



Troy Township Trustees

247 S. Mill Street
Lexington, Ohio 44904

October 2, 2026

NOTICE OF PUBLIC HEARING ON TROY TOWNSHIP, RICHLAND COUNTY, OHIO PROPOSED ZONING CODE AMENDMENT

Notice is hereby given that on the 12th Day of October 2026, at 7:00 p.m., a public hearing will be held on the proposed Troy Township Zoning Code amendment, prepared by the Zoning Commission of Troy Township, Richland County, Ohio, and approved by the Richland County Planning Commission's Zoning Subdivision and Landuse Committee on September 8, 2026.

Such hearing will be held at Troy Township Meeting Hall, 247 South Mill Street, Lexington, Ohio 44904 as part of the regularly scheduled meeting.

The proposed amendment text is attached.



Applicant:	Troy Township Zoning Commission 247 S. Mill St Lexington Ohio 44904 419-566-4916 jelder@zoominternet.net	
Request	The Township Zoning Commission met on 08-11-2026 and made a motion to initiate amending the text of the zoning code. The proposed amendment was forwarded to RCRPC for recommendation as per ORC 519.12	
General Comments: The proposed zoning amendment changes the minimum size of accessory buildings that are exempt from needing a zoning permit and conditions to be met. This will align it with the current building permit requirements. Any post-frame buildings will require a zoning permit. The text was examined and is generally consistent with the intent. This is acceptable as it will avoid confusion caused by the different minimum sizes currently. Post-frame accessory buildings and permanent foundation buildings will need a zoning permit to ensure these buildings are properly located.		
Township Proposed Amendment		RCRPC Analysis and Recommendation
Accessory buildings and uses as permitted in this Resolution shall be subject to the following conditions: 600.2.1 An accessory building attached to the principal building, shall comply with the requirements of this Resolution applicable to the main building. 600.2.2 Detached accessory buildings shall be permitted in any required side or rear yard provided that: 600.2.2.1 A detached accessory building shall be located such that the side and rear yard requirements are met. 600.2.2.2 Within a "R-1," "R-2" and "R-3" District no detached accessory building shall exceed two (2) stories in height.		Proposed RCRPC Modification 600.2.2.4 Any detached residential accessory building (200) square feet or less, or commercial accessory building one hundred and twenty (120) square feet or less, that is not post-frame construction (e.g., pole barns) or on a permanent foundation, does not need a zoning permit. Such accessory buildings shall not be located any closer than ten (10) feet to the side or rear lot lines. Add to Definitions <u>Post Frame:</u> Post frame construction consist of primary members (wood posts, beams & single span roof trusses or ceiling joist and rafters) and secondary members (wood roof purlins, wall girts, bracing & sheathing) where all loads are transmitted

600.2.2.3 Detached accessory buildings located on a corner or double frontage lot shall not be permitted to project beyond the minimum front yard depth facing adjacent streets. 600.2.2.4 Any detached accessory building, 144 square feet or less in size, and not on a permanent foundation will not require a zoning permit and be placed no closer than ten (10) feet to side, or rear lot lines. A zoning permit and building permit is required for any accessory building 200 square feet or greater in size. Permits are required for any accessory building on a permanent frost-protected foundation or any pole barn type building. Accessory buildings shall not be placed any closer than ten (10) feet to side, or rear lot lines.	from the sheathing and the secondary members to the primary members which transfer all combined loads to the soil through vertical posts bearing on footings embedded in the ground.
Staff Recommendation	
Zoning Subdivision and Landuse Committee Actions:	The ZSL Committee Recommendation: 1. Approve the proposed Text amendment submitted and recommend the Township consider the RCRPC staff recommendation in blue for the modification to the text.
Date:	09-08-2026