

MEMORANDUM

To: Scott Sanders, Delaware County Regional Planning

From: Troy Township Zoning Commission

Date: October 15, 2026

The Troy Township Zoning Resolution, page 34, 5.06 shall be a new section to read:

Section 5.06 - Fire Protection and Emergency Access:

All development, construction, additions and changes of occupancy shall comply with the Ohio Fire Code (OAC 1301:7-7) and Ohio Building Code as adopted by the State of Ohio. The Zoning Inspector shall refer all site plans, subdivision plats, conditional use applications, and development plans for new construction, substantial improvements or changes of use to the Tri-Township Fire District (or the applicable fire authority having jurisdiction) for review and comment prior to approval.

Cross-Reference: OFC Chapter 1 (Scope and Administration), Section 105 (Permits), and Chapter 5 (Fire Service Features).

Further, Troy Township requests on page 42 the addition of new section 8.03(O) and to read as follows:

Section 8.03(O) - ACCESSORY DWELLING UNIT (ADU), provided it meets the following conditions:

- 1) Property owner must live on site and the ADU must be subservient to the principal use of the property as a dwelling and may not have separate utilities.
- 2) Maximum size: 816 square feet.
- 3) Must maintain a single family residential appearance that blends with the principal structure and the neighborhood.
- 4) Public water and sewer must be provided, or the lot must be adequately sized for, and systems approved for water supply and wastewater disposal regulated by the Delaware Public Health District to serve both the principal residence and the ADU.
- 5) Off-street parking on a hard all-weather surface must be provided, two (2) spaces for the principal residence and one (1) additional space for the ADU, nine (9) feet

by eighteen (18) feet per space. No one space shall block another. Garages count as parking spaces.

- 6) Maximum height of the accessory structure is thirty-six (36) feet from finished grade to the peak. An ADU may be located on the first and/or second floor.
- 7) Maximum lot coverage by all residential structures is twenty-five (25) percent.
- 8) All structures must meet the applicable state and local building and plumbing codes.
- 9) ADU may not become an income-producing unit.
- 10) Requirements:
 - i) Only one (1) ADU is permitted on the parcel of the primary one-unit dwelling; ADUs are not permitted with a two to four unit dwelling.
 - ii) Be subordinate in size to the primary dwelling.
 - iii) Have the following separate features from the primary dwelling; means of ingress/egress, kitchen, sleeping area, bathing area and bathroom facilities.
 - iv) The ADU may, but is not required to include access to the primary dwelling. However, it is not considered an ADU if it can only be accessed through the primary dwelling or the area is open to the primary dwelling with no expectation of privacy.
 - v) The ADU must maintain the look and feel of the original structure, it cannot have separate utilities and cannot be income producing.

Section 8.04 (J) items 1 through 10 page 46 to be totally eliminated.

Section 8.04 (K) and (L) page 47 to be re-lettered with K becoming J and L becoming K