



Zoning Commission

July 14, 2015

Agenda

1. Call to Order Public Hearing
 - a. Role Call: Jeff Stitt, Paul Houston, Karen Rebori, and Stan Shadwell
2. Pledge of Allegiance
3. Approval of Minutes
4. Status update on Z2014-003 Public Hearing (Bradbury & Locust Corner roads properties)
5. Status update on Z2014-004 Public Hearing (Pommert & Locust Lake roads properties)
6. Text Amendments – Locust Lake Subdivision (i.e. Palestine District), chapter 3722 of the ORC was renumbered to chapter 5119, and article 11.09 – change and/or to and.
7. Economic Development Committee
8. Next Meeting
9. Adjournment

Pommert Property



Article 4: Residential Zoning Districts and Use Regulations

4.01: General Purpose and Intent

The districts contained in this article are created to:

- A) Realize the general purpose set forth in Section 1.01 (Purpose) of this zoning resolution;
- B) Provide appropriately located areas for residential development that are consistent with Township policy and with standards of public health and safety established by this resolution and any other appropriate governmental body;
- C) Ensure adequate light, air, privacy and open space for each dwelling;
- D) Protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other significant adverse environmental effects;
- E) Develop new housing where adequate public services can be provided economically; and
- F) Provide high-quality residential neighborhood environments.

4.02: Specific Purpose Statements

A) Single-Family Residential District (SFR)

The Single-Family Residential District (SFR) is intended to serve as the primary single-family residential housing district in Pierce Township. This district provides for suburban density developments when developments have access to sewer while also providing for reasonable, low-density development in the rural areas of the Township.

B) Two-Family Residential District (TFR)

The Two-Family Residential District (TFR) is intended to provide for a mixture of single-family and two-family residential housing options at a suburban density consistent with the character of Pierce Township.

C) Multi-Family Residential District (MFR)

The Multi-Family Residential District (MFR) is intended to provide for multi-family dwelling residential housing types at a moderate density. Housing units in this district may include all types of attached housing including apartment buildings or complexes.

D) Transitional Residential District (TR)

The Transitional Residential District (TR) is intended to provide for a diversity of housing and lot types within Pierce Township and to create a transitional land use between adjacent municipalities and the surrounding rural character areas of Pierce Township.

E) Palestine District (P)

The Palestine District (P) is intended to protect the Palestine Street neighborhood and allow for reasonable development of residential, resort, and recreational uses.

F) Manufactured Housing District (MH)

The Manufactured Housing District (MH) is intended to provide for the placement of house mobile homes and other forms of manufactured housing as provided for over the history of Pierce Township Zoning. As of the effective date of this resolution, the “MH” District is hereby established as an obsolete zoning district which is maintained only for the protection of properties zoned as “MH” as of the effective date of the Resolution. No additional properties may be rezoned to “MH” after the effective date of this resolution.

4.03: Special Applicability Standards for the TR District

- A) The TR District may only be applied to lots or parcels that lie partially or fully within 500 feet of a municipal corporation boundary.
- B) If a municipal boundary changes, the boundary of the TR District shall not automatically change. The expansion of the TR District shall only occur through a zoning map amendment initiated by a property owner, the Zoning Commission, or the Board of Trustees, in accordance with Section 3.06 (Zoning Text and Map Amendments).

4.04: Permitted Uses

Table 4.04-1 sets forth the uses allowed within the residential zoning districts. The abbreviations used in the table are described as follows:

A) Permitted Uses

A “P” in a cell indicates that a use category is allowed by-right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this resolution, including, but not limited to provisions in Articles 6 (Measurements and Site Development Standards) through Article 12 (Sign Regulations).

B) Permitted Uses with Conditions

- 1) A “PC” in a cell indicates that a use category is allowed by-right in the respective zoning district if it meets the additional standards set forth in the numerically referenced sections. Permitted uses with conditions are subject to all other applicable regulations of this resolution, including, but not limited to provisions in Articles 6 (Measurements and Site Development Standards) through Article 12 (Sign Regulations).
- 2) Uses permitted with conditions under this category are approved administratively by the Zoning Inspector with the exception of conservations subdivisions which are reviewed by the Zoning Commission pursuant to 4.06 (Conservation Subdivisions).

C) Prohibited Uses

A blank and/or shaded cell indicates that a use is prohibited in the respective zoning district.

D) Numerical References

The numbers contained in the “Additional Regulations” column are references to additional standards and requirements that apply to the use type listed. Standards referenced in the “Additional Regulations” column apply in all zoning districts unless otherwise expressly stated.

E) Unlisted Uses

- 1) Where there is a proposed use that is not currently listed in Table 4.04-1 or Table 5.04-1 of this resolution, the BZA may review the use to determine the appropriate classification for the use based on the criteria for each zoning district listed in the table.

