

Zoning Update

Residents Review and Input Meeting

Residents of the Village of Morrow

Meeting Dates: Tuesday, June 29, 2021, 7:30 P.M. to 9:00 P.M.

Tuesday, July 27, 2021, 7: 30 P.M. to 9:00 P.M.

MAC Center: Morrow Arts Center, Gymnasium

Hosted By: Councilman, Jim Frederick

Any resident interested in the new zoning update that is under way, please plan to attend these meetings.

The Village Council has been elected to represent the will and wishes of the residents of the Village of Morrow, to do this to the best of our ability, I need your input. In these two meetings, I will be posting four parts, per meeting, of the new zoning code for review and comment. I am asking that you attend these meetings and give your input. I will return to the council meetings and represent your thoughts, ideas and the direction for which you see the future of this community.

I am pushing to see the new and old codes posted on the Village of Morrow, website. Side by side for your review of the entire code. I am happy to discuss the topics that are presented at these meetings or any other part of the old or new code that you like, dislike. We can discuss parts of the code that you believe should stay in the code, be removed from the code or altered within the code.

The more input the community lends to the council members at this venue and or online, the more and better we can represent your interests.

If you cannot attend, please reach out to us via email or leave a message at the Village Office and we will call you back.

Sincerely,

Jim Frederick
Morrow Village Council

Jim Frederick

Councilman

Jim.Frederick@vil.morrow.oh.us

Redacted

Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.

TOPIC _____ DATE _____

B1 - or other usages

Residential use in All Areas

Agricultural (S)

Zoned Residential

Zoned Residential Uses

(S) Remove

or Conditional

and Zoned uses

(8) Conditional

5
What are the fees for fence application
of fence #2 Do we need to
submit an application

Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.

TOPIC 5XX CBD RETAIL FACILITIES DATE 29 JUNE 2021

I AM AGAINST ALLOWING CBD RETAIL FACILITIES

FROM OPENING WITHIN THE VILLAGES OF MORROW.

I BELIEVE IT WOULD INCREASE CRIME IN OUR

SMALL, RURAL COMMUNITY.

Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.

TOPIC AGRICULTURAL OVERLAY DATE 29 JUN 2021

I LIVE AT  AND AM CURRENTLY

ZONED R1. I BELIEVE MY PROPERTY SHOULD

BE ZONED ~~AS~~ WITH THE AGRICULTURAL OVERLAY

SINCE I HAVE OVER 5 ACRES AND MY PROPERTY

USED TO BE FARMLAND!

Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.

TOPIC 508 PARCEL - AM STORAGE OF ^{VEHICLES} DATE 29 JUNE 2021

I LIVE AT [REDACTED] AND AM CURRENTLY

ZONED R1. I BELIEVE I SHOULD BE ZONED IN

THE AGRICULTURAL OVERLAY BECAUSE I OWN

OVER 5 ACRES AND MY PROPERTY USBD TO

BE FARMING. DUE TO THIS, AND THE FRED

I HAVE A PROBLEM ALONG PIKE ST, NO ONE

CAN SEE MY FRONT LAWN IF I WOULD TO PARK

A BOAT, TRUCK OR OTHER VEHICLE.

Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.

TOPIC 510 FENCES

DATE 29 JUNE 2021

I LIVE AT [REDACTED] AND AM CURRENTLY

ZONED R1. SINCE I HAVE MORE THAN 5 ACRES

AND MUCH OF THIS LAND WAS USED IN FARMING,

I BELIEVE I SHOULD BE ZONED WITH THE

AGRICULTURAL OVERLAY, THE EXISTING FARM

FENCE ON MY PROPERTY WAS A STRANDED BARBED

WIRE OR USED TO BE ELECTRIC FENCE. I WOULD

LIKE TO KEEP THIS OPTION.

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The revised and updated code under review and old codes are now posted on the Village of Morrow, website. These are side by side for your review of the entire code. I am happy to discuss the topics that are presented at these meetings or any other part of the old or possible new code that you like, dislike. We can discuss parts of the code that you believe should stay in the code, be removed from the code or altered within the code.

