

LEGAL NOTICE

The Huron Township Zoning Commission will conduct a **PUBLIC HEARING** on Wednesday, January 29, 2025, at 4:00 PM. in the Township Office, 1820 Bogart Road, Huron, Ohio.

The subject of the Hearing will be to review amendments to the text of the Township Zoning Resolution pertaining to transient rental uses, including, but not limited to, AirBnB & VRBO type uses, in the unincorporated portion of the Township. Interested citizens may attend and give the Commission their comments.

At the conclusion of the Hearing, the Commission's recommendation on the amendments will be forwarded to the Huron Township Trustees for their final consideration and action.

Amendments to the Resolution are on file in the Office of the Huron Township Building Official, 1820 Bogart Road, Huron, Ohio, and may be examined during normal business hours by calling 419-433-2755.

John A. Zimmerman
Building Official

ZONING RESOLUTION AMENDMENTS IN BOLD

401 RURAL RESIDENTIAL DISTRICT R-1

401.01 Purpose

The purpose of this district is to accommodate single-family development within the rural environment where central/public water and sanitary sewer facilities are not available.

401.02 Uses

A. Permitted Uses

1. Single Family dwellings (**Transient Rental Uses, including (but not limited to), structures advertised on AirBNB and or VRBO, are not permitted in this or any other Residential District. Any such use in operation before October 9, 2024, shall be permitted under Article 8, Section 802 of this Resolution.**)
2. Accessory buildings incidental to the principal use which does not include any activity conducted as a business.

404 HIGHWAY COMMERCIAL DISTRICT C-1

B. Conditionally Permitted Uses

1. Church and other buildings for the purpose of religious worship subject to Article 7, Section 703.01.
2. Schools and governmental-owned and/or operated buildings or facilities subject to Article 7, Section 703.01.
3. Recreation type uses as allowed in more restrictive districts and in Section 408.
4. Installation of telecommunications towers by public utilities in accordance with O.R.C. Section 519.211, and, if applicable, Article 7, Section 703 & Section 703.01, Subsection #117 of this Code.
5. Mini-storage facilities in accordance with Article 7, Sections 702- & 703
6. **Transient Rental Uses as regulated by Article #7, Subsection #119**

ARTICLE 7 CONDITIONAL ZONING CERTIFICATES

Sec. 703.01 Specific Requirements

119. Transient Rental Use may be allowed provided it complies with the following

- a. **The use shall be intended for transient short-term occupancy less than 30 days.**
- b. **Maximum occupancy is 2 transient renters per sleeping room**
- c. **All parking is required to be off-street**
- d. **Approval is required from the Township Board of Appeals as a Conditional Use and the Building Department and Fire Department safety inspection before occupancy.**

ARTICLE 10 DEFINITIONS

"Transient Guests" means a person or persons, who in exchange for money or other financial compensation, occupy a room or rooms in a Residential Premises or other property used for sleeping accommodations for less than thirty (30) consecutive days.

"Transient Rental Property" means any Residential Premises, or part thereof, being utilized or otherwise made available to a Transient Guest within the unincorporated part of the Township, if such Residential Premises is used by or made available to a Transient Guest for a period of less than thirty (30) days.