TABLE 6.05-1: RESIDENTIAL SITE DEVELOPMENT STANDARDS						
Standards		Zoning Districts				
		SFR	TFR	MFR	TR	P
Minimum Lot Area and Maximum Density (Square Feet)						
Minimum Lot Area (Square Feet)	Single-Family	20,000	20,000	20,000	7,000	8,000
	Two-Family	N/A	30,000	30,000	7,000	N/A
	Multi-Family	N/A	N/A	36,000 for the first 6 units + 3,000 for each additional unit	7,000	N/A
	Other Uses	If not established in the use-specific regulations, the minimum requirements shall be as established for single-family uses.				
Maximum Density		N/A	N/A	8 units per acre	N/A	N/A
Minimum Lot Width and Street Frontage (Feet)						
Minimum Lot Width at Building Line (Feet)	Single-Family	100	85	85	38	60
	Two-Family	N/A	100	100	38	N/A
	Multi-Family	N/A	N/A	110	38	N/A
	Other Uses	As established for single-family uses.				
Minimum Street Frontage		25	25	25	25	25
Yards and Setbacks (Feet)						
Front Yard Setback		50 [1]	50 [1]	50 [1]	25 from Township roads and 35 from County or State roads	20 from edge of pavement [2]
Side Yard Setback (On Each Side) [3]		15	15	15	5	15 total with minimum of 5 on one side
Rear Yard Setback		40	40	40	30	30
Maximum Building Height (Feet)						
Principal Building		35	35	45	35	35 from Base Flood Elevation
Minimum Floor Area (Square Feet)						
Minimum Floor Area (Square Feet)		1,600 [4]	1,600 per unit [4]	800 per unit	1,600 per unit [4]	1,600 [4]

TABLE 6.05-1: RESIDENTIAL SITE DEVELOPMENT STANDARDS					
Standards	Zoning Districts				
	SFR	TFR	MFR	TR	P
NOTES:					
[1] All front yard setbacks shall be measured from the right-of-way. Where no recorded right-of-way beyond the paved area of the street or highway exists, then the front yard setback shall be measured from the centerline of the existing paved area and shall be the distance of not less than 65 feet from the centerline; providing, however, no front yard depth shall be required to exceed the average depths of the existing front yards on the lots adjacent on each side, if each of such lots is within the same block and within 100 feet of the subject lot.					
[2] Any construction within a public right-of-way shall require approval from the Clermont County Engineer.					
[3] Side yard setback requirements shall be for each side yard unless otherwise noted.					
[4] 200 square feet of garage area can be used toward the minimum floor area requirement.					

6.06: Site Development Standards for Nonresidential Districts

- A) All buildings and lots shall meet the minimum site development standards set forth in Table 6.06-1 unless otherwise specified in use-specific regulations.
- B) Multiple uses and structures may be located on a single lot in a nonresidential district.
- C) There shall be a minimum lot area requirement of 20,000 square feet for all uses.
- D) All setback areas, excluding driveways, shall be landscaped with grass and landscaping.

TABLE 6.06-1: NONRESIDENTIAL SITE DEVELOPMENT STANDARDS				
Standards	Zoning Districts			
	NB	GB	I	RR
Yards and Setbacks (Feet)				
Front Yard Setback (Feet)	40 [1]	40 [1]	60 [1]	200[1]
Side Yard Setback (Feet) (On Each Side)	15	15	10	200
Rear Yard Setback (Feet)	40	40	30	200
Maximum Building Height (Feet)				
Principal Building (Feet)	35	45	75 [2]	35
NOTES:				
[1] All front yard setbacks shall be measured from the right-of-way. Where no recorded right-of-way beyond the paved area of the street or highway exists, then the front yard setback shall be measured from the centerline of the existing paved area and shall be the distance of not less than 65 feet from the centerline (NB, GB, or RR districts) or 85 feet from the centerline (I district); providing, however, no front yard depth shall be required to exceed the average depths of the existing front yards on the lots adjacent on each side, if each of such lots is within the same block and within 100 feet of the subject lot.				
[2] There shall be an additional front, side, and rear yard setback of one foot for each additional two feet in building height above 45 feet.				

Locust Lake Subdivision



Locust Lake Subdivision



Text Amendments

11.09: Location of Camping Trailer and/or camper:

One trailer and/or boat per family may be parked in any district providing it is parked in the side or rear yard; and providing that no living quarters shall be maintained or any business conducted while such trailer is parked or stored. A camping trailer and/or boat is not to be parked any closer than five feet to any property line, and the definition of a side yard is considered as that portion of the lot located behind a line tangent to the front of the dwelling.

Adult Family Home

A residence or facility, as defined and regulated in Chapter 3722 of the Ohio Revised Code, which provides accommodations for three to five unrelated adults and provides supervision and personal care services to at least three of the unrelated adults.

Adult Group Home

A residence or facility, as defined and regulating in Chapter 3722 of the Ohio Revised Code, which provides accommodations for six to 16 unrelated adults and provides supervision and personal care services to at least three of the unrelated adults.