

Trenton Township proposes the following amendment to its Zoning Resolution adopted on November 5, 2025.

1. Revise the Title of Section 3.10 from Appeal/Variance Expiration to Appeal/Variance Application
2. Revise Section 3.10(g) to read as follows:
 - g) The names and addresses of all property owners ~~within 200 feet of adjacent to, a across from and within 200 feet~~ of the subject property as appearing on the County Auditor's current tax list;
3. Revise Section 3.24(a)(1) to read as follows:
 - (1) The dimensions and ~~weight~~ height of the fence or wall;
4. Revise Section 3.24(c) to read as follows:
 - (c) Appeals. Any decision made by the Zoning Inspector, or their designee, under the terms of this Article may be appealed to the Board of Zoning Appeals through the method of ~~Section~~ Section 3.10 – Appeal/Variance Application.
5. Revise Section 8.02 USE TABLE – RESIDENTIAL AND MIXED USE to:
 - a. Remove Accessory Dwelling Unit, Detached from the table so that they are no longer a permitted or conditional use in any district;
 - b. Change Business, Retail Small with Drive Thru and Pick Up Window from a Permitted to a Conditional Use in the Mixed Use Overlay (MU).

6. Revise Section 9.01 (d) to read as follows:

Development Standards	Farm Residential
Minimum Lot Size (Acres)	5
Maximum Density (utilize gross acres)	1 dwelling unit per 5 acres
Minimum Frontage (Feet)	300
Minimum Front Setback (Feet)	75
Maximum Front Setback (Feet)	N/A
Minimum Side Setback (Feet)	25
Minimum Rear Setback (Feet)	50
Maximum Building Height (Feet)	35
Maximum Lot Coverage	N/A
Minimum GFA Gross Floor Area for Primary Residential Use (Square Feet)	1,400 (fewer than 2 stories) 1,800 (more than 2 stories or more)
Maximum Number of Dwellings per Lot	1
Projection into required setback Cornices, canopies, eaves (roof overhang), fireplaces-chimneys, bay window, porch, stoop, or other similar architectural features may project into a required setback up to two (2) feet.	
<u>Common Access Drive (CAD): Any parcel of land which at the building setback line is separate or removed from the public road by more than one other parcel of land shall be accessed only by a CAD. A CAD may be permitted by following a plat as approved by the Delaware County Regional Planning Commission. All CADs shall be paved within the right-of-way.</u>	
<u>For lots having frontage on streets having extreme curvature, the Minimum Lot Frontage requirements shall be measured at the Front Setback Line. Where streets have extreme curvature, no more than three (3) lots with such reduced lot width at the street line shall be permitted.</u>	
<u>Private Access Drives: All private access drives for individual lots which terminate at a length greater than eight (80) feet from a public street shall not be less than twelve (12) feet in width and shall be constructed over an aggregate base of ten (10) inches or other depth necessary to support the weight of service and emergency vehicles.</u>	
<u>Private access driveways for individual lots with a travel length over 400 feet shall be designed to provide widened passing areas for a total width of 15 feet and 30 feet in length at intervals not more than 300 feet in distance from each other. Construction requirements shall be as listed above.</u>	
<u>All culverts, bridges, and similar drainage facilities constructed as integral components of access drives shall be certified by a professional engineer in writing that good engineering practices have been utilized in their design and construction and that such structures meet current standards as necessary to protect the public safety and general welfare.</u>	
<u>Gates at access drive entrances shall provide manual or automatic release mechanisms for emergency vehicle access. Electronically or manually locking gates which cannot meet the above requirements are prohibited.</u>	
<u>Exemptions from required side and rear setbacks</u>	
<u>Swimming pools, tennis courts, clotheslines, barbeque pits, playground equipment, portable or permanent dog run, house or kennel and similar structures customary and ancillary to the primary residential use of the property may be placed in a required minimum side or rear setback, but in no case shall such uses be closer than ten (10) feet from a side or rear lot line.</u>	

7. Revise Section 9.01 (f) to read as follows:

f) **General Development Regulations.**

	Applicable	Section Reference	Notes
Accessory Structures	Y	Section 17.02	Detached Accessory Structures may <u>not</u> encroach a side or rear setback but shall be no closer than ten (10) feet from the side or rear lot line . Accessory structures shall also comply with all other requirements in Section 9.01(d) .
Fences	Y	Section 17.0809	Fences and walls may be placed in a required minimum setback provided they comply with Section 9.01(d) .
Landscaping/Buffering	Y	Section 17.112	Plant material and berms may be placed in any required minimum setback provided they do not constitute a nuisance as provided in the Township's Resolutions.
Parking	Y	Article 16	Parking must be provided under Article 16 . Parking is prohibited on lawns or other unpaved areas.
Signs*	Y	Article 15	Signs, provided they comply with Section 9.01(d) , may be located within a front setback. <u>*Signs are conditional uses in the RR District and subject to BZA approval.</u>

