually Oriented Business

An adult arcade, adult bookstore, adult cabaret, adult health club, adult motion picture theater or any establishment providing goods or services related to adult material.

Sign

See [Section 2.3](#) for all Sign Definitions

Shop

A small retail establishment offering a specialized line of good and service or handicraft items including such facilities as hobby, bicycle, plumbing, etc.

Solar Farm or Field

A utility-scale commercial facility that converts sunlight into electricity, whether by photovoltaics (PV), concentrating solar thermal devices (CST), or various experimental solar technologies, for the primary purpose of wholesale or retail sales of generated electricity.

Specified Anatomical Areas

Means the male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals.

Slaughterhouse

An establishment where animals are butchered.

Specified Sexual Activities

Includes any of the following:

1. The fondling or other erotic touching of human genital, pubic region, buttock, anus, or female breasts;
2. Sex acts, actual or simulated, including intercourse, oral copulation or sodomy;
3. Masturbation, actual or simulated, or
4. Excretory functions as part of or in connection with any of the activities 1-3 above.

Storage Area

Any area, building, lot or facility designed, adapted, or used for the safekeeping of personal property, storage of more than three (3) boats, trailers, campers, recreational vehicles, boat trailers, and/or boat cradles for periods in excess of seven (7) consecutive days. May also include warehousing as defined herein and mini-warehouses or mini-storage. Typically consists of a development site that contains multiple buildings with open storage within the entire structure or individual bays or units within the building that are self-serving and can be rented for a monthly fee or condominiumized for individual ownership of the bay/unit.

Story

That part of a building between the surface of the floor and the ceiling immediately above it.

Street

An **improved** public or ~~improved~~ private thoroughfare other than an alley. For the purpose of this Resolution, the word "street" shall include the words "road", "roadway" and "highway". **Publicly dedicated streets must meet the Ohio Department of Transportation or Ottawa County Engineer's standards prior to being accepted for public maintenance. Privately dedicated streets may be paved or gravel and are privately maintained.**

Structure

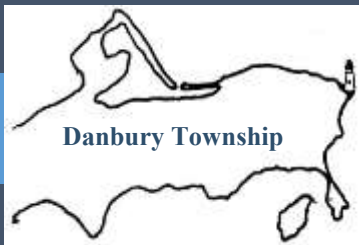
Anything constructed, placed, or erected, the use of which requires location on the ground or attached to something on the ground.

Substantial Progress

Any construction, reconstruction, repair, or other improvement of a property, the cost of which equals or exceeds fifty (50) percent of the estimated total cost of such project and completed within a specified time frame.

Swimming Pool

A permanent or semi-permanent structure, either above or below the surface of the ground, for the purpose of holding water for recreation or therapeutic purposes. This definition shall not apply to wading pools or other similar structures less than 18 inches in depth.



Article 4: Use Standards

ARTICLE 4: USE STANDARDS

- 4.1 Airports/Helipad/ Landing Strips
- 4.2 Bed and Breakfast Inn
- 4.3 Child Day Care Center
- 4.4 Clubs, Private and Public, Golf and Country Clubs, and Lodges
Operated by Educational, Social or Fraternal Organizations
- 4.5 **Cluster Housing Community**
- 4.6 Commercial Amusement Enterprises
- 4.7 **Condominium/Multi-Family Housing Development**
- 4.8 Continuing Care Retirement Community
- 4.9 Drive-in Theaters
- 4.10 Flea Markets
- 4.11 Home Occupations & Limited Home-Based Business
- 4.12 Hospitals
- 4.13 Hotels/ Motels
- 4.14 Manufactured Homes
- 4.15 Outdoor Recreational Facilities
- 4.16 **Recreational Camp**
- 4.17 **Resort**
- 4.18 Sexually Oriented Adult Business
- 4.19 Solar Farm or Field
- 4.20 **Storage Areas**
- 4.21 Telecommunication Towers
- 4.22 Temporary Structures
- 4.23 Wind Farm, Small
- 4.24 Windmill, Low Impact
- 4.25 Windmill, High Impact

4. Any toys or outdoor play equipment shall be kept in an orderly fashion.
5. Outdoor play yards shall only be permitted in the side or rear yards and follow the accessory building setbacks established in [Section 5.2](#).
6. A copy of any required licenses for such operation shall be provided to the Township Zoning Inspector and kept with the Board of Zoning Appeals case.

