

ORDINANCE NO. 2026 - 059

AN ORDINANCE AUTHORIZING AMENDMENTS TO THE CITY OF KENT'S ZONING CODE TO MODIFY EXISTING DEFINITIONS, ADD NEW DEFINITIONS, AND INCLUDE SPECIFICATIONS TO DRIVEWAY REGULATIONS AND DECLARING AN EMERGENCY.

WHEREAS, on May 19, 2026, staff convened a public meeting with the Planning Commission to discuss the proposed text amendments and the Planning Commission voted unanimously to recommend Council approve all the proposed text amendments; and

WHEREAS, the following chapters will be amended:

- 1) Chapter 1102: DEFINITIONS
- 2) Chapter 1107: PARKING, LOADING, AND ACCESS MANAGEMENT

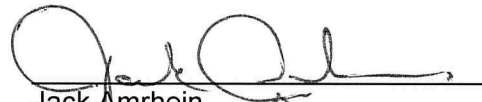
NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Kent, Portage County, Ohio:

SECTION 1. That Kent City Council does hereby authorize the amendments of the City of Kent's Zoning Code and is more fully set forth in Exhibit "A", attached hereto and incorporated herein.

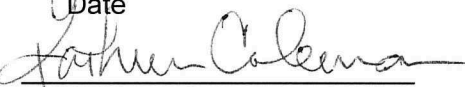
SECTION 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council, and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements of Section 121.22 of the Ohio Revised Code.

SECTION 3. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the residents of this City, for which reason and other reasons manifest to this Council this Ordinance is hereby declared to be an emergency measure and shall take effect and be in force immediately after passage.

PASSED: June 17, 2026
Date


Jack Amrhein
Mayor and President of Council

EFFECTIVE: June 17, 2026
Date

ATTEST: 
Kathleen Coleman
Clerk of Council

I, KATHLEEN COLEMAN, CLERK OF COUNCIL FOR THE CITY OF KENT, COUNTY OF PORTAGE, AND STATE OF OHIO, AND IN WHOSE CUSTODY THE ORIGINAL FILES AND RECORDS OF SAID COUNCIL ARE REQUIRED TO BE KEPT BY THE LAWS OF THE STATE OF OHIO, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF ORDINANCE No. 2026-059, ADOPTED BY THE COUNCIL OF THE CITY OF KENT ON June 17, 2026

(SEAL)


KATHLEEN COLEMAN
CLERK OF COUNCIL

The following color key applies:

- **Black text = existing text / no amendment**
- ~~Red strikethrough text = existing to be removed~~
- **Blue text is proposed new text**
- **Green existing section and chapter titles and headings**

SECTION 1102: 03: DEFINITIONS

(232) Warehousing: A non-residential use engaged primarily in indoor storage, wholesale, and distribution of goods, products, supplies, and equipment, excluding bulk storage of materials.

(69) Dwelling, Residential: Any building or portion thereof, which is designed or used primarily for residential purposes, including single family dwellings, single family rental dwellings, two family dwellings, apartment complex dwellings, dormitory dwellings, multi-family dwellings, rooming houses, and boardings houses, ~~a household unit, or three (3) or more unrelated individuals,~~ but not including hotels, motels, and bed and breakfasts.

Dwelling, Commercial: Any building or portion thereof, which is designed or used primarily for short-term residential purposes (i.e. less than six months) including hotels, motels, and bed and breakfasts.

(70) Dwelling, Apartment Complex: A residential development under one (1) controlling entity on one (1) parcel, containing three (3) or more dwelling units that have been approved by the Planning Commission and/or the Community Development Department to house in each dwelling unit no more than two (2) ~~four (4)~~ unrelated persons or a group of individuals that would otherwise qualify as a household unit.

(71) Dwelling, Dormitory: A dwelling unit that does not meet the definition of a rooming house or boarding house but does provide residential accommodations for three (3) or more unrelated individuals with shared living, restroom, bathing, and/or cooking facilities. ~~and is affiliated with a college or university.~~

~~(107)~~ **Household Unit:** The collection of individuals residing together in a dwelling unit; it is not a “use.” Household units may consist of a ~~A family, a single family and one (1)~~ unrelated individual, a single individual, ~~(2) two unrelated individuals, or any of these four~~ (4) designations and a caregiver(s) (as defined by this Code) ~~residing in a dwelling unit.~~ Individuals residing in a(n) apartment complex, rooming house, boarding house, hotel, motel, group dwelling, dormitory, fraternity house, or sorority house, together, do not constitute a household unit.

Use, Single Family: The residential use of a dwelling unit for a single household unit (i.e. a family (as defined by this Code), a single family and one unrelated individual, a single individual, (2) two unrelated individuals, or any of these four (4) designations and a caregiver(s)).

Use, Two Family: The residential use of a Residential Dwelling for two separate household units in separate dwelling units, with each dwelling unit containing no more than two unrelated individuals or a single household unit as defined by this Chapter.

Use, Apartment Complex: The residential use of a building or buildings on a single parcel (i.e. an apartment complex) containing dwelling units that have been permitted by the Planning Commission and/or Community development Department to house more than two unrelated individuals in a single dwelling unit.

Use, Dormitory Dwelling: The residential use of a Residential Dwelling as a Dormitory Dwelling.

Use, Multi-Family: The residential use of a building or buildings on a single parcel containing three or more dwelling units, including condominiums, with each dwelling unit containing no more than two unrelated individuals or a single household unit as defined by this Chapter.

Use, Rooming House: The residential use of a Residential Dwelling as a Rooming House.

Use, Boarding House: The residential use of a Residential Dwelling as a Boarding House.

Nonconforming Lot: A lot, the area, dimensions or location that was lawful prior to the adoption, revision or amendment of this Code, or amendment thereto (and was not created for the purposes of evading the restrictions of this Code), but which fails by reason of such adoption, revision, or amendment of this Code to meet the minimum present area, dimensional or locational requirements of the zoning district in which the lot is located. A substandard lot is classified as a nonconforming lot.

SECTION 1107.15: DRIVEWAYS

Driveways must comply with the following:

- a) Not exceed twenty-four (24) feet in width;
- b) Must be of equal width from the traveled portion of the public or private road right-of-way to the driveway terminus.
- c) In R-1, R-2, R-3, R-3A and R-4 Zoning Districts, driveways must not exceed ~~forty percent (40%)~~ thirty percent (30%) of the total required front yard on the lot. Front yard space (as defined by this Code) not classified as driveway must be maintained as natural grass and/or landscaped vegetation. Paved and gravel areas in the front yard are classified as driveway.
- d) An applicant may seek a zoning permit from the Community Development Department if the applicant is only seeking to expand the width of the driveway at the terminus only in order to service a multicar garage.
- e) In R-1, R-2, R-3, R-3A, and R-4 Zoning Districts, an applicant may seek a zoning permit from the Community Development Department if the applicant is only seeking to install a “bump-out” or “turn-around” in the applicant’s driveway. A “bump-out” or “turn-around” cannot exceed a width of twelve (12) feet and a length of twenty (20) feet. A “bump-out” or “turn-around” is considered part of the driveway and is required to be included in the calculation for compliance with Section 1107.15 (c).
- f) The Community Development Department is not obligated to grant such a zoning permit requested under this Chapter. ~~Section 1107.15:(B) or Section 1107.15:(C) and must~~ The Community Development Department will review applications in accordance with any standards set forth by the Community Development Director. If an application is denied, the applicant may seek a variance.