8. Revise Section 9.02 (d) to read as follows:

Development Standards	Rural Residential
Minimum Lot Size (Acres)	3
Maximum Density (utilize gross acres)	1 dwelling unit per 3 acres
Minimum Frontage (Feet)	250
Minimum Front Setback (Feet)	75
Maximum Front Setback (Feet)	N/A
Minimum Side Setback (Feet)	25
Minimum Rear Setback (Feet)	50
Maximum Building Height (Feet)	35
Maximum Lot Coverage	10%
Minimum GFA Gross Floor Area for Primary Residential Use (Square Feet)	1,400 (fewer than 2 stories) 1,800 (2 or more stories)
Maximum Number of Dwellings per Lot	1
<p>Projection into required setback Cornices, canopies, eaves (roof overhang), fireplaces-chimneys, bay window, porch, stoop, or other similar architectural features may project into a required setback up to two (2) feet.</p> <p>Common Access Drive (CAD): Any parcel of land which at the building setback line is separate or removed from the public road by more than one other parcel of land shall be accessed only by a CAD. A CAD may be permitted by following a plat as approved by the Delaware County Regional Planning Commission. All CADs shall be paved within the right-of-way.</p> <p>For lots having frontage on streets having extreme curvature, the Minimum Lot Frontage requirements shall be measured at the Front Setback Line. Where streets have extreme curvature, no more than three (3) lots with such reduced lot width at the street line shall be permitted.</p> <p>Private Access Drives: All private access drives for individual lots which terminate at a length greater than eight (80) feet from a public street shall not be less than twelve (12) feet in width and shall be constructed over an aggregate base of ten (10) inches or other depth necessary to support the weight of service and emergency vehicles.</p> <p>Private access driveways for individual lots with a travel length over 400 feet shall be designed to provide widened passing areas for a total width of 15 feet and 30 feet in length at intervals not more than 300 feet in distance from each other. Construction requirements shall be as listed above.</p> <p>All culverts, bridges, and similar drainage facilities constructed as integral components of access drives shall be certified by a professional engineer in writing that good engineering practices have been utilized in their design and construction and that such structures meet current standards as necessary to protect the public safety and general welfare.</p> <p>Gates at access drive entrances shall provide manual or automatic release mechanisms for emergency vehicle access. Electronically or manually locking gates which cannot meet the above requirements are prohibited.</p> <p>Exemptions from required side and rear setbacks</p> <p>Swimming pools, tennis courts, clotheslines, barbecue pits, playground equipment, portable or permanent dog run, house or kennel and similar structures customary and ancillary to the primary residential use of the property may be placed in a required minimum side or rear setback, but in no case shall such uses be closer than ten (10) feet from a side or rear lot line.</p>	

9. Revise Section 9.02 (f) to read as follows:

f) **General Development Regulations.**

	Applicable	Section Reference	Notes
Accessory Structures	Y	Section 17.02	Detached Accessory Structures may <u>not</u> encroach a side or rear setback but shall be no closer than ten (10) feet from the side or rear lot line. Accessory structures shall also comply with all other requirements in Section 9.02(d) .
Fences	Y	Section 17.0809	Fences and walls may be placed in a required minimum setback provided they comply with Section 9.02(d)
Landscaping/Buffering	Y	Section 17.112	Plant material and berms may be placed in any required minimum setback provided they do not constitute a nuisance as provided in the Township's Resolutions.
Parking	Y	Article 16	Parking must be provided under Article 16 . Parking is prohibited on lawns or other unpaved areas.
Signs*	Y	Article 15	Signs, provided they comply with Section 9.02(d) , may be located within a front setback. <u>*Signs are conditional uses in the RR District and subject to BZA approval.</u>

10. Remove the following language from Section 9.03(d)

~~Exemptions from required Side and Rear Setbacks~~

~~Swimming pools; tennis courts; clotheslines; barbeque pits; playground equipment; portable or permanent dog run, house, or kennel; and similar structures customary and ancillary to the primary residential use of the property may be placed in a required minimum side or rear setback, but in no case shall such uses be closer than five (5) feet from a side or rear lot line.~~