SECTION 4.4 CLUBS, PRIVATE & PUBLIC, GOLF & COUNTRY CLUBS AND LODGES OPERATED BY EDUCATIONAL, SOCIAL OR FRATERNAL ORGANIZATIONS

1. An application for a conditional use must be filed with the Board of Zoning Appeals including the plans for the proposed club. A fee as established by the Board of Township Trustees shall be paid at the time application is submitted.
2. Club Requirements are as follows:
 - A. **Parcel Size:** Adequate lot areas shall be provided for the use contemplated in order to meet all of the requirements of the regulations herein.
 - B. **Setbacks:** Minimum setback lines for building purposes shall comply with the district in which it is located. However, the distance from the center and centerline of all greens and fairways shall be at least one hundred fifty (150) feet from an adjoining property line. Any softball, baseball, soccer or football field, tennis court, structured play area shall be 45' from an adjoining residential property. All parking areas, including access lanes shall be setback 20' from any property line.
 - C. **Parking:** Parking shall be provided as required in [Article 5, Section 5.10](#).
 - D. Accessory uses necessary to the operation of such use, such as clubhouses, restaurants, bars, swimming pools and similar activities, shall be permitted, provided, however, such uses are accessory uses to the club and not the principal use.

SECTION 4.5 CLUSTER HOUSING COMMUNITY

1. An application for a conditional use must be filed with the Board of Zoning Appeals, including a plan for the proposed community and a fee as established by the Board of Township Trustees.
2. **Parcel Size:** In order to qualify for a cluster housing community, the parcel must contain a minimum of three (3) acres.
3. **Setbacks:** There shall be a minimum of twenty-five (25) feet in the “R-3” district and a minimum of thirty-five (35) feet in the “R-2” District from the property boundary line of the cluster housing community property to any building. Each building shall have a minimum setback of twenty (20) feet from a public or private right-of-way. Multifamily or duplex buildings in the “R-3” district shall be separated from other buildings by a minimum of twenty (20) feet. Single-family buildings in the “R-3” district shall be separated from other single-family buildings by a minimum of ten (10) feet. Single-family buildings in the “R-3” district shall be separated from other non-single-family buildings by a minimum of twenty (20) feet. Buildings in the “R-2” district shall be separated from each other by a minimum of twenty (20) feet. All measurements shall be from the nearest point of one building to the nearest point of the adjacent building or line.
4. **Parking Requirement:** Each dwelling shall have two off-street parking spaces.
5. **Density:** The minimum lot area per dwelling unit shall be twenty thousand (20,000) square feet for the first unit and six thousand (6,000) square feet for each additional unit in the “R-3” district and twelve thousand (12,000) square feet for each additional unit in the “R-2” district for each cluster housing community declaration. Measurements of parcel shall be made to the street right-of-way line and to the low water mark in cases where the lots front on Lake Erie or Sandusky Bay.

6. **Lot Coverage:** Total area coverage of all buildings (including dwelling units and related service buildings) shall not exceed forty (40) percent of the area of the total site, exclusive of any dedicated public right-of-way or submerged land.
7. **Dwelling Size:** The stated minimum floor area shall be provided as specified. No dwelling shall have a livable ground floor area which totals less than the number of square feet indicated:

Cluster Dwelling Size		
Stories	R-2 District	R-3 District
1	1,000 sq ft	800 sq ft
1 & 1/2	950 sq ft on 1st floor	720 sq ft on 1st floor
2	900 sq ft per floor	550 sq ft per floor
Split Level	1,200 sq ft above grade	950 sq ft above grade

8. Streets:

- A. All streets within the cluster housing community shall meet the requirements of the County Engineer and shall be dedicated to the use of the public and accepted by the Township Trustees for maintenance unless a street connects only to an existing private street.
 - B. All streets shall be a minimum of 20' wide for emergency purposes and unobstructed.
 - C. If parallel on-street parking is going to be offered in addition to off-street parking requirements within the development, then the minimum street width shall be as follows:
 - i. 30' for on-street parking along one side of the street.
 - a. The side of the street that parking is not designed for shall be marked with appropriate street signs stating, "No Parking This Side of Street".
 - ii. 40' for on-street parking along both sides of the street.
 - D. Perpendicular or angled on-street parking shall be a minimum of 20' deep in addition to the 20' street width.
9. **Building Height:** Maximum building height shall be thirty-five (35) feet.
 10. **Preliminary Site Development Plan:** The applicant shall submit a preliminary site development plan for approval by the Board of Zoning Appeals.

