

History of the Zoning Commission, Survey Results and the Proposed Zoning Code

Prepared for the Public Hearing of the Athens
Township Zoning Commission

(Originally Scheduled for March 25th, 2020. Given April 29th, 2020.
Survey Results as of April 15th, 2020.)

Brief History of the Most Recent Zoning Effort

- Emerging Need for Zoning
- A Challenge from the Trustees (June 2018)
- Petitions Submitted (August 2018)
- Work on the Regional Planning Commission (Fall 2018)
- Dover Township opts to not participate
- Athens Township stands by its word to citizens
- Athens Township Zoning Commission is formed (September 2019)



History of the Commission and its Members

- Active in September of 2019
- Meets in regular session 2nd, 3rd, and 4th Wednesdays at 6:00pm at Library

Membership

- Sean Jones (Chair)
- Brian Dearing (Vice-Chair)
- Ken Robinson (Secretary)
- Michael Hornsby
- Richard Fernow
- Teena Thornton (Alternate)
- Alternate 2 (Vacant)
- Bob Eichenberg (Round River Planning and Design)



Our Mission

To preserve the character of The Plains and guide its development for the benefit of its citizens, The Athens Township Zoning Commission is dedicated to the long-term development of The Plains, Ohio, with an eye toward neighborhood preservation and economic sustainability.

With the community's prime location, highway access, good schools, abundant public services, low property costs and proximity to Athens and Ohio University, the Zoning Commission seeks to retain the uniqueness of The Plains by means of rules and procedures designed to enhance, extend, protect and preserve the community through the implementation of a zoning code and comprehensive plan.

Guided by a philosophy of residential authority over outside interests, the Zoning Commission is devoted to the improvement and advancement of The Plains for current and future generations.

Timelines Moving Forward

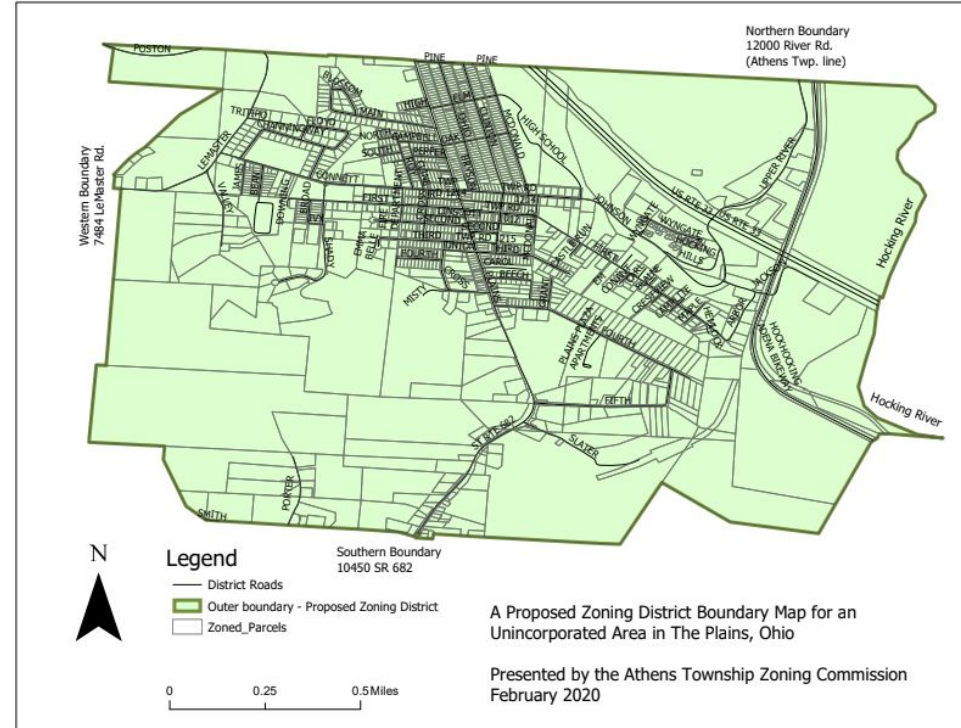
- Regional Planning Commission
- Township Trustees
- Aug. 5th Board of Elections Submission
- November 3rd-General Election