The meeting this week will discuss the following topics:

Animals

Business District

Downtown Historic Overlay

Rehabilitation Facilities

The more input the community lends to the council members at this venue and or online, the more and better we can represent your interests.

If you cannot attend, please reach out to us via email or leave a message at the Village Office and we will call you back.

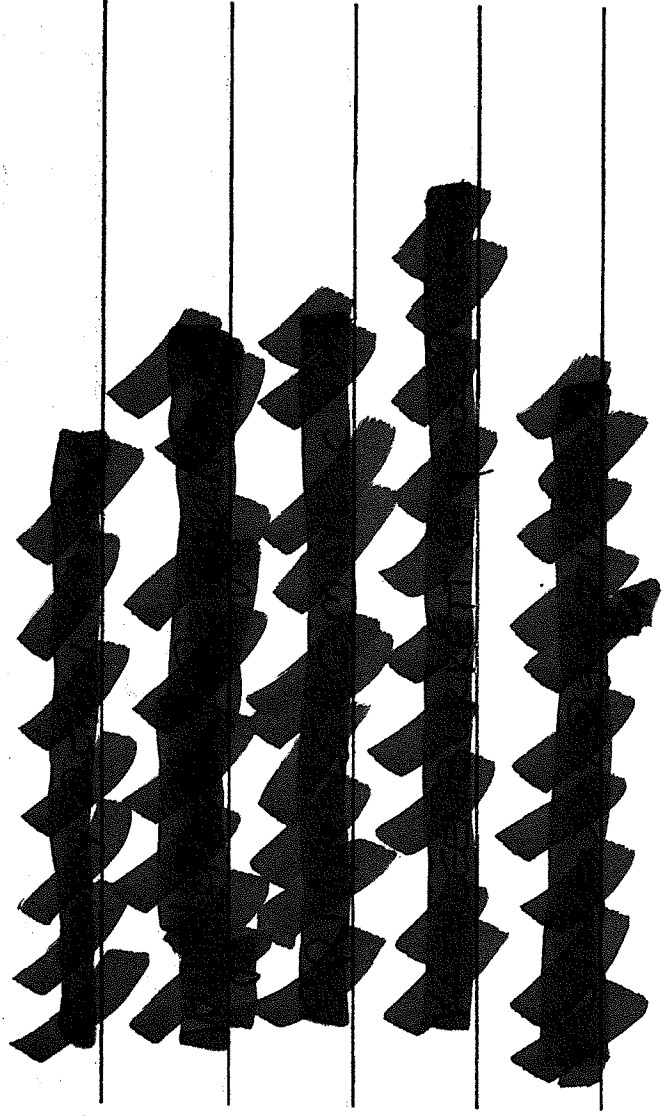
Sincerely,

Jim Frederick
Morrow Village Council

Jim Frederick

Councilman

Jim.Frederick@vil.morrow.oh.us



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1

11

Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.

TOPIC B1 Setbacks DATE 7/27/21

- Side yard setback in B1, 2 stories - 8 ft.

With lot sizes being so narrow (25'-30'), and long

an 8' setback is too restrictive. Without side

windows there would not be egress from a bedroom,

(i.e. 2 exits from a bedroom)

- Prohibited uses - add dry cleaners (hazardous

chemicals)



Resident Review, comment and input of

The Village of Morrow, New Zoning Ordinance.

TOPIC Downtown Overlay DATE 7.27.21

Prohibited Uses →

Equipment is not defined

What about bike equipment rental?

Residential Use → A 1st floor - if this is already covered due to flood plain, why restate?

Outdoor Sales → Why?

Should allow. Veggie sales, outdoor flower sales etc. No junk yards' but....
walk-up window

Printing establishments that do not use old type & chemicals should be OK

Dry cleaners should be prohibited

Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.

TOPIC Parking ~~Prohibited Uses~~ (4) DATE 7/27/21

1. Would the church @ 200 miranda be
^{masonry}
required to put up a wall near street
side of parking lot?

Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.