This plan shall include the following information:

- A. Name of the development, and the name, address, and telephone number of the owner, the developer, and the engineer, architect and other individuals assisting in the preparation of the site plans, date, north point, and scale;
- B. Zoning classification of the site and other surrounding properties.
- C. Location and use of all proposed buildings, including setback lines and yard areas.
- D. Statement of the average net residential density and the number of dwelling units to be contained in the total tract, and, where applicable, in each stage thereof.
- E. Proposed general grading and/or other methods to be used for adequate drainage control.
- F. Location of all public and private streets, roads, or highways.
- G. Proposed sanitary sewers, storm sewers and central water utilities, showing their connections with the existing system.
- H. Contour lines sufficient to define the topography of the site.
- I. The dimensions and bearings of the property lines, site acreage and legal description of the property.
- J. A vicinity map showing the location of the property in relation to existing streets and roadways.

6. **Buffering:** A landscape and buffering plan shall also be incorporated as part of the site plan or submitted as a separate sheet and reflect landscaping within all required lot setbacks.

SECTION 4.7 CONDOMINIUMS/ MULTI-FAMILY HOUSING DEVELOPMENT

1. An application for a conditional use must be filed with the Board of Zoning Appeals including plans of the proposed condominium/multi-family housing development and a fee as established by the Board of Township Trustees. The requirements of [Section 7.5.3.C](#) of this resolution shall be met.
2. **Condominium/Multi-Family Housing Development Requirements:** All condominium/multi-family housing developments shall meet the following requirements:
 - A. **Condominium/Multi-Family Housing Development Lot Area:** Minimum area of not less than 1 acre per condominium/multi-family housing development/condominium declaration is required. The minimum lot area per dwelling shall be twenty thousand (20,000) square feet for the first unit and six thousand (6,000) square feet for each additional unit in the “R-3”, “C-1”, “C-2” and “R-C” districts and twelve thousand (12,000) square feet for each additional unit in the “R-2” district for each condominium/multi-family housing development/condominium declaration. Measurements of lot area shall be made to the street right-of-way line, and to the low water mark in cases where the lot fronts on Lake Erie or Sandusky Bay.
 - B. **Lot Width and Depth:** Condominium/multi-family housing developments shall have a minimum lot width of one hundred feet and a minimum depth of one hundred and twenty-five (25) feet. Rates of width to depth shall not exceed one to five (1:5).
 - C. **Existing Lot of Record:** A condominium/multi-family housing development may be permitted on a lot of less area or width which was recorded at the time of the adoption of this Resolution, as amended, and the owner thereof owns no adjoining land, provided the lot area per unit is complied with.
 - D. **Yard:** There shall be a required front yard of not less than thirty-five (35) feet, except as provided in [Article 5, Section 5.7](#). There shall be a required side yard of not less than ten (10) feet. There shall be a required rear yard of not less than twenty-five (25) feet.
 - E. **Building Separation:** Buildings designed for living purposes shall be separated from each other by a minimum distance of twenty (20) feet. This measurement shall be from the nearest point of one (1) building to the nearest point of the adjacent building.
 - F. **Dwelling Size:** The stated minimum floor area shall be provided as specified. No dwelling shall have a livable ground floor area which totals less than the number of square feet indicated:
 - G. **Building Height:** The maximum building height shall be thirty-five (35) feet measured to the peak and thirty (30) feet measured to the eaves. The maximum pitch from the thirty (30) foot point to the peak shall not exceed an 8:12 pitch.
 - H. **Open Space:** A minimum of ten (10) percent of all land included in the condominium/multi-family housing development shall be set aside for open space. Open space shall consist of natural areas including grass, trees, and the like and shall not include submerged lands or required parking areas.
 - I. **Parking Requirements:** Each dwelling must be provided with two (2) parking spaces. All other requirements of [Article 5, Section 5.10](#) shall be met.
 - J. **Trash Receptacles:** An area of land shall be set aside for the purpose of trash and garbage receptacles. Such receptacle area shall be properly screened and maintained.

