Rootstown Township Zoning Commission

Proposed Amendments for Public Hearing

Zoning Amendment # 2026-013

Section 340.09 D – Additional Regulations for Accessory Buildings and Structures, Lake Districts

Section 340.09 D Existing:

D. Additional Regulations for Accessory Buildings and Structures.

1. Accessory buildings and structures that are detached from the principal building shall comply with the setback requirements of Schedule 340.09 and shall be located a minimum of 7 feet from the principal building, except carports and pergolas which have no minimum spacing requirement from the principal building.

2. All other accessory buildings and structures shall be attached to the principal building, shall be made structurally a part thereof, and shall comply with the setback requirements for principal buildings set forth in Schedule 340.05.

Section 340.09 D Proposed (shown in bold):

D. Additional Regulations for Accessory Buildings and Structures.

1. Accessory buildings and structures that are detached from the principal building shall comply with the setback requirements of Schedule 340.09 and shall be located a minimum of 7 feet from the principal building, except carports and pergolas which have no minimum spacing requirement from the principal building.

2. All other accessory buildings and structures shall be attached to the principal building, shall be made structurally a part thereof, **with a minimum dimension of 4' x 6' and a roof,** and shall comply with the setback requirements for principal buildings set forth in Schedule 340.05. **This is intended to prevent attaching a board from one building to another and calling it attached.**

Zoning Amendment # 2026-014

Section 150.02 B – Definitions

Proposed New Definitions:

(73) FLOODPLAIN: The lowland and relatively flat areas adjoining inland and coastal waters including floodprone areas of offshore islands, including at a minimum, that area subject to a one percent or greater chance of flooding in any given year. The Township uses the FEMA Flood Map and the Portage County Auditor's GIS Map to determine the approximate location of floodplains on property.

(200) WETLANDS: Those areas that are inundated by surface or ground water with a frequency sufficient to support and under normal circumstances does or would support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, geological potholes, wet meadows, river overflows, mud flats, and natural ponds. The Township uses the National Wetlands Inventory and the Portage County Auditor's GIS Map to determine the approximate location of wetlands on property.

Section 230.10 – Construction in Easements

Section 230.10 Existing:

SECTION 230.10 CONSTRUCTION IN EASEMENTS.

A. Easements are to be reserved as shown on each plat when recorded or otherwise established.

B. No structures, permanent buildings, trees, shrubs, or fences shall be placed or permitted within these easements.

C. The easement area of each lot, and any improvement within it, shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or a utility is responsible, and strictly prohibits the use of grading over easements such as basins and manhole covers.

D. No variance shall be granted for construction in an easement, designated open space, or common open space.

Section 230.10 Proposed (shown in bold):

SECTION 230.10 CONSTRUCTION IN EASEMENTS**, WETLANDS AND FLOODPLAINS**.

A. Easements are to be reserved as shown on each plat when recorded or otherwise established.

B. No structures, permanent buildings, trees, shrubs, or fences shall be placed or permitted within these easements.

C. The easement area of each lot, and any improvement within it, shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or a utility is responsible, and strictly prohibits the use of grading over easements such as basins and manhole covers.

D. No variance shall be granted for construction in an easement, designated open space, or common open space.

E. Wetlands are regulated by the U.S. Army Corps of Engineers and the U.S. EPA through Section 404 of the Clean Water Act. For any building, structure, or use proposed to be located on a wetland, a letter from the Army Corps of Engineers shall be required to be submitted to the Zoning Inspector. The letter shall determine the action that will be allowed. Violation of this regulation may be considered a violation of federal law as well as township law and subject to both federal and township penalties.

F. For any building, structure, or use proposed to be located in a floodplain, a letter from the floodplain administrator shall be required to be submitted to the Zoning Inspector. The Portage County Building Department is the floodplain administrator for Portage County.