TOPIC Drug & Rehab Facilities DATE 7/27/21

1.) Could the church @ 200 Miranda
be able to run a drug ° rehab program out
of current building?

2.) Could the church @ 200 Miranda hold
weekly support groups (AA - Addicts Anonymous)
@ current facility?

3.

**Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.**

TOPIC 521 ANIMALS DATE 7/27/21

AGREE WITH PROPOSAL FOR DOGS & CATS-



Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.

TOPIC A-07 B-1 DOWNTOWN DISTRICT DATE 7-27-21

AGREE WITH THE PROPOSED ZONING REQUIREMENTS.



Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.

TOPIC _____ DATE _____

PROHIBITED USES (R-H) NOT NEAR
JANET WHILE OPEN - OK.?

(B) BIKE RENTALS RENTAL &
SERVICES
SHOULD BE ALLOWED
(ITS A BIKE TRAIL)

Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.

TOPIC Drugs Alcohol Rehab DATE 7/27/21

Para B.2. - Define Adult Entertainment
facility or reference existing definition.

General - What is the legal remedy if
found in violation?

Topic 521 Animals "All animals must be
restrained..." Even pet parrots? or similar
indoor pets? What's the penalty and who
enforces violations?

521 Animals

Dogs, cats, chickens, or other household pets, which are kept for domestic purposes only, and are not kept, bred, or maintained for any commercial purposes are allowed. No more than two dogs and two cats may be kept on any lot, except such dogs or cats, in excess of such numbers are less than 6 months of age. All animals must be restrained on the owner's lot with fencing and owners shall take all steps necessary to ensure the same. No more than 4 chickens are permitted and chickens must be housed with an enclosure at least 30 feet from any lot line. — No roosters allowed


No other animals, birds, insects, reptiles, or livestock of any kind shall be raised, bred or kept on any lot except for those held within an enclosure at least 200 feet from any lot line.

Should this be a sliding scale based on size of Property? yes, ~~but~~

If so, suggestions for size of lot and quantities?

for livestock 1 acre per animal
is general rule
for household animals
kennels, coops and shelters
~~should~~ on lots more than one
acre quantity should not
matter, as long as
200 feet rule is observed

9/14/2021 3:51 PM



Pending legislation 521

To Jim Frederick, <jim.frederick@vil.morrow.oh.us>

We spoke at the 8/23 meeting regarding proposed zoning changes within the Village. You asked me to email you with my thoughts & concerns about proposed zoning addition 521 & you promised to bring them to the attention of Village Council.

You advised that if the proposed legislation 521 is adopted by Council, it would apply to future home buyers only & the current homeowners would be grandfathered in. The proposed legislation I read does not appear to mention anything about it. If 521 truly doesn't discuss the "grandfathering" rule, it should be made very clear in its language that the ordinance will apply only to purchases of real estate AFTER adoption of said zoning change.

I expressed to you my wonderment as to what do household pets have to do with zoning laws? I did see there's an exemption for certified breeders. Why is that? Is it possible because breeders are a business tax base & thus the reason for exemption?

The word "lot" is thrown around without any description that I could find of what exactly the term includes. Does it mean the house, garage, tool sheds or just the deeded plot of land upon which those buildings are built? If the proposed legislation is adopted by Village Council, is Mr. Center, the Zoning Inspector, going to show up & demand to be let into our homes, without a search warrant, just because someone becomes unhappy & makes a complaint, for the sole purpose of his performing a headcount on the number of animals therein? Surely, with all the new home construction with which our Village has been blessed, his time would be more valuable elsewhere in seeing to it that building contractors are compliant in accordance with the zoning laws not as an Animal Control Officer. His duties should not include animal census taking.

