

RESOLUTION G2024-43

RESOLUTION TO INITIATE TEXT AMENDMENTS TO SECTIONS 64.4, 68.4, 72.4, 76.4, 80.4, 84.4, 94.4-1, 94.4-2, 98.4-1, 98.4-2, 104.4-1, 104.4-2, 134.4 INTENSITY OF USE FOR RESIDENTIAL AND RIVERFRONT DISTRICTS AND THE ADDITION OF DEFINITIONS IN SECTION 31.3-124(A) AND 31.3-127(A) 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 change the location of where the frontage is measured for each lot to ensure that each lot has frontage on and access to a publicly improved street; and

WHEREAS, The Township Trustees hereby initiate the changes to the Zoning Resolution.

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 64.4, 68.4, 72.4, 76.4, 80.4, 84.4, 94.4-1, 94.4-2, 98.4-1, 98.4-2, 104.4-1, 104.4-2 and 134.4 Intensity of Use for Residential and Riverfront 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.

Section2. **SECTION 64.4 A-A RESIDENCE DISTRICT** shall be amended as follows:

Intensity of Use: Except as hereinafter provided in Article XVII, every lot or tract of land shall have a minimum *frontage*/width of one hundred fifty

(150) feet at the ~~building~~ ***right-of-way line of a publicly improved street*** and an area of not less than one (1) acre.

Section 3. SECTION 68.4 A RESIDENCE DISTRICT shall be amended as follows:

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

Section 4. SECTION 72.4 A-2 RESIDENCE DISTRICT shall be amended as follows:

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

Section 5. SECTION 76.4 B RESIDENCE DISTRICT shall be amended as follows:

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

Section 6. SECTION 80.4 B-2 RESIDENCE DISTRICT shall be amended as follows:

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

Section 7. SECTION 84.4 C RESIDENCE DISTRICT shall be amended as follows:

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

Section 8. SECTION 94.4 D RESIDENCE DISTRICT shall be amended as follows:

94.4-1 Every lot or tract of land on which there is erected a single-family dwelling, shall have a minimum *frontage*/width of fifty (50) feet at the ~~building~~*right-of-way line on a publicly improved street* and an area of not less than five thousand (5,000) square feet.

94.4-2 Every lot or tract of land on which there is erected a two-family dwelling or a multiple dwelling shall have a minimum *frontage*/width of fifty (50) feet at the ~~building~~*right-of-way line of a publicly improved street* 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.

Every lot on which there is erected a building for any other use permitted in the “D” Residence District shall have a minimum *frontage*/width of sixty (60) feet at the *right-of-way line of a publicly improved street* and a minimum area of ten thousand (10,000) square feet.

Section 9. **SECTION 98.4 O RESIDENCE DISTRICT** shall be amended as follows:

98.4-1 Every lot or tract of land on which there is erected a single-family dwelling, shall have a minimum *frontage*/width of fifty (50) feet at the ~~building~~*right-of-way line on a publicly improved street* and an area of not less than five thousand (5,000) square feet.

98.4-2 Every lot or tract of land on which there is erected a two-family dwelling or a multiple dwelling shall have a minimum *frontage*/width of fifty (50) feet at the ~~building~~*right-of-way line of a publicly improved street* 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.

Every lot on which there is erected a building for any other use permitted in the “O” Residence District shall have a minimum *frontage*/width of sixty (60) feet at the *right-of-way line of a publicly improved street* and a minimum area of ten thousand (10,000) square feet.

Section 10. **SECTION 104.4 E RESIDENCE DISTRICT** shall be amended as follows:

104.4-1 Every lot or tract of land on which there is erected a single-family dwelling, shall have a minimum *frontage*/width of fifty (50) feet at the ~~building~~*right-of-way line on a publicly improved street* and an area of not less than five thousand (5,000) square feet.

104.4-2 Every lot or tract of land on which there is erected a two-family dwelling or a multiple dwelling shall have a minimum *frontage*/width of fifty (50) feet at the ~~building~~ *right-of-way line of a publicly improved street* 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.

Every lot on which there is erected a building for any other use permitted in the “E” Residence District shall have a minimum *frontage*/width of sixty (60) feet at the *right-of-way line of a publicly improved street* and a minimum area of ten thousand (10,000) square feet.

Section 11. SECTION 134.4 H RIVERFRONT 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 *frontage*/width of one hundred (100) feet at the ~~building~~ *right-of-way line on a publicly improved street* and an area of not less than twenty thousand (20,000) square feet.

Section 12. SECTION 31.3-127(A) LOT FRONTAGE DEFINITION shall be added as follows:

- (a) *Lot frontage is the distance between the side lot lines measured at the point of a publicly improved street right-of-way line.*
- (b) *Lot frontage for panhandle lots shall be measured at the point of the building setback line.*

Section 13. SECTION 31.3-124 (A) LOT, CURVED STREET OR CUL-DE-SAC DEFINITION shall be added as follows:

- (a) *For a cul-de-sac lot a lot abutting a curved street, the front-yard setback shall follow the curve of the front property line.*
- (b) *Lots on a cul-de-sac, including panhandle lots, shall be required to have a minimum lot width of 20 feet measured at the right-of-way line of a publicly improved street.*
- (c) *On a cul-de-sac roadway, knuckle or eyebrow, the required 20-foot street frontage shall be required and measured at the street right-of-way on a publicly improved street on the curve of the cul-de-sac, knuckle, or eyebrow.*

Section 12. 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 13. 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 14. This Resolution shall take effect and be enforced from and after the earliest period allowed by law.

ADOPTED APRIL 2, 2024 – RESOLUTION G2024-43

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

BOARD OF TRUSTEES:

Jodie L. Leis, President

Kenneth N. Bryant, Vice-President

Philip J. Beck, Trustee

ATTEST:

Joseph C. Grossi, Fiscal Officer

APPROVED AS TO FORM:

Jeff Forbes, Law Director