Dwelling Size					
Stories	R-2 District	R-3	C-1	C-2	R-C
One	1,000 sq ft		800 sq ft		
1 & 1/2	950 sq ft on 1st floor		720 sq ft on 1st floor		
Two	900 sq ft per floor		550 sq ft per floor		
Split Level	1,000 sq ft above grade		950 sq ft above grade		

K Alternate Vehicle Storage: An area or building shall be set aside for the storage of bicycles, mopeds, snowmobiles, and other alternate vehicles excluding boats. If located outside a building, such area shall be properly screened and maintained.

L. Streets: Streets and driveways on the site will be adequate to serve the residents and suitable to accommodate the anticipated traffic within and through the development, including access by emergency and fire vehicles. The applicant shall submit a parking and traffic circulation plan to the Board of Zoning Appeals for approval. The design, location and surface of the parking area and vehicular approaches shall be subject to approval by the Board of Zoning Appeals so as to reduce traffic congestion and promote pedestrian and vehicular safety.

1. All streets shall be a minimum of 20’ wide for emergency purposes and unobstructed.
2. If parallel on-street parking is going to be offered in addition to off-street parking requirements within the development, then the minimum street width shall be as follows:
 - a. 30’ for on-street parking along one side of the street.
 - i. The side of the street that parking is not designed for shall be marked with appropriate street signs stating, “No Parking This Side of Street”.
 - b. 40’ for on-street parking along both sides of the street.
3. Perpendicular or angled on-street parking shall be a minimum of 20’ deep in addition to the 20’ street width.

SECTION 4.8 CONTINUING CARE RETIREMENT COMMUNITY

1. An application for a conditional use must be filed with the Board of Zoning Appeals including plan for the proposed continuing care retirement community and a fee as established by the Board of Township Trustees.
2. **Continuing Care Retirement Community Requirements:**
 - A. **Setbacks:** There shall be a required front yard setback of fifty (50) feet, a required side yard setback of forty (40) feet, and a required rear yard setback of forty (40) feet.
 - B. **Parking:** One (1) parking space for each dwelling unit and for each three (3) beds in nursing home facilities, and one (1) parking space for each eight hundred (800) square feet of floor area of buildings not containing dwelling units or not containing nursing home facilities.
 - C. **Density:** The maximum number of dwelling units for the complete development shall not exceed eight (8) per acre.
 - D. **Open Space:** Total area coverage of all buildings (including dwelling units and related service buildings) shall not exceed thirty-five (35) percent of the area of the total site, exclusive of any dedicated public right of way.
 - E. **Minimum Acreage:** A minimum of five (5) acres shall be included in each continuing care retirement community.
 - F. **Development:** The continuing care retirement community may be developed using a variety of building types including attached and detached dwellings and apartments.
 - G. **Dwelling Size:** Dwelling units shall have a minimum floor area of:

Bedroom	Dwelling Unit Size
Studio*	350 sq ft
One	500 sq ft
Two	700 sq ft

** Studio Dwelling means a dwelling unit consisting of not more than one habitable room together with kitchen or kitchenette and sanitary facilities. Studio dwelling may not comprise more than twenty-five percent (25%) of the total dwelling units of the entire project.*