Unless I missed it, there appears to be no current legislation in the Village regarding animal husbandry. Generally speaking, most people think of animal husbandry as it relates to farm animals for use for food or income: cows, horses, goats, pigs, sheep, rabbits, etc. & pet-loving homeowners don't think of owning pets as being "husbandry" because they consider their pets as family members. The majority of pet owners contain their pets to the inside of the home or properly housed on their property. It is my personal opinion only that a household pet should stay in the house, being outside to relieve itself, enjoy some fresh air in a fenced-in yard or to accompany their owners while walking the neighborhood or travelling. I will never understand leaving a dog outside 24/7 unless it serves as property protection & I personally have a dislike for that, also. However, I'm not going to object because one has a right to protect their property & as long as the dog is well cared for, it's none of my business unless the dog becomes a nuisance (barking all the time or constantly getting loose & menacing the neighborhood).

I firmly believe the local government has absolutely no business in limiting the number of pets one has in their home & on their property as long as said pets are not vicious or dangerous towards the general public, are well provided for & are not a nuisance (& the term "nuisance" should be spelled out in great detail).

Another consideration is how many families in the Village are involved in 4H small animal projects? Would a child be permitted to raise only 2 hens or 2 rabbits or 2 guinea pigs?

It would also seem that the proposed legislation could become an issue in those areas of the Village already governed by Homeowners' Associations. Have those Associations been contacted for their input? I think they should be, considering the proposed 521 legislation (& other zoning changes) might very well interfere with and/or supersede their rules & regulations which might cause conflict, needing ultimate resolution through the Courts. I am certain the Village does not have an unlimited budget to prosecute and/or defend itself should litigation occur on a consistent basis.

Further, there are community cat clowders in the Village which many people enjoy feeding & watching, myself & most of my neighbors included. Ohio Alleycat Rescue & Myles Ahead, along with their sponsors & supporters, have trapped, vetted, neutered & returned many cats to their home bases & it has been a costly undertaking for sure, done for the love & protection of these cats. Unneutered stray cats will not be attracted to these "fixed" communities because of their sterility & eventually, the current cat community numbers will decline through natural processes as they tend not to live on the street as long as cats in a home do. Something else to consider is that

removal and/or dispatch (only by Law Enforcement or Animal Control Officers) of these community cats will increase the number of vermin (rats, mice, moles, etc.) within the Village & vermin control may well become another expense to be borne by both the Village & homeowners. It makes good sense to keep the community cats around!

The proposed legislation isn't clear about citations but in one area it mentions citation penalties start at \$1,000! Would this apply to 521?

I have heard rumors that all of this ridiculousness started because someone doesn't like neighborhood free-roaming cats. Is it possible that dogs & other animals were included so that the legislation wouldn't seem pointedly discriminatory towards cats?

& lastly, in my humble opinion, the Village powers that be have much more important matters to consider other than whether or not 1 or my neighbors have 1 or 10 cats, dogs, birds, fish or reptiles in the home or on the "lot" as long as we are responsible for them & have liability insurance to cover any injury or damage to persons or property they might cause.

We are a wonderful, quiet little river town. A few large resort-type communities in Northern Ohio do have limitations on pet ownership. We are not that type of community.

I ask Village Council to please leave well enough alone. I respectfully request it take "pawsitive" action by not adopting 521.

Thank you for considering my thoughts & concerns.

Sincerely,



Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.

TOPIC Dogs DATE 8-24-21

This is totally uncalled for to say only
2 dogs per household, My dogs are like my
kids and they are part of my family, so
your saying if I can't have my dogs then
I need to sell and move to a non-Communist
Community. I pay my taxes. This is a bad move
for a lot of people.
End of statement



Resident Review, comment and input of

The Village of Morrow, New Zoning Ordinance.

TOPIC Old / New Code DATE _____

Keep the old code and update
with the New information
you have obtained from this
new code.

Buffin Area - Keep old add acoustic

2024-08-26 10:00 AM

Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.

TOPIC B-1 Permitted Uses DATE 7/27/21

1.) Could the church @ 200 Miranda
use the facility for a school?

2.) If so, what would the restrictions
be, if any?

Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.