The Creation of the Map

Guiding Principles:

- Consistency over large areas
- Focus for the Future
 - Growth
 - Inclusivity



The Survey

-Originally advertised in:

- The Athens News Article
- Township Website
- Athens Zoning Commission Facebook Page
- The Plains/Chauncey Neighborhood Facebook Group

Athens Township Zoning Commission Introductory Survey for Residents

The Athens Township Zoning Commission is reaching out to citizens who live in an area* in The Plains to get opinions about issues related to land use. The Zoning Commission wants to get opinions and ideas as it moves forward considering ways to protect property values and improve health, safety and general welfare in The Plains. We hope you are willing to take 5 minutes of your time to answer a few questions that we will use in our considerations for how to help make The Plains a great place to live, work, and do business! Thank you!!

*This area in The Plains is in Athens Township and is bordered by Pine Street on the north, the Hocking River on the east, slightly south of Slater's on the south, and LeMaster Rd. on the west (approximately).

Proposed Outer Boundary for the Athens Township portion of The Plains. Only folks living inside these borders should take this survey. Thank you.



The Plains / Chauncey Neighborhood
Private group

About
Discussion
Announcements
Members
Events
Videos
Photos
Recommendations
Watch Party

Write a comment...

Misti Dawn shared a link.
Admin · February 21 at 9:07 AM

Survey for residents of The Plains.
Please only take the survey if you live within the potential zoning area.

This area in The Plains is in Athens Township and is bordered by Pine Street on the north, the Hocking River on the east, slightly south of Slater's on the south, and LeMaster Rd. on the west (approximately).

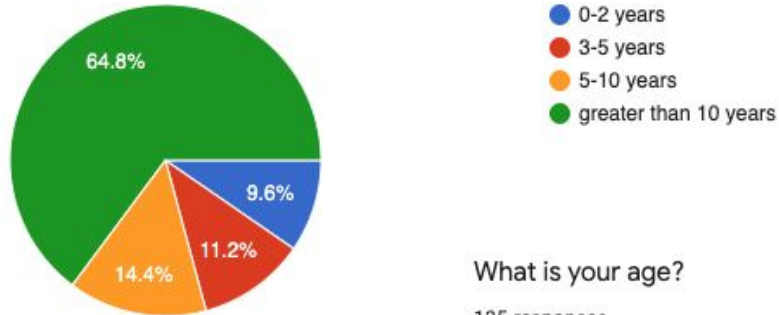
Athens Township Zoning Commission
Introductory Survey for Residents

DOCS.GOOGLE.COM
**Athens Township Zoning Commission
Introductory Survey for Residents**
The Athens Township Zoning Commission is reaching out to citizens who live in an area* in The Plains to get opinions about issues related...

Results : Demographics

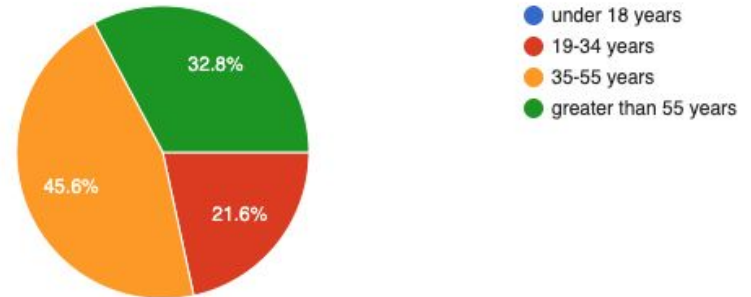
How many years have you lived in The Plains?

125 responses



What is your age?

