

RESOLUTION G2023-110

RESOLUTION TO INITIATE THE PROCESS TO AMEND SECTIONS 62.1, 66.1, 70.1, 74.1, 78.1, 82.1, AND 92.1 USE REGULATIONS AND SECTIONS 64.4, 68.4, 72.4, 76.4, 80.4, 84.4, 94.4-1, AND 94.4-2 INTENSITY OF USE FOR RESIDENTIAL DISTRICTS OF THE SYMMES TOWNSHIP ZONING RESOLUTION AND DISPENSING WITH THE SECOND READING

WHEREAS, the Board of Trustees of Symmes Township, Hamilton County, Ohio, administer their own zoning resolution and contract with Hamilton County Regional Planning to enforce the code; and

WHEREAS, a request has been made to increase the setbacks for agricultural uses in Residential Districts and change the location of where the frontage is measured for each lot to eliminate the creation of panhandle lots in Residential Districts; and

WHEREAS, The Township Trustees agree with these changes and hereby initiate the process of text amendments.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Symmes Township, Hamilton County, Ohio:

Section 1. That the Board of Trustees of Symmes Township of Hamilton County, Ohio hereby initiates the amendment for Sections 62.1, 66.1, 70.1, 74.1, 78.1, 82.1 and 92.1 Use Regulations and Sections 64.4, 68.4, 72.4, 76.4, 80.4, 84.4, 94.4-1, and 94.4-2 Intensity of Use for Residential Districts as the Board believes the Amendment is in keeping with good land use planning and is not in conflict with the best interest of the Township and the public at large.

Section 2. **SECTION 62.1 A-A RESIDENCE DISTRICT** shall be amended as follows:

Agriculture, on lots less than five (5) acres, provided any buildings, structures, exterior storage, refuse or other supplies shall be at least ~~sixty (60)~~ **one hundred (100)** feet from every property line of adjacent parcels in Residential Districts and further provided that specific agricultural uses listed in this Article shall comply with specific standards for such uses.

Section 3. **SECTION 66.1 A RESIDENCE DISTRICT** shall be amended as follows:

Agriculture, on lots less than five (5) acres, provided any buildings, structures, exterior storage, refuse or other supplies shall be at least ~~sixty (60)~~ **one hundred (100)** feet from every property line of adjacent parcels

in Residential Districts and further provided that specific agricultural uses listed in this Article shall comply with specific standards for such uses.

Section 4. **SECTION 70.1 A-2 RESIDENCE DISTRICT** shall be amended as follows:

Agriculture, on lots less than five (5) acres, provided any buildings, structures, exterior storage, refuse or other supplies shall be at least ~~sixty (60)~~ **one hundred (100)** feet from every property line of adjacent parcels in Residential Districts and further provided that specific agricultural uses listed in this Article shall comply with specific standards for such uses.

Section 5. **SECTION 74.1 B RESIDENCE DISTRICT** shall be amended as follows:

Agriculture, on lots less than five (5) acres, provided any buildings, structures, exterior storage, refuse or other supplies shall be at least ~~sixty (60)~~ **one hundred (100)** feet from every property line of adjacent parcels in Residential Districts and further provided that specific agricultural uses listed in this Article shall comply with specific standards for such uses.

Section 6. **SECTION 78.1 B-2 RESIDENCE DISTRICT** shall be amended as follows:

Agriculture, on lots less than five (5) acres, provided any buildings, structures, exterior storage, refuse or other supplies shall be at least ~~sixty (60)~~ **one hundred (100)** feet from every property line of adjacent parcels in Residential Districts and further provided that specific agricultural uses listed in this Article shall comply with specific standards for such uses.

Section 7. **SECTION 82.1 C RESIDENCE DISTRICT** shall be amended as follows:

Agriculture, on lots less than five (5) acres, provided any buildings, structures, exterior storage, refuse or other supplies shall be at least ~~sixty (60)~~ **one hundred (100)** feet from every property line of adjacent parcels in Residential Districts and further provided that specific agricultural uses listed in this Article shall comply with specific standards for such uses.

