

BY: Wm. Pittenger

**AN ORDINANCE AMENDING CODE TABLE 154.06-1 REGARDING  
ACCESSORY DWELLING UNITS IN THE R-2 – TWO-FAMILY RESIDENTIAL  
AND R-3 – MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS**

**WHEREAS**, on March 17, 2014, the Tipp City Council approved Ordinance 05-14, which adopted replacement Chapter 154 (Zoning Code) of the Tipp City, Ohio Code of Ordinances; and

**WHEREAS**, City Council desires to modify the Zoning Code to allow Accessory Dwelling Units in the R-2 – Two-Family Residential and R-3 – Multi-Family Residential Zoning Districts; and

**WHEREAS**, on August 13, 2024, the Tipp City Planning Board conducted a Public Hearing and recommended approval of the proposed Zoning Text Amendment to allow Accessory Dwelling Units in the R-2 – Two-Family Residential and R-3 – Multi-Family Residential Zoning Districts; and

**NOW, THEREFORE, THE MUNICIPALITY OF TIPP CITY HEREBY ORDAINS THAT:**

**SECTION 1.** The Code of Ordinances be amended as follows, with additions noted by underlining, and deletions struck through. Any section noted as "SAME" shall remain unchanged.

**SECTION 2.** § 154.06 ACCESSORY AND TEMPORARY USE REGULATIONS

(A) Accessory Uses and Structures

(1)-(3) SAME

(4) Standards for Specific Accessory Uses and Structures

(a) SAME

(b) Accessory Dwelling Units

(i)-(ii) SAME

(iii) Accessory Dwelling Unit Development Standards

(A)-(J) SAME

(K) Accessory dwelling units shall not be utilized as Short-Term Rentals.

(c)-(y) SAME

(B) SAME

**SECTION 3.** § 154.14 DEFINITIONS

(A) SAME

(B) Definitions

That the list of definitions shall be updated alphabetically to include:

**Short-Term Rental**

Any residential dwelling unit or part thereof in which four (4) or fewer sleeping rooms are offered or held out to transient guests for rent for a duration of occupancy of less than thirty (30) consecutive days.

**SECTION 4.** § 154.06-1 PERMITTED ACCESSORY USES AND STRUCTURES

That Code Table 154.06-1 entitled "Permitted Accessory Uses and Structures," attached hereto as Exhibit "A," is amended as noted in Section 1 above. All other Use Categories except for "Outdoor RV and Vehicle Storage" shall remain unchanged/"SAME."

**SECTION 5.** This ordinance shall be in effect from and after the earliest date permitted by law.

PASSED: October 7, 24 \_\_\_\_\_  
President of Council

ATTEST: Quise Mateo APPROVED: \_\_\_\_\_  
Clerk of Council Director of Law

# EXHIBIT "A"

1-2

## § 154.06(A) Accessory uses and structures.

Table 154.06-1: Permitted Accessory Uses and Structures							
Use Category and Use Type P = Permitted Use PS = Permitted Use with Standards S = Special Use	R-1A, R-1B, and R-1C	R-2 and R-3	OS, GB, HB, LI, LD, and GI	CC	CD	Permit or Review Required	Use-Specific Standards in Section:
Accessibility Ramps	PS	PS	PS	PS	PS	None	§ 154.06(A)(4)(a)
Accessory Dwelling Units	S	S				Zoning Compliance	§ 154.06(A)(4)(b)
Amateur Radio Towers	S	S	S			Special Use	§ 154.06(A)(4)(c)
Basketball Hoops	PS	PS	PS		PS	None	§ 154.06(A)(4)(d)
Community Gardens	PS	PS	PS	PS	PS	Zoning Compliance	§ 154.06(A)(4)(e)
Detached Garages and Carports	PS	PS			PS	Site Plan Review or Zoning Compliance	§ 154.06(A)(4)(f)
Detached Storage/Utility Sheds, Gazebos, Pool Houses, and other Similar Buildings	PS	PS	PS	PS	PS	Zoning Compliance	§ 154.06(A)(4)(g)
Drive-Through Facility			PS or S			Site Plan Review	§ 154.06(A)(4)(h)
Fences, Walls, and Hedges	PS	PS	PS	PS	PS	Zoning Compliance	§ 154.06(A)(4)(i)
Home Occupations	PS	PS				Zoning Compliance	§ 154.06(A)(4)(j)
Nursery Schools or Day Care Centers (Children or Adults) as an Accessory Use	PS	PS	PS	PS		Site Plan Review	§ 154.04(G)(38)
Outdoor Dining			PS	PS		Site Plan Review	§ 154.06(A)(4)(k)
Outdoor Displays and Sales			PS			Site Plan Review	§ 154.06(A)(4)(l)

# EXHIBIT "A"

2-2

Outdoor Storage and Bulk Sales			PS or S			Review	154.06(A)(4)(m)
Outdoor Vending Machines and Drop-Off Boxes		PS	PS			Zoning Compliance or Site Plan Review	§ 154.06(A)(4)(n)
Patios (Unenclosed)	PS	PS	PS	PS	PS	None	§ 154.06(A)(4)(o)
Porches and Decks	PS	PS	PS	PS	PS	Zoning Compliance	§ 154.06(A)(4)(p)
Playsets, Treehouses, and Trampolines	PS	PS			PS	None	
Private Water Towers, Tanks, or Reservoirs			PS			Site Plan Review	§ 154.06(A)(4)(q)
Retail Sales	PS	PS	PS	PS	PS	None	§ 154.06(A)(4)(r)
Satellite Dishes	PS	PS	PS	PS	PS		§ 154.06(A)(4)(s)
Solar Energy Systems	PS	PS	PS	PS	PS	Zoning Compliance	§ 154.06(A)(4)(t)
Swimming Pools, Hot Tubs, and Spas (Outdoor)	PS	PS	PS		PS	Zoning Compliance	§ 154.06(A)(4)(u)
Tennis and Other Recreational Courts (Outdoor)	PS	PS	PS		PS	Zoning Compliance	§ 154.06(A)(4)(v)
Type-B Day Care Home (1—6 Children)	PS	PS			PS	None	§ 154.06(A)(4)(w)
Underground Shelters	PS	PS			PS	Zoning Compliance	§ 154.06(A)(4)(x)
Outdoor RV and Vehicle Storage			PS			Site Plan Review and Zoning Compliance	§ 154.06(A)(4)(y)