SECTION 4.16 RECREATIONAL CAMP

1. An application for a Conditional use must be filed with the Board of Zoning Appeals including the plans for the proposed camp and a fee as established by the Board of Township Trustees.
2. **Camp Requirements:** All camps shall meet the following requirements:
 - A. **Size.** Minimum of 10 acres.
 - B. **Width and Depth:** Minimum width of 200 feet; ratio of width to depth shall not exceed one to five (1:5).
 - C. **Yard:** Minimum required front yard of 70 feet; minimum required side yards of 45 feet each side; minimum required rear yard of 60 feet. If either side yard abuts a public or private right-of-way, the minimum required yard shall be 55 feet. The first 20 feet of each required yard setback shall be composed of a green planting strip (buffer zone).
 - D. **Access:** Shall be provided into the camp with a minimum right-of way of 50 feet. Marginal access roads may be required if deemed necessary by the Board of Zoning Appeals.
 - E. **Streets:** ~~Shall have a minimum right of way of 20 feet; all streets shall be all-weather roads. Streets may be placed within the yard setback but not within the buffer zone.~~
 1. All streets shall be a minimum of 20' wide for emergency purposes and unobstructed.
 2. All streets shall be all-weather roads.
 3. Streets may be placed within the yard setback but not within the buffer zone.
 4. If parallel on-street parking is going to be offered in addition to off-street parking requirements within the development, then the minimum street width shall be as follows:
 - a. 30' for on-street parking along one side of the street.
 - i. The side of the street that parking is not designed for shall be marked with appropriate street signs stating, "No Parking This Side of Street".
 - b. 40' for on-street parking along both sides of the street.
 5. Perpendicular or angled on-street parking shall be a minimum of 20' deep in addition to the 20' street width.
 - F. **Recreation and Open Space:** 25 percent of the gross camp area shall be reserved for such uses excluding yards, camp sites, buffer zones, submerged lands, and streets.
3. **Site Requirements:** Individual sites within the camp shall meet the following requirements:
 - A. **Site Area:** Minimum of 1,200 square feet per site.
 - B. **Site Width:** Minimum of 30 feet and should front on road.
 - C. **Site Setbacks.** ~~Minimum of 8 feet on all boundaries for all trailers, tents, etc.~~ **Shall meet all separation requirements as required by the Ohio Department of Health which includes 15' between units, including extended bump or slide-outs from the side of one unit to the side of the next unit, 10' from back-to-back of units and 10' from back to side of units, and 5' off the internal campground street.**
 - D. **Corner Markers:** All 4 corners of each site shall be appropriately marked as approved by the Board of Zoning Appeals.
4. **Camp Utilities and Services** Such improvements shall be provided as required by the Ohio Administrative Code [3701-25](#) and [3701-26](#).
5. **Supplementary Regulations:** Accessory Buildings and Uses. Such uses which are appropriate to the operation of a camp may be permitted within the conditional use procedure of review by the Board of Zoning Appeals.

SECTION 4.17 RESORT

The following requirements shall be met:

1. **Setbacks:** There shall be a required front yard setback of fifty-five (55) feet, a required side yard of forty-five (45) feet, and a required rear yard setback of fifty-five (55) feet. The setback area to be totally open except for plantings and trees.
2. **Parking:** Each unit used for lodging purposes shall be provided with two (2) parking spaces. Other uses shall meet the requirements of [Article 5, Section 5.10](#).
3. **Density:** The maximum number of cabins, cottages, recreational vehicles, and the like per acre for the resort shall not exceed five (5).
4. **Open Space:** Twenty-five (25%) percent of the gross land area involved in the resort shall be set aside as open space. Yards, submerged land, and streets shall not be included.
5. **Minimum Acreage:** A minimum of 5 acres shall be included in each resort.
6. **Development:** The resort may be developed using a variety of housing types intended for transients. Maximum building height shall be thirty-five (35) feet and each cottage/cabin must contain 600 square feet of ground floor area for the first floor.
7. **Building Separation:** Buildings designed for living purposes shall be separated from each other by a minimum distance of twenty (20) feet. This measurement shall be from the nearest point of one building to the nearest point of the adjacent building.

8. Streets:

- A. All streets shall be a minimum of 20' wide for emergency purposes and unobstructed.
- B. All streets shall be all-weather roads.
- C. If parallel on-street parking is going to be offered in addition to off-street parking requirements within the development, then the minimum street width shall be as follows:
 1. 30' for on-street parking along one side of the street.
 - a. The side of the street that parking is not designed for shall be marked with appropriate street signs stating, "No Parking This Side of Street".
 2. 40' for on-street parking along both sides of the street.
- E. Perpendicular or angled on-street parking shall be a minimum of 20' deep in addition to the 20' street width.