TOPIC B-1 "Permitted Uses" DATE 7/27/21

1.) Would a church be permitted to operate
within the B-1 district?

a. The church @ 200 Miranda -
would it be grandfathered in?

b. Ministry still happens @ that
facility currently. Would anything
change or be required from
current congregation?

Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.

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TOPIC _____

DATE

7/27/21

Drug or alcohol rehab facility - Absolutely NOT!

Dance halls, billiard hall, video game establishments.

Yes, there needs to be more things for young adults to do here.

People should be allowed to have more than 4 chickens!


Other animals should definitely be permitted, on a scale based property

Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.

TOPIC 5XX REHAB CENTRE DATE 7/27/21

DON'T BELIEVE THIS WOULD BE SUITABLE

FOR THE VILLAGE OF MORROW.



Zoning Update

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The meeting this week will discuss the following topics:

Agricultural Overlay

Buffer Areas

Junk

Solar Panels

Penalties

The more input the community lends to the council members at this venue and or online, the more and better we can represent your interests.

If you cannot attend, please reach out to us via email or leave a message at the Village Office and we will call you back.

Sincerely,

Jim Frederick
Morrow Village Council

Jim Frederick

Councilman

Jim.Frederick@vil.morrow.oh.us

Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.

TOPIC Junk DATE 8/24/21

What constitutes an abandoned vehicle? (i.e. has
not moved in x days) Could immobile vehicles
(operable status unknown) be tagged for towing?



Resident Review, comment and input of
The Village of Morrow, New Zoning Ordinance.

TOPIC 525 Junk DATE 8-24-21

It only talks about storage of

Junk. Please add more about

storage of Junk/other Junk.



This appears to be special privileges for those that own land to do whatever they want.

AGRICULTURAL OVERLAY

Agricultural Overlay will be based on properties of over 5 acre lots. These lots will not be within the Historic Business District, the Business District and as indicated on the Zoning Map.

(A) *Principal permitted uses.* The principal permitted uses in an Agricultural Overlay are as follows:

- (1) Single-family dwellings, located not nearer than 25 feet from any lot line.
- (2) Roadside stands offering for sale only agricultural products grown on the premises from any of the uses specified above.
- (3) Cultivation of plants and plantings, including nurseries, when not involving retail sales, or advertising of sales, on the premises; farms, farming and truck gardening and the keeping of domestic animals.
- (4) Specialized raising of poultry, pigeons, rabbits, horses, cattle, sheep, goats and other similar animals; also, public and private forests and wildlife reservations.

a) No more than two swine in an enclosed area of 3 Acres. No more than 3 swine in total.

~~(5) Dog kennels and veterinary establishments, but not nearer than 200 feet from any zoned residence.~~

~~(6) Water and wastewater treatment facilities; also, other government facilities and buildings.~~

~~(7) Churches and other places of worship and Sunday school buildings, located not less than 40 feet from any other lot line.~~

~~(8) Public parks, playgrounds and recreational and community center buildings and grounds, provided that any principal building used therefor shall be located not less than 40 feet from any other lot in an R District.~~

(9) Accessory uses and structures customarily accessory and incidental to any permitted use.
















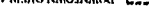
(B) *Conditional uses requiring Board authorization.* The following uses in an Agricultural Overlay are conditioned upon authorization from the Board of Zoning Appeals:

(1) Riding stables, provided that any land or building to be used for the stabling, keeping, exercising, pasturing or corralling of horses, or any other purpose for the raising and care of horses, shall be located at least 100 feet from a lot in any R District and provided, further, that the land and buildings used for such purposes shall be kept clean and free of offensive odors.

