



PUBLIC HEARING

Thursday, March 26, 2026 at 7:00 PM

Access meeting materials and information via the Northwood, Ohio Public Portal: <https://northwoodoh.portal.civicclerk.com/>

The City of Northwood will hold a Public Hearing at 7:00 P.M. in the Council Chambers located at 6000 Wales Rd. to discuss ordinances referencing the Zoning amendments below, as recommended by the Northwood Planning Commission.

PROPOSED ISSUE/ACTION:

- 1) Amending Chapter 1240.06 (Definitions) – Updating the definition of “Self-Storage Facility”
- 2) Amending Chapter 1274 C COMMERCIAL DISTRICT
 - 1274.02 (A)(3)(dd) (Principal and Conditional Uses Permitted) – Amending the permitted uses in the C District to change self-storage facilities from a permitted use to a conditional use under Section 1274.02 (B)(9), subject to Chapter 1274.12.
 - 1274.12 – Renaming “Outdoor Storage” to “Self-Storage Facilities” and revising the section to establish standards for conditional approval of self-storage facilities in the C District.

CALL FOR COMMENTS: *Mayor Schimmel*

2026-12

ORDINANCE 2026-12 AMENDING NCO CHAPTER 1240.06 TITLED DEFINITIONS; AND DECLARING AN EMERGENCY.

WHEREAS, The Northwood Planning Commission has recommended amending Chapter 1240.06, Definitions, of the Northwood Codified Ordinances; and

WHEREAS, A Public Hearing was held by the Northwood City Council regarding this recommendation on Thursday, March 12, 2026 at 7:00PM in the Council Chambers of the Northwood Municipal Building.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTHWOOD, WOOD COUNTY, OHIO THAT:

SECTION 1. That Chapter 1240.06 of the Northwood Codified Ordinances, titled Definitions, be amended to read as follows:

1240.06 DEFINITIONS.

As used in this Zoning Code:

(183) "Self-service storage facility" means any real property that is designated and used for the purpose of renting or leasing individual storage spaces in the facility, whether as rooms, lockers, containers, or other indoor and/or outdoor space, to individuals, businesses, or other entities for the purpose of storing possessions. The term "self-storage facility" shall include mini-storage facilities. a building consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods or for contractors' supplies.

SECTION 2. That all other provisions of Chapter 1240 of the Northwood Codified Ordinance not thereinbefore amended or modified shall remain in full force and effect.

SECTION 3. It is found and determined that all formal actions of council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Northwood and the State of Ohio.

SECTION 4. This Ordinance is hereby declared an emergency measure necessary for the immediate preservation of the public peace, safety, and welfare of our citizens. This Ordinance shall be in full force and effect immediately after its passage by Council and approval by the Mayor.

Vote to suspend rules: For: ___ Against: ___ Abstain: ___

Vote on emergency clause: For: ___ Against: ___ Abstain: ___

Vote on final adoption: For: ___ Against: ___ Abstain: ___

Adopted this ___ day of _____, 2026. In Effect: _____

ATTEST:

Clerk of Council

President of Council

APPROVED AS TO FORM:

APPROVED:

City Attorney

Mayor

2026-13

ORDINANCE 2026-13 AMENDING SECTIONS OF NCO CHAPTER 1274, C COMMERCIAL DISTRICT; AND DECLARING AN EMERGENCY.

WHEREAS, The Northwood Planning Commission has recommended amending sections of Chapter 1274, C Commercial District, of the Northwood Codified Ordinances; and

WHEREAS, A Public Hearing was held by the Northwood City Council regarding these recommendations on Thursday, March 12, 2026 at 7:00PM in the Council Chambers of the Northwood Municipal Building.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTHWOOD, WOOD COUNTY, OHIO THAT:

SECTION 1. That Chapter 1274.02, of the Northwood Codified Ordinances, titled Principal and Conditional Uses Permitted, be amended to read as follows:

1274.02 PRINCIPAL AND CONDITIONAL USES PERMITTED.

(a) Principally permitted uses in this District shall be as follows:

(1) All uses principally or conditionally permitted in the NCO District; and

(2) The following retail establishments, provided that all products manufactured on the premises are sold on the premises directly to the consumer:

- A. Bakeries;
- B. Pharmacies;
- C. Hardware stores;
- D. Hotels;
- E. Lunchrooms;
- F. Restaurants, including drive-in and fast-food;
- G. Retail and mercantile establishments; and
- H. Trailer sales lots and used car lots;

(3) The following service establishments which provide services directly to the consumer:

- A. Animal grooming facilities;
- B. Adult day care center
- C. Banks;
- D. Barber shops;
- E. Beauty parlors;
- F. Caterers;
- G. Child-care facilities;
- H. Churches;
- I. Clinics;
- J. Commercial parking garages;
- K. Commercial parking lots;
- L. Commercial schools, such as dancing, business, trade or vocational schools;
- M. Dry cleaning and clothes pressing, provided that such establishments do not service other retail outlets;
- N. Frozen food lockers;
- O. Gasoline filling stations;
- P. Greenhouses;
- Q. Hospitals;
- R. Household appliances, service and repair;
- S. Interior decorators;
- T. Jewelry, clock and watch repair;
- U. Lending libraries;
- V. Light automotive service and repair, such as alternator, carburetor, radiator and transmission work, but not including major overhauls;
- W. Locksmiths;
- X. New and used car sales;
- Y. Offices, including professional, business and philanthropic offices;
- Z. Photographic studios;
- AA. Portable equipment, service and repair;
- BB. Schools;
- CC. Self-service laundries;
- ~~DD. Self-service storage facilities, as regulated in Section 1274.12;~~

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- EE. Shoe and hat repair shops;
- FF. Tailors and furriers;
- GG. Travel bureaus; and
- HH. Veterinary clinics.

(4) Signs, as permitted and regulated in Section 1282.03;

(5) The retail sale of merchandise, services, parking areas, office buildings, hotels/motels and similar facilities ordinarily accepted as commercial uses and which can reasonably be expected to function in a compatible manner with the other permitted uses and the area, provided that no building shall be designed, constructed, structurally altered or used for dwelling purposes, except for hotels or motels and except to provide, within the buildings allowed, facilities for a custodian caretaker or watchman employed on the premises; and

(6) Accessory uses.

A. Canopies. Height shall not exceed structure attached to. In cases of freestanding canopies, district setbacks shall apply and height shall not exceed 35 feet.

(b) Conditionally permitted uses must be approved by the Planning Commission according to Sections 1244.06 and 1244.07. Conditional uses in this District shall be as follows:

(1) Clubs and meeting halls;

(2) Motels;

(3) Car washes and/or gasoline filling stations or combinations thereof, where pump islands would be within fifty feet from the boundary of a zoning district that allows dwellings;

(4) Bars, cocktail lounges or taverns; and

(5) Nursing or convalescent or assisted living center.

(6) Multifamily residential that is adjacent to an existing residential district. Such conditional use shall be in accordance with the City's "Comprehensive Master Plan" and "Future Land Use" Map. Density standards shall be consistent with Section 1268.04 and floor area shall not be less than 900 square feet.

(7) On-premises electronic message centers, according to Section 1282.03(j)(12).

(8) Marijuana facility-dispensary, subject to standards in Section 1282.12.

(9) Self-service storage facilities, as regulated in Section 1274.12;

(c) Adult entertainment facilities, as defined, shall be permitted as long as the following conditions are met:

(1) No adult entertainment facility shall be established within 750 feet of any area or zoning district used for any residential purpose or use.

(2) No adult entertainment facility shall be established within a radius of 1,500 feet of any school, library or teaching facility, whether public or private, attended by persons under eighteen years of age.

(3) No adult entertainment facility shall be established within a radius of 1,500 feet of any other adult entertainment facility or within a 1,000-foot radius of any two of the following establishments:

A. Cabarets, clubs or other establishments which feature topless or bottomless dancers, go-go dancers, exotic dancers, strippers, male or female impersonators or similar entertainers;

B. Establishments for the sale of beer or intoxicating liquor for consumption on the premises;

C. Pawn shops;

D. Pool or billiard halls;

E. Pinball palaces, halls or video arcades; or

F. Dance halls or discotheques.

(4) No adult entertainment facility shall be established within a radius of 1,500 feet of any church, synagogue or permanently established place of religious services which is attended by persons under eighteen years of age.

(5) No advertisements, displays or other promotional materials shall be shown or exhibited so as to be visible to the public from pedestrian sidewalks or walkways, or from other exterior areas, any of which are either public or semipublic.

(6) All building openings, entries, windows, etc., for these facilities or uses shall be located, covered or serviced in such a manner as to prevent a view into the interior from any public or semipublic area, sidewalk or street. For new construction, the building shall be oriented so as to minimize any possibility of viewing the interior from public or semipublic areas.

(7) No screens, loudspeakers or sound equipment shall be used for any adult motion picture theaters (enclosed or drive-in) that can be seen or discerned by the public from public or semipublic areas.

(8) Hours of operation shall not start before 9:00 a.m. nor end after 12:00 midnight.

(9) No viewing booths shall have doors.