SECTION 4.18 CONDITIONS FOR OPERATION OF A SEXUALLY ORIENTED ADULT BUSINESS

1. This requirement establishes reasonable and uniform regulations to prevent any deleterious location and concentration of sexually oriented businesses within the Township. This requirement has neither the purpose or effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is not the intent nor effect of this requirement to restrict or deny access by adults to sexually oriented materials protected by the First Amendment or to deny access by the distributors or exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this requirement to condone or legitimize the distribution of obscene materials.
2. Such uses shall be permitted subject to the following conditions:
 - A. The applicant shall file in writing a report containing the following information:
 - i. The address where the sexually oriented business is operated or is to be operated.
 - ii. The status of the applicant as an individual, partnership, or limited partnership, domestic or foreign corporation, or other entity; The full name, residence address, date of birth, and social security number of the applicant or the person applying on behalf of a partnership, corporation, or other entity.

SECTION 4.20 STORAGE AREAS

This section provides standards for the establishment of storage areas for marinas and developments for self-serving storage of personal property. An application for a Conditional Use must be filed with the Board of Zoning Appeals, including a plan and a fee as established by the Board of Township Trustees.

1. Existing Storage Areas Prior to November 13, 2025:

- A. Any lot designed specifically as a storage area facility, or storage area servicing an operating marina, that had storage structures on the lot with a master development plan on file with the zoning department, or an open, unexpired zoning permit, prior to November 13, 2025 may continue to develop the property in accordance with that development plan under the “C-2” General Commercial or “R-C” Recreational Commercial basic underlying district requirements in Section 3.5 of this zoning resolution.
 - i. A listing of those storage developments that qualify under this section shall be registered, including the master development plan for the lot in the office of the zoning inspector.
- B. Any development plan that is inactive, with no open zoning permit(s), and not actively under construction after 2 years from November 13, 2025 or 1 year from the last permit issued, whichever comes later, shall be deemed expired and thus subject to the regulations contained herein below.

2. Storage Areas Post-November 13, 2025:

Any new development site or lot after November 13, 2025, and does not have a registered plan on file with the Zoning Office, that intends to be used for indoor or outdoor storage areas, shall be subject to the following requirements:

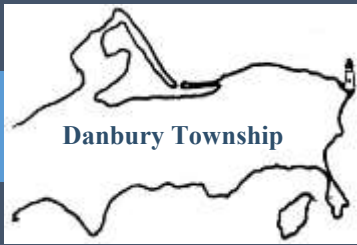
A. Site Development Requirements:

The intent of these regulations is to ensure that storage areas are to the rear of the property and development site, so as to allow other non-storage uses along the main road frontage of the property.

- i. **Minimum Lot Size:** 3 acres.
- ii. **Setbacks:** All structures, including fencing related to storage, outdoor parking and outdoor storage areas, shall be no closer to the property line than the following:
 - a. **Min. Front-Yard Setback:**
 - i. 25% of the average lot depth of the overall development site, or 200’, whichever is greater, from a Major Thoroughfare.
 - ii. Including the above regulation from a Major Thoroughfare, each structure within the development site shall meet the underlying zoning districts front-yard setback from an internal public or private right-of-way.
 - iii. In the instance of a corner lot or multi-road frontage lot, the above setback shall be met from all Major Thoroughfares. In the instance that a corner lot or multi-road frontage lot property has a frontage along a Minor Thoroughfare, the underlying zoning district front-yard setback requirement shall be met.
 - b. **Min. Side-Yard Setback:**
 - i. 25’ when adjoining a residential zoning district or any residential structure in any other zoning district.
 - ii. 10’ or same as the underlying zoning district when adjoining another commercially zoned property or structure, **whichever is greater.**
 - c. **Min. Rear-Yard Setback:** Same as the underlying zoning district.
- iii. **Lot Coverage:** 60% of the area of property to be developed for storage.

3. General Standards Applicable to All Storage Area Developments, Pre & Post November 13, 2025:

- A. **Building Height:** Buildings shall not exceed 35’ in height.
- B. **Parking:** Parking shall be provided in accordance with Article 5, Section 5.10.