~~(2) Cemetery, including crematorium.~~

**ZONING MAP WITH
FLOODWAY AND
FLOODPLAIN**

LEGEND

-  VILLAGE BOUNDARY
-  FLOODWAY
-  100-YR. FLOODPLAIN
-  RIVER
-  ZONING DISTRICT
-  R1 SINGLE FAMILY RESIDENTIAL
-  R2 SINGLE FAMILY & TWO FAMILY RESIDENTIAL
-  R3 SINGLE FAMILY MANUFACTURED HOMES
-  B1 NEIGHBORHOOD BUSINESS
-  B2 GENERAL BUSINESS
-  B3 BUSINESS DISTRICT (OUTDOOR RECREATION ONLY)
-  M1P MINERAL EXTRACTION & PROCESSING
-  I1 LIGHT INDUSTRIAL
-  PUD OVERLAY
-  DOWNTOWN OVERLAY DISTRICT
-  AGRICULTURAL OVERLAY DISTRICT

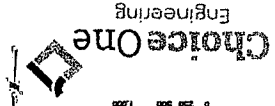
Appraisal of Floodway, Floodplain, and River

Appraisal of Floodway, Floodplain, and River

Revision Dates	

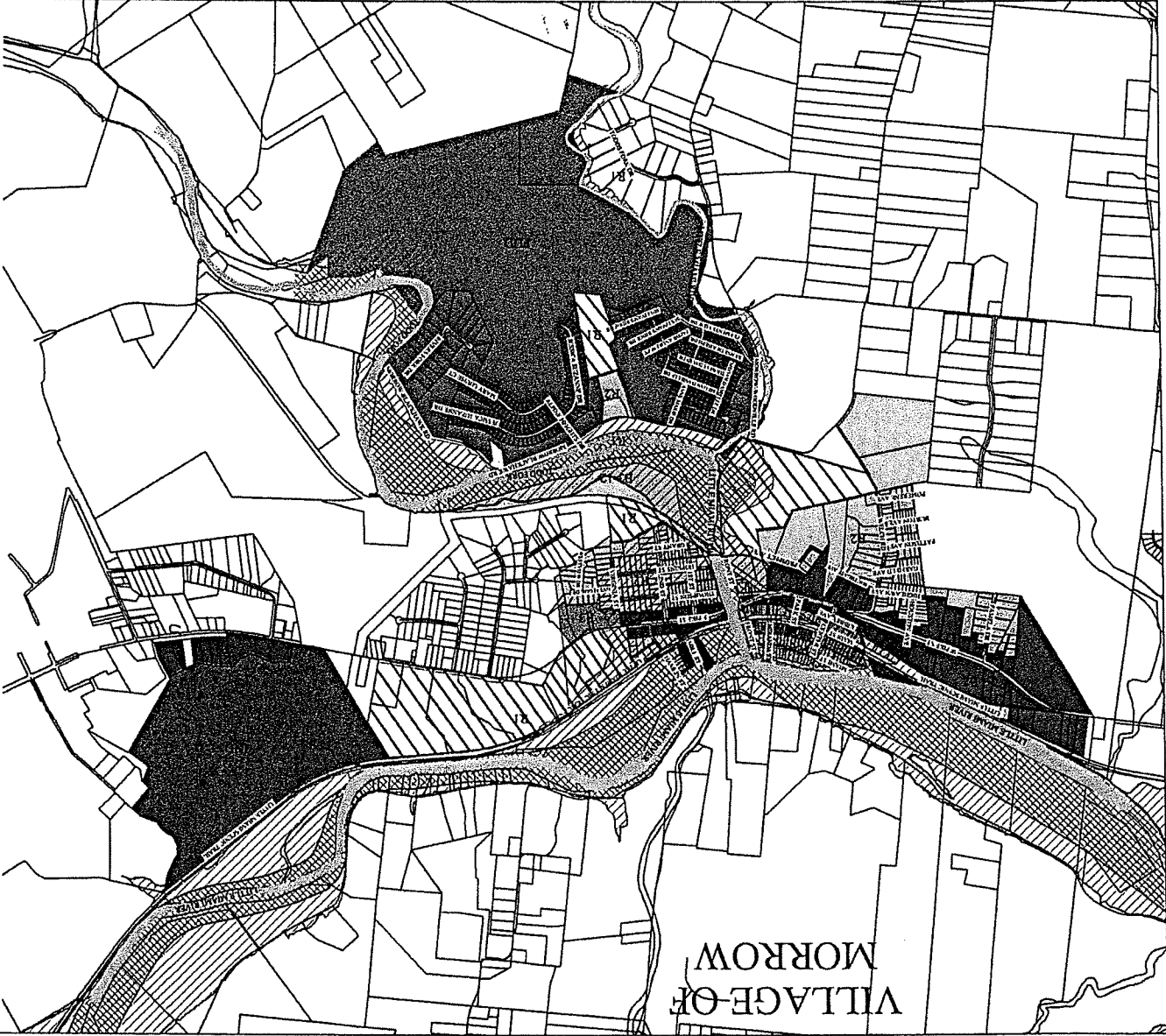
SCALE IN FEET

1" = 500'



Choice One
Engineering
10000 10th Street, Suite 100
Denver, Colorado 80231
Phone: (303) 733-1100
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www.choiceone.com

LAST UPDATED 03-01-2021
DRAWING NUMBER XXXX-XX



**VILLAGE OF
MORROW**

525 Junk

The accumulation or storage of junk or junk motor vehicles, abandoned vehicles, recreational vehicles, etc. shall be prohibited, except in an approved junk yard. These can be approved as a conditional use.

A. Required Conformance

No junk vehicles shall be stored or parked within Morrow except in accordance with the regulations of this section.

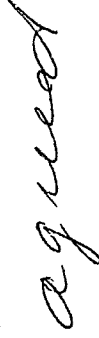
B. Outdoor Storage of Junk Vehicles Prohibited

No person in charge or control of any property within Morrow, whether as owner, tenant, occupant, lessee, or otherwise, shall allow more than one junk or inoperable vehicle to remain on such property outside of an area completely screened from public streets or adjoining property.



C. Business Use of Junk Vehicles

No business shall be conducted in connection with any parked or stored junk or inoperable vehicle, except authorized junk yards, scrap metal processing facilities, and automobile repair facilities.