11. Revise Section 9.03 (f) to read as follows

f) **General Development Regulations.**

	Applicable	Section Reference	Notes
Accessory Structures	Y	Section 17.02	Detached Accessory Structures may <u>not</u> encroach a side or rear setback but shall be no closer than ten (10) feet from the side or rear lot line. Accessory structures shall also comply with all other requirements in Section 9.03(d) .
Fences	Y	Section 17.0809	Fences and walls may be placed in a required minimum setback provided they comply with Section 9.03(d) .
Landscaping/Buffering	Y	Section 17.112	Plant material and berms may be placed in any required minimum setback provided they do not constitute a nuisance as provided in the Township's Resolutions.
Parking	Y	Article 16	Parking must be provided under Article 16 . Parking is prohibited on lawns or other unpaved areas.
Signs	Y	Article 15	Signs, provided they comply with Section 9.03(d) , may be located within a front setback.

12. Revise Table 10.05(2) to add a 100-foot Minimum Lot Width for lots without sewer in the CC .

13. Revise Section 10.05(n)(2)(iii) to read as follows:

- iii. Roofing: Flat roofs are prohibited; the roof shall have a minimum of ~~6:12 pitch~~ 4:12 pitch for the main roof. Pitched roofs must be constructed of dimensional shingles, metal, slate, or simulated slate, and are limited to hip, gable, gambrel, or mansard roof types. Other roof types may be approved where appropriate as determined by the Zoning Commission and Township Board of Trustees with Development Plan approval.

14. Revise Section 11.05(a)(1)(iv) to read as follows:

- i) Materials. All exterior elevations shall be comprised of eighty percent (80%) of wood, fiber cement, ~~and~~ native or cultured stone, ~~and vinyl~~. Foundations must be clad with the same natural material utilized on the building to blend with the overall architecture of the structure. Exposed cement block or split face block foundations shall be prohibited. Brick or other natural materials may be utilized as an accent material provided it does not exceed twenty percent (20%) of the

gross exterior building wall square footage. ~~Vinyl and/or aluminum~~ Aluminum shall be prohibited except when used for trim details such as downspouts, soffits, gutters, and shutters. The use of black, gold, green, silver, opaque or any other reflective or colored glass on a building is prohibited. Frosted glass may be permitted in some cases, subject to review and ~~recommendation of the Architectural Review Board with~~ final approval of the Board of Trustees.

15. Revise Table 11.05(c)(1) and Table 12.05(c)(1) to increase the maximum number of required parking spaces for Independent Senior Living Facilities from 1 space per Dwelling Unit to 2 spaces per Dwelling Unit.

16. Revise Table 15.06 to read as follows:

TABLE 15.06

	FR/RR	CB	Planned Districts
Maximum Number of Signs Permitted Per Public Road Frontage	<u>Not allowed</u> 4	1	Per Approved Development Plan
Maximum Square Footage	<u>Not allowed</u> 15	40	Per Approved Development Plan
Maximum Height (Feet)	<u>Not allowed</u> 6	8	Per Approved Development Plan
Minimum Distance from ROW (Feet)	<u>Not allowed</u> 20	20	Per Approved Development Plan

17. Revise Table 15.07 to read as follows:

TABLE 15.07

	FR	FR/RR (when associated with a Conditional Use)	CB	Planned Districts
Maximum Number of Signs Permitted Per Public Road Frontage	4	1	1	Per Approved Development Plan
Maximum Square Footage	2	12	2 sq. ft. per 1 lineal foot of building width	Per Approved Development Plan
Maximum Height (Feet)	8	15	Height of Eave	Per Approved Development Plan

18. Revise Table 15.08 to read as follows:

TABLE 15.08

	FR/RR (when associated with a Conditional Use)	CB	Planned Districts
Maximum Number of Signs Permitted	1 per lot	1 per window	Per Approved Development Plan
Maximum Square Footage	10 percent of window area	25 percent of window area	Per Approved Development Plan
Maximum Height (Feet)	15	15	Per Approved Development Plan

19. Revise Table 15.11 to read as follows:

TABLE 15.11

District	Max Area (sq ft)
FR	15
CB / LI	20
Planned	Per Approved Development Plan

20. Revise Table 15.13 to read as follows:

TABLE 15.13

	Total Maximum Square Footage for All Signs
FR	150 for internal lots 250 for corner or double frontage lots
CB / LI	400 for internal <u>lots</u> 500 for corner lots or double frontage lots
PLANNED DISTRICTS	Per Approved Development Plan