SECTION 2. That Chapter 1274.12, of the Northwood Codified Ordinances, titled Outdoor Storage, be amended to read as follows:

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1274.12 ~~OUTDOOR SELF STORAGE FACILITIES.~~

~~Outdoor Self storage facilities shall may be controlled by the following regulations conditionally permitted in the C District when in compliance with the following standards:~~

~~(a) Outdoor storage shall not interfere with parking or the safe and unobstructed use of vehicular or pedestrian access ways or walkways. The minimum area of a zoning lot shall be three (3) acres, and the ground building coverage shall not exceed fifty percent (50%) of the gross land area of the parcel proposed for development. In no event shall the site plan reflect a second story or higher level that is larger than the ground floor footprint.~~

~~(b) Outdoor storage shall not be located in any required setback on the property. The minimum building and parking setback shall be fifty feet from any street right-of-way line, residential district or off-site residential use, and not be permitted on corner lots.~~

~~(c) Outdoor storage area shall be fully screened with an opaque fence or wall not to exceed the fence height regulations as set forth in Section 1250.06 and shall be kept in an organized and orderly manner, with no growing or noxious weeds permitted. The maximum size of individual storage compartments shall be 600 square feet.~~

~~(d) No outdoor washing of any kind shall be permitted, with the exception of washing the parking lot, the structure and the windows on the structure, and landscaping.~~

~~(e) Exterior walls of the ends of all storage units shall be of masonry or face-brick construction as approved by the Planning Commission and landscaping pertaining to screening and buffering shall comply with Section 1274.14.~~

~~(f) Fences and walls including entry gates shall be constructed of high-quality materials and shall be compatible with the design and materials of the building(s) and site, as approved by the Planning Commission. Decorative metal or wrought iron fences are preferred. Chain-link (or similar) fences, barbed or razor wire fences, and walls made of precast concrete blocks are prohibited.~~

~~(g) If the facility abuts residentially zoned property, the facility loading bays, docks or doors shall not be visible from the residential property.~~

~~(h) All storage units must be accessible by paved circular drives clearly marked to distinguish traffic flow. A minimum of twenty-four-foot drives shall be provided between buildings. Site circulation shall be designed to accommodate fire trucks, as well as trucks that will customarily access the site.~~

~~(i) All self-storage facilities must have security installed. Examples include but are not limited to property fencing, lighting, motion sensors, keypads and access control hardware, security cameras, video monitors, gate and digital gate operator, unit alarms and electronic doors.~~

~~(j) The only activities permitted in individual storage units shall be the rental of the unit and the pickup and deposit of goods and/or property in dead storage. Storage units shall not be used for activities such as: Residences, offices, workshops, studios, hobby, rehearsal areas, garage or estate sales or auctions.~~

~~(k) Electrical service provided to storage units shall be limited exclusively to lighting and climate control purposes. No electrical outlets are permitted inside individual storage units. Lighting fixtures and switches shall be of a secure design that will not allow tapping the fixtures for other purposes.~~

~~(l) No manufacturing, fabrication, or processing of goods, service, or repair of any type of vehicles, boats or boat trailers, engines, appliances or other electrical equipment, or any other industrial activity shall be permitted.~~

~~(m) The storage of any toxic, explosive, corrosive, flammable or hazardous materials or keeping of animals is prohibited. Fuel tanks on any motor vehicle, boat, lawn mower or similar property will be drained or removed prior to storage. All goods and property stored in a self-storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, etc., or storage in outdoor storage pods or shipping containers is permitted.~~

~~(n) Self-storage facilities shall not operate or allow tenant access between the hours of 10:00 p.m. and 7:00 a.m.~~

~~(o) Names of owners and/or operators responsible for 24hr watch of the self-storage facility shall provide current contact information with the Zoning Administrator.~~

~~(p) The Fire Department shall be provided with 24-hour access to the grounds. A lockbox shall be provided for its use.~~

SECTION 3. That all other provisions of Chapter 1274 of the Northwood Codified Ordinance not thereinbefore amended or modified shall remain in full force and effect.

SECTION 4. It is found and determined that all formal actions of Council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations

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of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Northwood and the State of Ohio.

SECTION 5. This Ordinance is hereby declared an emergency measure necessary for the immediate preservation of the public peace, safety, and welfare of our citizens. This Ordinance shall be in full force and effect immediately after its passage by Council and approval by the Mayor.

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Adopted this ___ **day of** _____, **2026.** **In Effect:** _____

ATTEST:

Clerk of Council

President of Council

APPROVED AS TO FORM:

APPROVED:

City Attorney

Mayor