



CLERMONT COUNTY OHIO

PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MARCH 28, 2023

CASE NO. ZT-2023-01

REPORT DATE: 2023-03-29

APPLICANT:

Ohio Township Zoning Commission
2877 Mt. Pisgah Road
New Richmond, Ohio 45157

REQUEST:

The proposed text amendment to the Ohio Township Zoning Resolution would modify the Schedule of Dimensions of Area Regulations contained at the end of Article IV (no specific section number of designation). The modifications have been reviewed and recommended by the Ohio Township Planning Zoning Commission and are intended to provide significant benefits to the Township and its residents.

CONTENTS OF REPORT:

Attachment A: Meeting Minutes
Attachment B: Meeting Attendance

PROPOSAL BACKGROUND:

On March 7, 2023, the Ohio Township Zoning Commission voted to forward the Ohio Township Zoning Text Amendment Case ZT-2023-01 to the Clermont County Planning Commission for recommendation as required by ORC Section 519.12. The proposed changes to the Ohio Township Zoning Resolution aim to modify the Schedule of Dimensions of Area Regulations found in Article IV.

The amendment seeks to alter the setback requirement in the Park "P" District from a 35-foot setback on all sides (front yard depth, side yard depth, and rear yard depth) to a 5-foot setback on all sides exclusively for private campground use.

Schedule of Dimensions of Area Regulations							
	Max. Height of Buildings	Min. Lot Area	Max. % of Lot Area (Coverage)	Min. Lot Width at Building Line	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback
District (P)	35 Ft.	20,000	10%	0	35 5	35 5	35 5

The need for this amendment came to light during public feedback from property owners after the Lazy Days campground was rezoned from Business to Park in January 2023. Some property owners argued that a 35-foot setback would significantly reduce the usable space on the lots in Lazy Days. The majority of the lots in Lazy Days are 0.5 acres with dimensions of approximately 100X205 (20,500 sq. feet), and a 35-foot setback on all sides would reduce the buildable lot area to 30X135 (4,050 sq. feet). As a result, the Township Trustees referred the setback issue to the Zoning Commission to review and provide a recommendation during their January 9, 2023 meeting.

STAFF ANALYSIS:

The proposed request to decrease the Front, Side, and Rear property setback minimums from 35 feet to 5 feet is being reviewed in line with efforts to safeguard public health and safety and the provisions set forth in Section 519.12 of the Ohio Revised Code. However, staff analysis shows that the proposed request may be excessive and negatively impact the community.

Staff strongly recommends that the Township reconsider amending only the Side Yard Setback to 5 feet. This is a common requested setback in Planned Unit Developments that were previously approved by the Clermont County Planning Commission. Staff’s concerns for reducing the front and rear yard setback are based on professional experience through the subdivision approval process.

Properties with a 5 feet minimum front and rear yard setback can have several negative impacts on the community and neighboring properties. These include reduced curb appeal, limited outdoor space, increased noise levels, safety concerns, and difficulty in parking vehicles. In general, setbacks should be established at a distance that provides a safe and comfortable buffer zone between buildings and property lines.

Therefore, it is recommended that the proposed request to decrease the Front, Side, and Rear property setback minimums to 5 feet be reconsidered in order to protect the safety, health, and welfare of the community.

STAFF RECOMMENDATION:

Based on the staff analysis in the following report, the following motion is recommended, APPROVAL WITH CONDITIONS of Ohio Township Case ZT-2023-01 as initiated by the Ohio Township Zoning Commission with the following conditions:

1. The Schedule of Dimensions of Area Regulations contained at the end of Article IV can be modified to allow for a reduction in the Side Yard setback from 35 feet to 5-10 feet.

Schedule of Dimensions of Area Regulations							
	Max. Height of Buildings	Min. Lot Area	Max. % of Lot Area (Coverage)	Min. Lot Width at Building Line	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback
District (P)	35 Ft.	20,000	10%	0	35	35 5-10	35