

**Canton City Council
April 12, 2023 – 6 p.m.
Public Hearing Agenda**

1. Call to order
2. Statement of purpose: To hear public comment on the amendments to the City of Canton Zoning Ordinance Chapter 151
3. Public Comment
4. Adjourn

Proposed amendments to specific sections of the Canton Zoning Ordinance

703.000 ACCESSORY BUILDINGS.

1) In case an accessory building is attached to the main building, it shall be made structurally a part of the main building, and shall comply in all respects with the requirements of this ordinance applicable to the main building. ~~An accessory building, unless attached to and made a part of the main building, shall not be closer than 12 feet to the main building.~~ Any person constructing a car port or hoop building shall get a permit from the city council before construction begins.

2) A detached accessory building shall not be located in any required front yard.

3) ~~A detached accessory building not be over one story and not exceeding 12 feet in height and shall occupy no more than 30% of the area of any side or rear yard, provided further that~~ No detached accessory building shall be placed nearer than ten feet from any side or rear lot line.

705.000 YARD REGULATIONS.

The following requirements qualify or supplement, as the case may be, the district regulations appearing elsewhere in this ordinance. Measurements shall be taken from the nearest points of the wall of a building to the lot line question, subject to the following qualifications.

1) Corner lots. The setback requirements shall be observed on each street side of a corner lot; provided, however, that the buildable width of a lot shall not be reduced to less than ~~30 feet~~ 33 feet from the center of the street.

2) Setbacks in certain circumstances. A total setback requirement of 300 feet shall be mandatory for all land uses handling highly explosive or inflammable materials in quantity, such as gas service stations, bulk fuel or oil dealers and similar operations, from all schools, churches, hospitals, or any public meeting place having a seating capacity of 50 or more persons.

706.000 VISION CLEARANCE.

1) Fences, walls in front yard. In any residence zone on any corner lot, no fence or accessory structure or planting shall rise over 2½ feet in height above the level of the public sidewalk within 20 feet of any corner, so as to interfere with traffic visibility across the corner. No fence or wall shrub planting of more than 2½ feet in height above the level of the public sidewalk shall be erected on any interior lot within ten feet of the front property line where it will interfere with traffic visible from a driveway.

2) Fences in side yard and rear yard. No fence or wall, other than a retaining wall, along a side or rear line of a lot in a residential zone, shall be higher than eight feet. Structure must be three feet off the property line unless both property owners agreed on splitting the costs. If the fence is three feet off the property line; finished side must face neighboring property.

APPENDIX: HEIGHT, AREA AND YARD REGULATIONS

Zoning Setbacks, Area, and Height in each District.

District	Front Yard	Side Yard	Rear Yard	Min. Area	Max. Height	Max. % lot coverage
R-1: <u>Residential</u>	30 <u>33 ft from center of street</u>	10	10	10,000 sqft <u>500 sqft</u>	35 <u>50</u>	30
*C-1: <u>Commercial</u>	0	0	10	2,500 sq ft	35 <u>50</u>	75
*C-2: <u>Commercial</u>	<u>33 ft from center of street</u>	<u>10</u>	<u>10</u>	<u>500 sqft</u>	<u>50</u>	
I-1: <u>Industrial</u>	20	20	20	40,000 sqft	35 <u>50</u>	50
A-1: <u>Agricultural</u>	40	10	10	2.5 acres	70	25

*C-1 = Commercial property on Main Street

*C-2 = Commercial property within City Limits and not on Main Street