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MEMORANDUM

To: Tallmadge Charter Township Planning Commission
From: Gregory L. Ransford, MPA
Date: June 12, 2025
Re: Outdoor Storage on Commercial Lots

Pursuant to your direction at your May 27, 2025 meeting, below are proposed revisions to Sections 10.06 and 11.06 – Development Standards of the Tallmadge Charter Township Zoning Ordinance, the C-1 Commercial/Service Zoning District and the C-2 General Commercial Zoning District, respectively.

Proposed additions are shown in bold text. No deletions are proposed. The draft language has not yet been provided to the Township Legal Counsel for review.

Section 10.06 – Development Standards (C-1) & Section 11.06 – Development Standards (C-2)

(a)5 – There shall be no outside storage or processing of any goods, display inventory, or equipment, **unless authorized as a Special Use. All outdoor storage shall comply with the following requirements:**

- a. Any area devoted to outdoor storage may be located in the Side or Rear Yard.
- b. Outdoor storage shall be prohibited in the Front Yard, the minimum required Side Yard, and the minimum required Rear Yard.
- c. Screening that is adequate to completely shield the outdoor storage from view to all property lines shall be provided. Where appropriate, landscaping may be used for screening and such landscaping shall provide for complete screening at the time of planting and shall maintain the screening year round. Landscaping shall not be the only method of screening.
- d. In no case shall the outdoor storage exceed the maximum fence height provided by this Ordinance.
- e. The maximum area devoted to outdoor storage shall not exceed that of the ground floor area of the Principal Building on the same Lot to which it serves.

This item has been scheduled as a New Business item at your June 24, 2025 meeting. If you have any questions, please let us know.

GLR
Planner

cc: Mark Bennett, Supervisor