21. Add a Section 17.08 Reserved for Future Use and renumber all other subsections and tables and figure #s accordingly.

22. Revise Section 17.01(a)(4) to read as follows:

~~4) Detached ADUs. Detached ADUs are ~~permitted~~ prohibited in the Township. ~~and must comply with the following requirements:~~~~

- ~~i) — A Detached ADU shall not exceed twenty five (25) feet in height.~~
- ~~ii) — The ground coverage of the Detached ADU shall not exceed the ground coverage of the primary dwelling unit.~~
- ~~iii) — All Detached ADUs shall comply with the minimum setback requirements of the applicable Zoning District.~~
- ~~iv) — A sewage system must be approved by the Health Department. Dependent upon Health Department approval, it is encouraged to connect a Detached ADU to the existing sewage system. If the existing sewage system would not comply with Health Department policy, an independent sewage system must serve the Detached ADU with Health Department approval.~~
- ~~v) — All Detached ADUs that are new construction shall comply with the following requirements:~~
 - ~~A) — Be setback a minimum of fifteen (15) feet from the primary dwelling.~~
 - ~~B) — The exterior finish materials must visually match in type, size, and placement to the exterior finish materials of the primary dwelling or existing structure on the property.~~
 - ~~C) — The roof pitch must be the same as the predominant roof pitch of the primary dwelling or existing structure on the property.~~

23. Revise Section 17.06 to read as follows:

17.06 CEMETERIES & FUNERAL HOMES

- a) Purpose. The purpose of this Article is to maintain the current Death Care land uses and to manage the growth of this industry in the Township. This Article will encourage the orderly development of future burials and other resting places for the human deceased, while addressing recent innovations in the Death Care industry by explaining their permissibility in the Zoning Code.
- b) Application. Please send three (3) paper copies and one (1) PDF copy of a Zoning Permit application for a Death Care land use to the Zoning Inspector. Such application must include the following:
 - 1) All the information required for a Zoning Permit under [Section 3.01](#);
 - 2) The type of land use;
 - 3) Expected maximum number of remains to be located at the location (whether to be temporarily or permanently stored and/or waiting to be cremated);
 - 4) The types of services provided;
 - 5) For cemeteries: a plan to demonstrate the applicants' ability to perpetually care for the cemeteries' grounds; and
 - 6) Any other information that the Township deems necessary.
- c) Permitted, Conditional, & Accessory Uses. See, [Section 8.02](#).
- ~~d) Prohibited Uses. The following uses are prohibited in the Township for public and private death care land uses:
 - 1) ~~Natural Organic Reduction;~~
 - 2) ~~Alkaline Hydrolysis.~~~~
- ~~e) The following uses are prohibited in the Township for public death care land uses (but not private death care land uses):
 - 1) ~~Natural/Traditional Cemetery; and~~
 - 2) ~~Conservation Cemetery.~~~~
- d) Home Burial shall be permitted in the Township.
- e) Similar Uses. Any other funeral service facility or death care land use or practice not mentioned in this code may be allowed under the similar use procedure as found in [Section 3.22](#).

24. Revise Section 17.12(c)(8) (renumbered as 17.13(c)(8)) to read as follows:

- 8) A Large Residential Facility shall not be located closer than 2,000 feet from a school, park, ~~Cannabis Store~~, or state-licensed liquor store;

25. Revise Section 17.19 Solar Energy Systems as follows:

- Add the word “Small” in front of “Ground Mounted Solar Energy Systems” throughout Section 17.19(b)(2).
- Remove “fifteen (15%)” from Section 17.19(b)(2)(ii).
- Add the words “Intermediate and Large” in front of “Ground Mounted Solar Energy Systems” throughout Section 17.19(b)(3).
- Remove “seventy percent 70%” from Section 17.19(b)(3)(ii).
- Replace “Small Solar Facility” with SES throughout Section 17.19.
- Revise Section 17.19(b)(6) as follows:
 - 6) Setbacks: Setbacks for any SES Small Solar Facility shall be measured from the center of the road and must comply with ~~these minimum setback requirements:~~ the minimum Setback requirement for the applicable Zoning District with no exemptions available.
 - ~~i) For Small Solar Facilities on lots smaller than five (5) acres: fifteen (15) feet for Side Setbacks and seventy-five (75) feet for Rear Setbacks; and~~
 - ~~ii) For Small Solar Facilities on lots that are five (5) or more acres: twenty-five (25) feet for Side Setbacks and fifty (50) feet for Rear Setbacks.~~
- Revise Section 17.19(c)(2)(v) as follows:
 - A) Where a SES Small Solar Facility is located on property adjacent to or in close proximity to property zoned for residential use (as determined by the Zoning Inspector), no part of the SES Small Solar Facility (other than components located entirely underground) shall be located within fifty (50) ~~twenty (20)~~ feet of an existing residential dwelling.
 - B) No SES Small Solar Facility (other than components located entirely underground) shall be located within ~~ten (10)~~ fifty (50) feet of another property line.
 - C) No SES Small Solar Facility (other than components located entirely underground) shall be located within ~~twenty (20) to~~ twenty-five (25) feet of a public right-of-way or shared-use driveway.