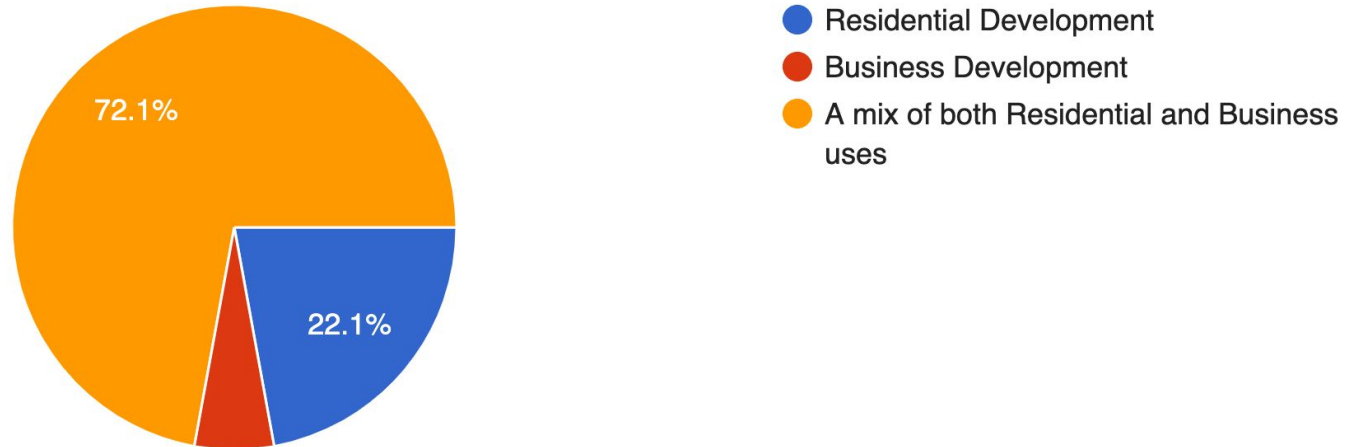
125 responses



Focus of Development

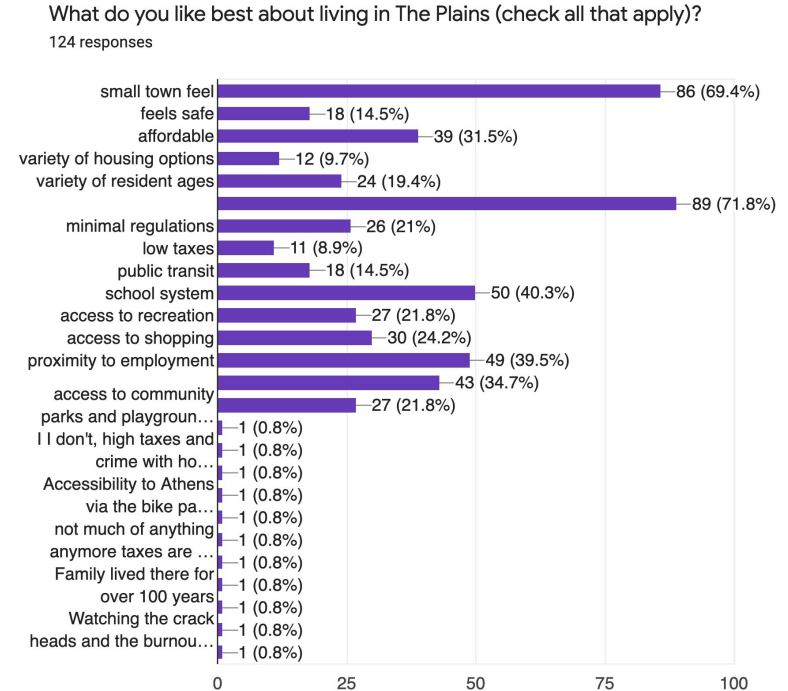
When you think about the future of The Plains. Do you think the focus of development should be on which of the following?

122 responses



What do you like best about The Plains?

