

MEMORANDUM

TO: Scott Sanders, Regional Planning Delaware County

FROM: Troy Township Zoning Commission

RE: Proposed Changes to Troy Township Zoning Code

DATE: June 17, 2024

The Zoning Commission has approved the following changes to the code. After your review of these proposed changes, the Zoning Commission requests that you give us, at least a verbal, report on this matter.

The following are the proposed changes to the Zoning Code.

Section 21.18(B)(1).....”shall not exceed a maximum height of 20 (twenty) feet and the maximum base should not exceed 36 (thirty-six) inches measured from the established finished grade.”

Section 21.18(B)(4) the following sentence to be added at the end of paragraph (4),
“Automatic shut-off fixtures, auto-dimming to adjust lighting based on ambient lighting and the use of as little lighting as necessary without creating safety issues is encouraged.”

Section 28.06(D) to be changed to:

D) Decision - In granting such variance, the Board shall determine that the literal enforcement of the Resolution will result in practical difficulties.

The factors to be considered and weighed in determining whether practical difficulties have been encountered shall include, but not limited, to the following:

- 1) Whether the property will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- 2) Whether the variance is substantial;
- 3) Whether the essential character of the area would be substantially altered as a result of the variance;
- 4) Whether adjoining property owners would suffer a substantial detriment as a result

of the variance;

- 5) Whether the property conforms to the current zoning resolution;
- 6) Whether the property owner purchased the property with knowledge of the zoning restriction;
- 7) Whether the variance would adversely affect the delivery of essential services (e.g. water, sewer, septic, garbage), school transportation or emergency services (police, fire department, EMTs) from entering or leaving the property without impacting adjoining properties;
- 8) That the spirit of the Resolution will be observed and substantial justice done;
- 9) That the variance will not be contrary to the public interest;
- 10) That the variance is justified due to special conditions;
- 11) Whether the property owner's predicament can be resolved by some other means other than a variance;
- 12) The proposed use will be in the best interest of the public health, safety and morals; and,
- 13) Whether the hardship conditions were created by the actions of the applicant.

MEMORANDUM

TO: Scott Sanders, Regional Planning Delaware County

FROM: Troy Township Zoning Commission

RE: Proposed Changes to Troy Township Zoning Code

DATE: August 14, 2024

The Zoning Commission has approved the following changes to the code. After your review of these proposed changes, the Zoning Commission requests that you give us, at least a verbal, report on this matter.

The following are the proposed change to the Zoning Resolution:

Section 8.03(F)(15) “...Machine Shops, Auto Repair and Wedding Venues...”

MEMORANDUM

TO: Scott Sanders, Regional Planning Delaware County

FROM: Troy Township Zoning Commission

RE: Proposed Changes to Troy Township Zoning Code

DATE: September 11, 2024

The Zoning Commission has approved the following changes to the code. After your review of these proposed changes, the Zoning Commission requests that you give us, at least a verbal, report on this matter.

The following are the proposed changes to the Zoning Code. On page 55, second line of 8.05(E) adding:

Section 8.05(E) “....Section 21.09 and no building shall be closer than 25 (twenty-five) feet to any other building.”

MEMORANDUM

TO: Scott Sanders, Regional Planning Delaware County
FROM: Troy Township Zoning Commission
RE: Proposed Changes to Troy Township Zoning Code
DATE: December 12, 2024

The Zoning Commission has approved the following changes to the code. After your review of these proposed changes, the Zoning Commission requests that you give us, at least a verbal, report on this matter. At the December 11, 2024 meeting, there was discussion that we are ready to complete this matter.

The following are the proposed changes to the Zoning Code.

ARTICLE XI - PLANNED RESIDENTIAL DISTRICT (PRD) shall now be known as "PLANNED RESIDENTIAL DISTRICT I (PRD I).

The sections under PRD I will be 11.01(a), 11.02(b), etc.

Section 11.07(a) C) Multi family dwellings so long as they comprise no more than fifteen percent (15%) of the total housing of the PRD I or six (6) units per acre.

Article XI - Section 11.07...After the first line, "PRD I developments" the attached Chart is to be inserted.

Any Planned Residential District and/or PRD shall be changed to PLANNED RESIDENTIAL DISTRICT I and/or PRD I throughout Article XI.

PRD II we used PRD as the guideline in its entirety with the following changes:

ARTICLE XI - PLANNED RESIDENTIAL DISTRICT II (PRD II) shall be inserted after PRD I.

The sections under PRD II will be 11.01(b). 11.02(b), etc.

The first 2 sentences of Section 11.02 shall read as follows:

Section 11.02(b) - DENSITY

The permitted density is a minimum of one (1) unit per net developable area, with a maximum of 5 units per developable acre. There are a variety of factors the Township must consider in determining the appropriate density, including, but not limited to, PRD II is only applicable for areas 1A and 1B of the adopted Troy Township Comprehensive Plan, access to arterial or collector streets and the capacity of those roads to carry the anticipated traffic to be generated, proximity to equivalent densities in the township or the city of Delaware, the recommended density on the adopted Troy Township Comprehensive Plan, centralized sewer and water availability and capacity, the impact on township and county services, including, but not limited to, school, fire, police and recreation.

Section 11.04(b) - PERMITTED USES

- C) Multi-family dwellings so long as they comprise no more than fifteen (15) of the total housing of the PRD II or eight (8) multi-family dwellings per acre.

Section 11.07(b) - REQUIRED DESIGN STANDARDS:

After the first sentence, the attached chart shall be inserted.

11.07(b) K) shall read,....."Dwelling, thirty-five feet (35') from the street right of way, or as approved per plan.

11.07(b) L) shall read..."8,000 square feet for single family detached dwellings."

11.07(b) M) shall read...."Sixty-Five feet (65') for single family detached dwellings."

11.07(b) N) shall read...."Eight feet (8') each side (sixteen feet (16') between structures...."

11.07(b) P) shall read..."Forty feet (40') for dwellings..."

11.07(b) Y) shall read..."A minimum of five percent (5%) common open space and ten percent (10%) parkland of the net...."

Any Planned Residential District and/or PRD shall be changed to PLANNED RESIDENTIAL DISTRICT II and/or PRD II.

	PRD I	PRD II
Developable # of units per acre	2	4.96
Minimum front setback (from curb)	40'	35'
Minimum Lot Size	12,000 SQ. FT.	8,000 SQ. FT.
Minimum Lot Width	100'	65'
Minimum Side Yard Setback	12.5'	8'
Minimum Rear Yard Setback	30'	40'
Common Open Space	20%	5% 10% Parkland