D. Required Screening of Junk Vehicles

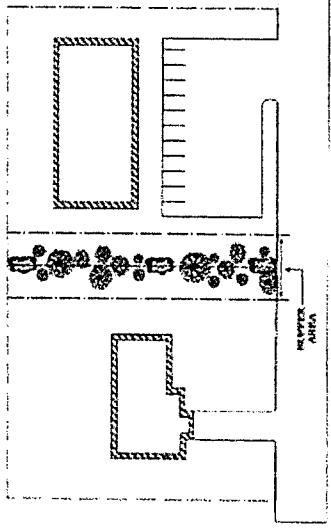
Authorized junk yards, scrap metal processing facilities, and automobile repair facilities shall be exempted from required building enclosure insofar as junk or inoperable vehicles are completely screened from public streets and adjoining property. Such screening shall consist of mounding, fence, wall, and/or vegetation. Any screening shall be in accordance with the following requirements:

1. Fences or walls shall be neatly constructed of opaque material and maintained to ensure their opaqueness.
2. Vegetation and/or mounding shall be designed and grown to an opaque state and maintained as such.
3. It shall not be less than 6 feet in height above grade.
4. It shall be maintained in a condition so as to ensure its opaqueness.
5. It shall not contain advertising.

E. Removal of Junk Vehicles

No junk vehicle shall remain stored or parked in violation of this section after receipt of a notice of violation.

BUFFER AREA: A landscaped area intended to separate and partially obstruct the view of two adjacent land uses or properties from one another. Buffer areas typically contain one or more of the following screening materials: plant material, berms, walls, or fencing to serve as a visual barrier.



**FIGURE 6
BUFFER AREA**

BUILDABLE AREA. The space of a lot or parcel remaining after the minimum open space and setback requirements of this Ordinance have been met.

*Keep
Old
To Vague*

Zoning Update

Residents Review and Input Meeting

Residents of the Village of Morrow

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Off Street Storage Areas for Drive – In Service

Parking of Disable Vehicles

Maintenance

R1 – Residential District

B1 – Downtown Business District

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