- Easy Access to Surrounding Areas (71%)
 - Addressed by separating Residential and Business Districts, minimizing traffic where the infrastructure is not appropriate
- Small Town Feel (69%)
 - The code does not have a Downtown Business District like Athens or Nelsonville with business immediately adjacent to the sidewalk and road
 - Setbacks and green spaces will keep The Plains from feeling like a big city

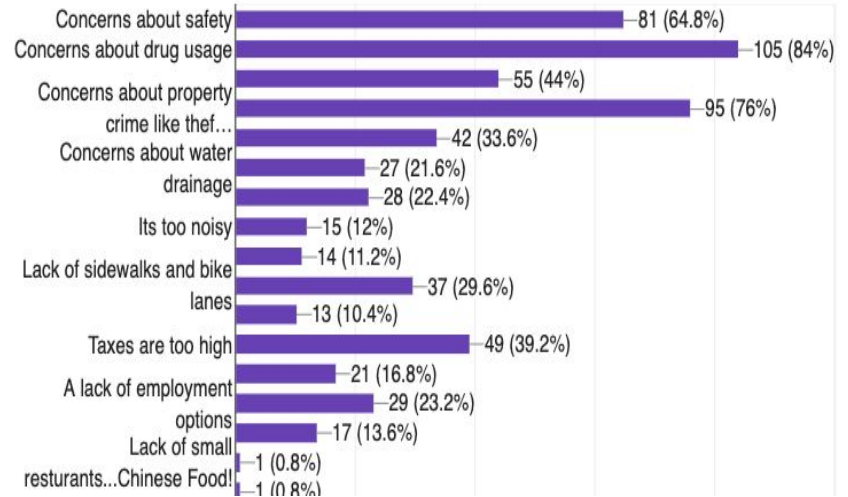


Like least?

- Drug Usage (84%), Property Crime (76%), Concerns about Safety (65%)
- Concerns about Property Values (44%)
 - Zoning has been shown to improve property values
- Taxes are too high (39%)
 - Zoning provides a mid-point between status quo and incorporation which would probably result in much higher taxes.

What do you like least about living in The Plains (check all that apply)?

