

SINGLE RESIDENCE CONVERTED TO A DUAL RESIDENCE

The purpose of this amendment is to clarify any modification made to an existing single residence for the purpose of converting it to a dual residence while at the same time preserving and protecting agricultural land and agricultural activities in Homer Township.

ARTICLE II – DEFINITIONS

CURRENT TEXT

Dwelling, One-Family – is a detached building designed for, or converted or occupied exclusively by one family.

Dwelling, Two-Family – is a detached building designed for, or converted or occupied exclusively by two families, living independently of each other.

PROPOSED TEXT

The current definitions of *Dwelling, One Family* and *Dwelling, Two Family* will be **deleted** from Article II and replaced with the following new definitions:

Residence, dual – a single detached structure converted to accommodate two separate, independent households, e.g., two families.

Residence, single – a single detached structure designed to accommodate a single, independent household, e.g., one family

ARTICLE IV – SEC. 401-3 – CONDITIONALLY PERMISSIBLE USES

ADD NEW Subsection Y. – Single residence converted to a dual residence as follows:

Section 401-3 Conditionally Permitted Uses

Y. *Single residence converted to a dual residence*

Any modification made to a single residence for the purpose of converting the structure to a dual residence must be incorporated as an integral part of the original single structure, and must comply with the following:

1. *Any additional structure shall have a common foundation wall or common exterior wall with the existing structure.*
2. *The main roof of the existing structure must be attached to the addition’s roof or to the common structure or foundation wall.*
3. *The capacity of the sanitary system to accommodate all proposed additional square footage and usage, including added bedrooms, bathrooms, and kitchen areas must be approved by the Medina County Health Department prior to final approval by the Township. The entire structure must be connected to an existing sanitary system unless the Medina County Health Department, per their regulations, deems it necessary to enlarge the system to accommodate the additional space and usage.*
4. *Must be in compliance with Sec. 401-4 of this Resolution.*

The existing “Y” and “Z” would be re-lettered as “Z” and “AA”, respectively.

ARTICLE IV – SECTION 401-4 - USE, AREA, HEIGHT REGULATIONS

CURRENT TEXT

Section 401-4 AREA AND HEIGHT REGULATIONS

- A. Minimum lot sizes. All lots shall have a minimum frontage of 350 feet and a minimum depth of 600 feet, and contain 10 acres.
- B. Minimum living floor area per family. Every single-family dwelling shall have a minimum living floor area of not less than twelve hundred (1200) square feet per family, exclusive of breezeways, garages, terraces, attics, basements, and porches.
- C. No family dwelling shall exceed thirty-five (35) feet in height. **(Eff. 10/27/10)**
- D. Required yards:
 - 1. Front yards shall be not less than eighty (80) feet in depth from the road right-of-way. If there is no established right-of-way sideline for any road or street, said line shall be deemed to be thirty (30) feet from the centerline of the road. **(Rev. 6/28/01)**
 - 2. Side yards shall be not less than fifty (50) feet on each side. **(Rev. 5/26/10)**
 - 3. Rear yard shall be not less than fifty (50) feet in depth. **(Rev. 5/26/10)**

PROPOSED TEXT

Delete current text and Replace with the following:

Section 401-4 AREA AND HEIGHT REGULATIONS

- A. *Minimum lot sizes.*
 - 1. *All lots shall have a minimum frontage of three hundred and fifty (350) feet and a minimum depth of six hundred (600) feet, and contain no less than ten (10) acres.*
 - 2. *Any converted dual residence shall require a minimum of twenty (20 acres) of land with continuous frontage of seven hundred (700) feet.*

Article II-Definitions; Sec. 401-3 New Y. Single Residence Converted to a Dual Residence; required re-lettering of current Y and Z; Sec. 401-4 -A, -B, and -C – Terminology Change

B. Minimum living floor area per family.

1. *Every **single residence** shall have a minimum living floor area of not less than twelve hundred (1200) square feet, exclusive of breezeways, garages, terraces, attics, basements, and porches.*
2. *For every converted **dual residence**, each of the two residences shall have a minimum living floor area of not less than twelve hundred (1200) square feet, exclusive of breezeways, garages, terraces, attics, basements, and porches.*

*C. No **residence** shall exceed thirty-five (35) feet in height. (Eff. 10/27/10)*

D. Required yards:

1. *Front yards shall be not less than eighty (80) feet in depth from the road right-of-way. If there is no established right-of-way sideline for any road or street, said line shall be deemed to be thirty (30) feet from the centerline of the road. (Rev. 6/28/01)*
2. *Side yards shall be not less than fifty (50) feet on each side. (Rev. 5/26/10)*
3. *Rear yard shall be not less than fifty (50) feet in depth. (Rev. 5/26/10)*