Section 8. **SECTION 92.1 D RESIDENCE DISTRICT** shall be amended as follows:

Agriculture, on lots less than five (5) acres, provided any buildings, structures, exterior storage, refuse or other supplies shall be at least ~~sixty (60)~~ **one hundred (100)** feet from every property line of adjacent parcels

in Residential Districts and further provided that specific agricultural uses listed in this Article shall comply with specific standards for such uses.

Section 9. **SECTION 64.4 A-A RESIDENCE DISTRICT** shall be amended as follows:

Intensity of Use: Except as herein provided in Article XVII, every lot or tract of land shall have a minimum width of one hundred fifty (150) feet at the ~~building line~~ ***right-of-way line*** and an area not less than one (1) acre.

Section 10. **SECTION 68.4 A-1 RESIDENCE DISTRICT** shall be amended as follows:

Intensity of Use: Except as herein provided in Article XVII, every lot or tract of land shall have a minimum width of one hundred (100) feet at the ~~building line~~ ***right-of-way line*** and an area not less than twenty thousand (20,000) square feet.

Section 11. **SECTION 72.4 A-2 RESIDENCE DISTRICT** shall be amended as follows:

Intensity of Use: Except as herein provided in Article XVII, every lot or tract of land shall have a minimum width of eighty (80) feet at the ~~building line~~ ***right-of-way line*** and an area not less than fourteen thousand (14,000) square feet.

Section 12. **SECTION 76.4 B RESIDENCE DISTRICT** shall be added as follows:

Intensity of Use: Except as herein provided in Article XVII, every lot or tract of land shall have a minimum width of seventy (70) feet at the ~~building line~~ ***right-of-way line*** and an area not less than ten thousand five hundred (10,500) square feet.

Section 13. **SECTION 80.4 B-2 RESIDENCE DISTRICT** shall be amended as follows:

Intensity of Use: Except as herein provided in Article XVII, every lot or tract of land shall have a minimum width of sixty (60) feet at the ~~building line~~ ***right-of-way line*** and an area not less than seven thousand five hundred (7,500) square feet.

Section 14. **SECTION 84.4 C RESIDENCE DISTRICT** shall be amended as follows:

Intensity of Use: Except as herein provided in Article XVII, every lot or tract of land shall have a minimum width of fifty (50) feet at the ~~building line~~ *right-of-way line* and an area not less than six thousand (6,000) square feet.

Section 15. **SECTION 94.4-1 D RESIDENCE DISTRICT** shall be amended as follows:

Intensity of Use: Every lot or tract of land on which there is erected a single-family dwelling, shall have a minimum width of fifty (50) feet at the ~~building line~~ *right-of-way line* and an area not less than five thousand (5,000) square feet.

Section 16. **SECTION 94.4-2 D RESIDENCE DISTRICT** shall be amended as follows:

Intensity of Use: Every lot or tract of land on which there is erected a two-family dwelling or a multiple dwelling shall have a minimum width of fifty (50) feet at the ~~building line~~ *right-of-way line* and an area of not less than four thousand three hundred fifty-six (4,356) square feet per family, except that the area regulation shall not apply to dormitories, fraternities, or sororities where no cooking is done in individual rooms or apartments.

Section 17. It is hereby certified that all formal actions of the Board of Trustees of Symmes Township, Hamilton County, Ohio relating to the adoption of this Resolution were taken in an open meeting of the Board and that all deliberations of the Board were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 18. Upon majority vote does hereby dispense with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of this Resolution upon its first reading.

Section 19. This Resolution shall take effect and be enforced from and after the earliest period allowed by law.

ADOPTED NOVEMBER 14, 2023 – RESOLUTION G2023-110

Vote Record: MR. BECK _____ MR. BRYANT _____ MS. LEIS _____

BOARD OF TRUSTEES:

Philip J. Beck, President

Kenneth N. Bryant, Vice-President

Jodie L. Leis, Trustee

ATTEST:

Joseph C. Grossi, Fiscal Officer

APPROVED AS TO FORM:

Jeff Forbes, Law Director