Article 5: General Regulations

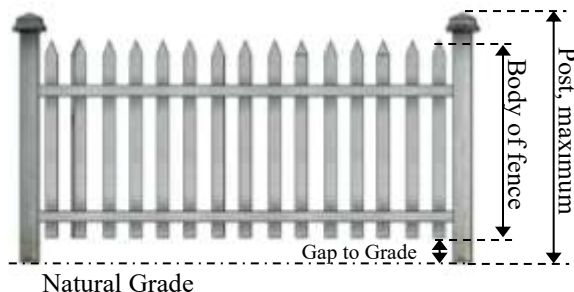
ARTICLE 5: GENERAL REGULATIONS APPLICABLE TO ALL ZONING DISTRICTS

- 5.1 General Regulations Applicable to All Districts
- 5.2 Accessory Buildings
- 5.3 Breezeways and Attached Garage Standards for Lakeside
- 5.4 Corner Clearance
- 5.5 Fences**
- 5.6 Floor Area Requirements for Residential Dwellings
- 5.7 Front Yard Requirements
- 5.8 Landscaping & Buffering
- 5.9 Lot Area, Lot Width and Building Setbacks for Dwellings in the C-1, C-2, and R-C Commercial Districts
- 5.10 Parking & Off-Street Loading Requirements**
- 5.11 Storage of Recreational Vehicles
- 5.12 Swimming Pools

SECTION 5.5 FENCES

The following regulations shall apply to all fences in Danbury Township.

1. No fence may conflict with utilities or drainage flow.
2. Fence height shall be determined by measuring the height of the body of the fence. A space of not greater than four (4) inches for drainage and/or landscaping purposes, is permitted between the bottom of the body of the fence and the natural grade.



3. Fence posts are permitted to extend a maximum of five (5) feet above the natural grade where four (4) foot fences are permitted, seven (7) feet above the natural grade where six (6) foot fences are permitted and eight (8) feet above the natural grade where seven (7) foot fences are permitted.
4. No fence, wall, or other structure shall be placed over three (3) feet in height within the clear vision triangle as defined in [Section 5.4 Corner Clearance](#).
5. If the natural grade has been raised for landscape purposes, the creation of a berm, retaining wall, or other method for the primary purpose of increasing the elevation of the fence, the measurement will be taken from the natural grade prior to any modifications.
6. A fence may be located up to the lot line as long as the entire fence, including fence footings, is located on the fence owner's property. The "ugly side" or exposed framework of the fence must face the fence owner.
7. Fences shall not exceed the following height in the specified yard unless otherwise restricted:

Fences	Districts													
	A	R-1	R-2	R-3	L	LBO	LMO	C-1	C-2	C-3	R-C	M-1	M-2	MHP
Front Yard Height	7'	5'	5'	5'	4'	4'	4'	5'	5'	5'	5'	10'	10'	5'
All Other Required Yards	7'	7'	7'	7'	See 5.5.8 & 5.5.9	See 5.5.8 & 5.5.9	See 5.5.8 & 5.5.9	7'	7'	7'	7'	10'	10'	7'

D. Trees planted for screening should be planted at varying distances depending on their size. Generally, smaller trees that mature up to 30' tall should be planted 8'-10' apart, medium trees that mature up to 70' tall be planted 15' apart and large trees over 70' tall at maturity, planted at 20' apart.

4. Perimeter Buffering between Uses.

- A. Landscaped buffer areas shall be located along the full length of the proposed structure, outdoor storage area(s), parking lot(s) and service structures such as, but not limited to, loading docks, propane tanks, dumpsters, electrical transformers when adjacent to residentially zoned property.
- B. Such buffer shall be placed along the item intended to be screened or within the required setback of the property being developed.
- C. The goal of the perimeter buffering landscape design is to layer plantings by utilizing a mix of canopy trees, understory trees, and shrubbery of deciduous mixes for seasonal coverage to achieve varying heights and densities that results in at least 75% visual opacity within 3 years.

5. Maintenance.

- A. All landscaping materials shall be installed in a sound, workmanship-like manner, and according to accepted, good construction and planting procedures.
- B. The owner of the property shall be responsible for the continued proper maintenance of all landscaping materials and shall keep them in a relatively weed-free condition, clear of undesirable undergrowth, and free from refuse and debris at all times.
 - i. Any landscaping that is not properly maintained shall be subject to [ORC Section 505.87](#), so as not to constitute a nuisance.
- C. All unhealthy or dead plant material shall be replaced within six months or by the next planting period, whichever comes first, while other defective landscape material shall be replaced or repaired within three months. Replacement plants shall conform to the standards that govern original installation. Failure to replace the plant material will be considered a violation of this resolution.