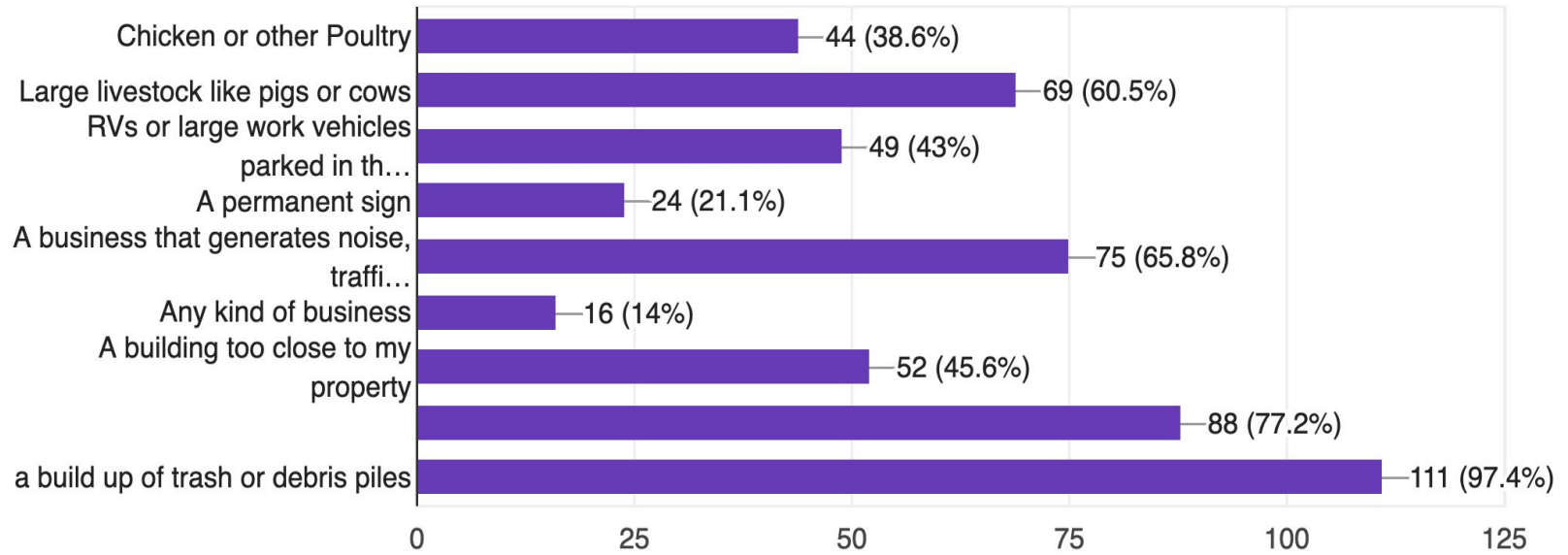
125 responses



It would concerns me if my neighbors had...

It would concern me if my neighbors had (check all that apply):

114 responses



It would concern me if my neighbors had...

- A build up of Trash Piles and Debris (97%)

Addressed in Subsection 14.06 (a) Sanitary Requirements for Rental Housing:

All exterior property areas and premises shall be maintained in a clean, safe and sanitary condition free from any accumulation of rubbish or garbage including broken trash bags, loose garbage, overflowing containers or an accumulation of excessive waste in a trash storage area....Broken, dilapidated or unusable furniture; mattresses; or paints, miscellaneous coverings and/or any other material placed at or near the premises that contributes to neighborhood blight



It would concern me if my neighbors had...

- inoperable cars or other vehicles on their property (77%)

Article 6.02 – General District Regulations- Prohibited Uses

-Notwithstanding any other provision of this Code the following uses are determined to be inconsistent with the proper use of land within the Zoning District... h. Junk or unlicensed motor vehicle stored outside any building or structure

-Defined: Junk Motor Vehicle. Any motor vehicle meeting all of the following requirements: a) Three (3) years old or older; b) Extensively damaged, such damage including, but not limited to any of the following: a broken window or windshield, missing tire(s), wheel(s), motor or transmission; c) Inoperable;

It would concern me if my neighbors had...

- A business that generates noise and traffic (66%)

Addressed through the various Zones

TABLE 1 (continued)

BUSINESS, RETAIL AND SERVICE	R1	R2	R3	B1	B2	LLR	OS
Antique Shop				PP			
Auction House				PP	PP		
Automotive, tractor and truck sales				PP	PP		
Automotive & miscellaneous repair services				PP	PP		
Banks, Credit Unions, Savings and Loans				PP	PP		
Bed and Breakfast		CU	CU	PP	PP	CU	
Beauty shop			CU	PP			
Clothing, Apparel and Accessory store				PP			
Convenience store with or without gasoline				PP	PP		
Department store				PP			
Drive thru Carryout				CU	PP		
Drug store				PP			
Fast Food Restaurant				CU	PP		
Florist				PP			
Funeral Home and Mortuaries			CU	PP			
General Merchandise				PP			
Grocery store				PP	PP		
Hardware store				PP	PP		
Home furnishings and equipment				PP	PP		

It would concern me if my neighbors had...

- Large Livestock like Pigs or Cows (61%)

Livestock. Generally accepted outdoor farm animals including, but not limited to, cows, goats, horses, pigs, barnyard fowl, etc. Livestock shall not include dogs, cats, and other household pets.



AGRICULTURAL	R1	R2	R3	B1	B2	LLR	OS
Agriculture or Keeping of Livestock						PP	
Fruit store and vegetable market				PP	PP	PP	
Greenhouse				PP	PP	PP	
Keeping of non-domestic small animals (chickens, ducks, and rabbits)	CU	CU	CU			PA	

It would concern me if my neighbors had...