26. Revise the following definitions in Article 18 as follows:

~~**AGRICULTURE** — The use of land for growing crops in the open, dairying, pasturage, horticulture, floriculture, and necessary accessory uses, including structures necessary for carrying out farming operations and the residence of the~~

~~person who owns or operates the farm and family thereof, provided such agricultural use shall not include:~~

- ~~a) Maintenance and operation of commercial greenhouses or hydroponic farms;~~
- ~~b) Wholesale or retail sales as an accessory use, unless specifically permitted in a specific zoning District;~~
- ~~c) Feeding, grazing, or sheltering of animals in pens or confined areas within 200 feet of any residential use;~~
- ~~d) The storage or feeding of garbage to animals or operation or maintenance of a commercial stockyard or feedlot; and~~
- ~~e) Raising fur-bearing animals as a principal use.~~

AGRICULTURE – Means the same as stated in Section 519.01 of the Ohio Revised Code, as may be amended, to include farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops; tobacco; fruits; vegetables; nursery stock; ornamental shrubs; ornamental trees; flowers; sod or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

AIRPORT – ~~The Delaware County Airport, including~~ Includes any complex of runways and buildings for the takeoff, landing, and maintenance of civil aircraft that is approved and/or properly licensed by the Federal Aviation Authority or applicable agency.

BUSINESS, LARGE-RETAIL – A Retail or Wholesale ~~business~~ Business that is ~~up to~~ twenty thousand (20,000) square feet or larger in area.

BUSINESS, MEDIUM-RETAIL – A Retail or Wholesale ~~business~~ Business that is ~~up to~~ five thousand (5,000) square feet up to twenty thousand (20,000) square feet in area.

BUSINESS, SMALL-RETAIL – A Retail or Wholesale ~~business~~ Business that is less than five thousand (5,000) square feet in area and typically services nearby neighborhoods.

COMMON ACCESS DRIVE (CAD) – Privately constructed, owned and maintained drive within a platted ingress/egress easement, properly shown on a subdivision plat approved by the Delaware County Regional Planning Commission.

DWELLING UNIT, THREE OR MORE BEDROOM UNIT – A Dwelling Unit that is contained within a Multi-Unit Dwelling or Mixed-Use Building, as defined herein that contains three (3) bedrooms.

SMALL-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEM (SMALL SCALE SES)

– A ground mounted SES with a footprint of ~~between one (1) and five-~~ less than (5) acres.

SWIMMING POOL, TEMPORARY – A pool capable of holding water to a maximum depth of ~~forty-two (42)~~ fifty-four (54) inches and is constructed of non-metallic, molded polymeric or fabric walls supported on a rigid frame or by an inflatable ring and entirely on or above ground, and is designed and constructed to be readily disassembled for storage and re-assembled to its original integrity.

ZONING APPEALS, BOARD OF – Means the Board of Zoning Appeals of Trenton Township, Delaware County established in Section 2.05 – Establishment of the Board of Zoning Appeals of this Resolution.

The following changes will be made to the code, which are administrative in nature and do not alter the intent of this Resolution:

- If the above regulations are approved, all references to Section 17 will be updated to reference the renumbered subsections.
- 10.05(o)(5)(iii) – add “and” after (f) and remove “and” after (g) – Typo
- Spell out GFA as Gross Floor Area in Section 16.06 and 16.07
- Correct grammar in Section 17.03(e)(1) – comply to complies
- Update the correct cross reference in Section 17.05 from 3700.25 to 3796.29.
- Spell out DORA as Designated Outdoor Refreshment Area(s) in Section 17.10(c)(3) (new number)
- Correct typo in definition of Residential Facility Class 1 – change within to with