SECTION 5.9 LOT AREA, LOT WIDTH AND BUILDING SETBACKS FOR DWELLINGS IN THE C-1, C-2 AND R-C COMMERCIAL DISTRICTS

For all dwellings in the C-1, C-2 or R-C districts, the following shall apply:

- 1. Without community water supply or community sanitary sewer treatment systems, the "R-1" requirements shall apply.
- 2. With community water supply or community sanitary sewer treatment systems, the "R-2" requirements shall apply.
- 3. With both community water supply and community sanitary sewer treatment systems, the "R-3" requirements shall apply.
- 4. Building Width for residential purposes is 20 feet.

SECTION 5.10 PARKING AND OFF-STREET LOADING REQUIREMENTS

1. Rules:

- A. In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- B. No building shall be enlarged, rebuilt, or structurally altered to the extent of more than fifty (50) percent of the floor area unless there shall be provided the total number of off-street parking spaces required for the original use and its enlargement.

- C. All parking spaces required herein shall be located on the same lot with the main use served except that spaces may be located within three hundred (300) feet of the lot line on which the main use is located provided a conditional use permit for the parking is approved by the Board of Zoning Appeals and the zoning district is the same as the main use.
 - D. Parking lots for non-residential uses shall be coordinated and approved by the Fire Chief prior to the release of a zoning permit for “Fire Lanes” and “No Parking Zones” around the building.
 - E. Shared on-site parking within a multi-tenant commercial development, on the same parcel, may occur only if the respective uses are not in operation at the same time and the property owner(s) and tenant(s) involved in the shared use of off-street property facilities record a legal agreement or necessary easement.
 - i. Said recorded agreement or easement shall be filed with any zoning permit issued for new construction, tenant finish or change of use certificate.
2. **Specific Parking Requirements for the Lakeside (L) District, the Lakeside Business Overlay (LBO) District and Lakeside Municipal Overlay District (LMO):**
- A. In the L, LBO and LMO district, the size of the parking spaces shall be a minimum of one hundred sixty-two (162) square feet per parking space, with minimum dimensions of nine (9) feet by eighteen (18) feet.
 - B. Exceptions: Non-residential uses within the LBO and LMO zoning district are excluded from the parking requirements of this section herein.
 - C. Residential uses within the L, LBO, and LMO zoning districts shall only be required to provide one (1) parking space per dwelling in accordance with Section 5.10.2.A. above.
3. **Quantity:** There shall be provided at the time of the erection or enlargement of any main building or structure the following off-street parking spaces, with a minimum area of two hundred (200) square feet per parking space with minimum dimensions of ten (10) feet wide by twenty (20) feet long, and with adequate provision made for ingress and egress to the parking spaces.

Use		Minimum Number of Parking Spaces per Unit of Measure
A. Residential		
i.	Residential Dwelling	Two (2) for each dwelling and unit (<i>inclusive of driveways</i>)
B. Institutional		
i.	Hospitals and Institutions	One (1) for each eight hundred (800) square feet of floor area
ii.	Churches and Schools	One (1) for each three (3) seats in the main auditorium or assembly area.
iii.	Clubs or lodge halls	One (1) for each three (3) members
iv.	Athletic Fields	30 spaces per field
C. Business and Industrial		
i.	Boat Storage/Dockage	One (1) space for every one and one-half (1 1/2) boats stored or docked except for winter storage where one (1) for every ten (10) boats are stored
ii.	Commercial Buildings	One (1) space for each two hundred (200) square feet of floor area
iii.	Hotels, Motels, Cottages and Cabins	One (1) per unit guest room plus one (1) for every two (2) employees
iv.	Indoor Theaters	One (1) for every three (3) seats
v.	Industrial	One (1) for every two (2) employed on the largest working shift
vi.	Restaurant, Bar, Saloon, Tavern or Night Club	One (1) for every eighty (80) square feet of floor area