- A building too close to my property (46%)

Addressed by Setback Requirements

Guiding Principles-

-Fire Safety

-Right of Way Access

-Alleyways

-Preservation of Greenspace

Appendix 3b Lot Area, Coverage, and Setback Requirements (Table 2)

Zoning district & use type	Min. lot area (ft ²)	Min. lot area per dwelling unit (ft ²)	Min. lot frontage (ft)	Max. lot coverage (%)	Min. front yard setback (ft) R/W edge/center ¹	Min. side yard setback (ft)	Min. rear yard setback (ft) Right of Way edge/R of W Center/AlleyCenterline ³
R1	8,000	8,000	50	30	25/45	8 (5) ²	15/35/20
R2							
1 family	6,000	6,000	50	30	25/45	8 (5) ²	15/35/20
2 family	7,000	3,500	50	35	25/45	8 (5) ²	15/35/20
3 family	9,000	3,000	50	40	25/45	8 (5) ²	20/40/25
R-3	10,000	1,500	60	40	25/45	15	30/50/35
B-1	8,000		50	N/A	25/45	10 ⁴	30 ⁵
B-2	20,000		70	N/A	25/45	10 ⁴	30 ⁵
LLR	5 acres		N/A	N/A	25/45	15 ⁴	30 ⁵

¹Edge of right-of-way/centerline of right-of-way

²Side yard setback for lots less than 40 ft. wide: five (5) feet for interior lots and eight (8) feet if side yard fronts on a public street.

³Edge of right-of way/centerline of right-of-way/centerline of alleyway if rear is on an alley

⁴A 25-foot setback shall be required and not used for any other purpose on the side abutting residential district.

⁵Lesser of 30 feet or 20% of lot depth.

It would concern me if my neighbors had...

- RVs or large work vehicles parked in their yard (43%)

Section 6.05 Recreational Vehicles

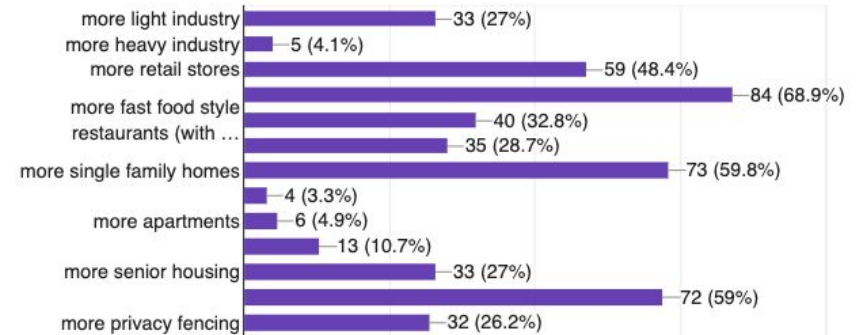
1. Recreational vehicles inhabited on a temporary basis shall not exceed consecutive or accumulated use beyond 45 days per calendar year.
2. Storage of Recreational Vehicles:
 - a. These vehicles must be parked on a hard surface such as asphalt, concrete or gravel.
 - b. One recreational vehicle, less than 20 feet in length may be stored on the driveway no closer than 20 feet to the public street; however, no storage is permitted in the rest of the front yard area.
 - c. A recreational vehicle may be stored in the side yard, provided that it shall:
 - i. Be stored parallel to and adjacent to the structure.
 - ii. Not exceed the dimension of the structure by more than 6 feet and not exceed the height of the structure.
 - iii. Be provided with either an evergreen screening or a solid fence six feet high planted or installed between the vehicle and the property line. The evergreen screening shall be given 1 year to accomplish the goal of a solid screening from the time it is planted. It must be as effective as a solid fence. See Subsection 6.04(e) Fences, Walls, Terraces, Stoops, and Hedges.
 - iv. Meet all applicable setbacks.
 - d. A recreational vehicle may be stored in the rear yard, provided that it shall:
 - i. Be stored adjacent to the structure

I would like to see MORE OF THE FOLLOWING in The Plains

- More Dine-In Restaurants (69%)
 - The code allows these in both B-1 and B-2 Districts
- More Single Family Homes (60%)
 - The zoning map reflects the value of family homes in our community
- More Trees and Landscaping (59%)
 - Screening required in many places such as between a business district and a home
- More retail stores (48%)
 - Principally permitted B-1 in B-2 with a few conditions including setback, parking, and landscaping requirements

I would like to see MORE OF THE FOLLOWING in The Plains (check all that apply):

122 responses



Rental Housing

Why add the rental code?

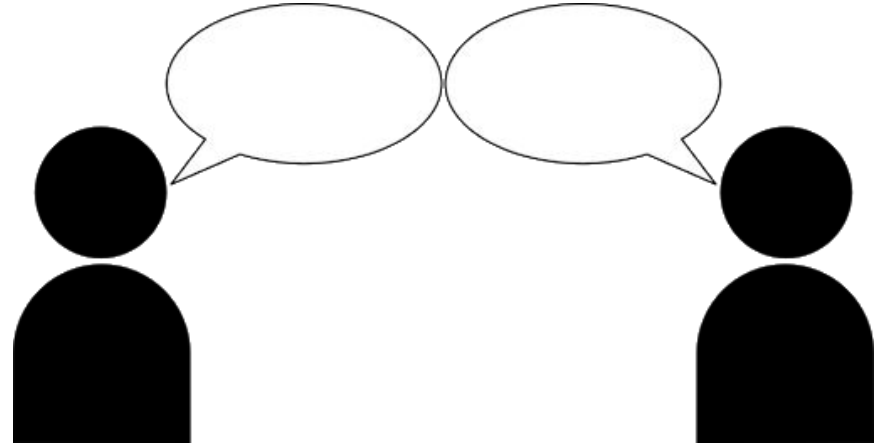
-Health, Safety, and Welfare of Tenants

- Fire Safety (Egress, Alarms, CO)
- Structurally Sound (no water leaks, stairs, railings)
- Operable Doors with Locks (safety)
- Kitchen (Cleanable Counters, minimum 6ft. for food prep, Stove/Range, Fire Extinguisher)
- Bathrooms (Ventilation, GFCI Outlets, H & C Water)



Public Comment Period

- Public Comments and questions are limited to 3 minutes depending on number in audience and number who sign up to participate.



What to expect now?

- Zoning Commission will take public comments under consideration and meet to discuss.
- Survey results will be posted online



What's
Next?

Get information faster!

- Consider following our Facebook Page!




Get personalized ads that adjust over time to help you get better results

Posts

 **Athens Township Zoning Commission** ⋮
March 11 at 1:05 PM · 

Come see us tonight (Wednesday 3/11) at The Plains Public Library at 6pm for our meeting in regular session! Tonight would be a great time to give some feedback to the Zoning Commission and ask some questions. We look forward to seeing you!

31 People Reached **3** Engagements [Boost Post](#)

 2

Check us out on the newly revised Township Website



 **Athens Township, Athens County, Ohio**

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ATHENS TOWNSHIP BOARD OF TRUSTEES MEETING ON APRIL 28, 2020 at 5:30 pm TO BE HELD VIA FreeConferenceCall.com

On March 25, 2020, the Ohio General Assembly passed and sent to Governor Mike DeWine Amended, Substitute House Bill 197 that included provisions which relate to the conduct of public meetings and hearings during the period of the Covid 19 emergency. By the terms of the Bill, these changes are to be in effect during the period of the emergency which was declared by Governor DeWine under Executive Order 2020-01D issued on March 9, 2020, but not beyond December 1, 2020, if the period of the emergency extends beyond that date.

[Ohio HB 197 03-27-2020](#)

[Governor DeWine's Executive Order 2020-01d](#)

On March 27, Governor DeWine signed the Bill into law. The Bill had been declared by the General Assembly to be an emergency measure, and, upon its signing, it's provisions immediately became law. The enactment provides that, during its effective period, members of

Search ... 

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-  ATHENS TOWNSHIP BOARD OF TRUSTEES MEETING ON APRIL 14, 2020 AT 5:30 pm TO BE HELD VIA FreeConferenceCall.com 
-  Athens Township Trustees EXTEND USE RESTRICTIONS on Public Lands and Facilities Until May 1, 2020 
-  ODH Issues "CHECKLIST" for Stay at Home Extension 