

RECORD OF RESOLUTIONS

Resolution No. 5130 Passed October 24, 2018

CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO

A RESOLUTION TO INITIATE EXHIBIT 2018-1, AN AMENDMENT THAT REFINES STANDARDS FOR MINIMUM LOT SIZES FOR CHAPTER 5.5 OPEN SPACE RURAL RESIDENCE ZONE "OSR-1", CHAPTER 5.75 RESIDENCE ZONE "R-1", CHAPTER 6 TOWNSHIP RESIDENCE ZONE "TR-1", CHAPTER 6.5 SUBURBAN RESIDENCE ZONE "SR-1", CHAPTER 7 RESIDENCE ZONE "R-1A", CHAPTER 7.5 RESIDENCE ZONE "R-2", CHAPTER 8 RESIDENCE ZONE "R-3", CHAPTER 11 LIGHT INDUSTRY "M-1" REGULATIONS, CHAPTER 12 HEAVY INDUSTRY "M-2" REGULATIONS FOR THE CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, ZONING CODE

WHEREAS, amendments to the Clearcreek Township, Warren County, Ohio, Zoning Code may be initiated by passage of a Resolution therefore by the Board of Clearcreek Township Trustees:

NOW THEREFORE BE IT RESOLVED by the Board of Clearcreek Township Trustees that the statutory process to amend the text of the Clearcreek Township, Warren County, Ohio, Zoning Code be initiated for the purpose of refining standards for minimum lot sizes for Chapters: 5.5, 5.75, 6, 6.5, 7, 7.5, 8, 11 and 12 as identified in **EXHIBIT "2018-1"** attached herewith and deemed a part of this Resolution as if fully rewritten herein.

Mr. MUTERSPAW moved to adopt the foregoing Resolution. Mr. GABBARD seconded the motion and upon the call of the roll the following vote resulted:

- Mr. Wade - YEA
- Mr. Gabbard - YEA
- Mr. Muterspaw - YEA

Resolution adopted at a regular public meeting conducted October 24, 2018.

THE BOARD OF
CLEARCREEK TOWNSHIP TRUSTEES

Law Director Bryan Pacheco
Approved as to form

[Signature]

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AMEND: SEC. 5.55(A) Every lot or tract, except Open Space Dedication Option Development (OSDOD) proposed as building sites that are not connected to a central sanitary sewage system and are otherwise approved by the Warren County Combined Health District And/Or The Ohio Environmental Protection Agency for individual onsite wastewater disposal system shall contain not less than two (2) acres exclusive of: any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements IN EXCESS OF THE MINIMUM SIZE(S) ESTABLISHED BY THE WARREN COUNTY SUBDIVISION REGULATIONS FOR A PLAT, high pressure gas pipeline easements, and railroad easements.

AMEND: SEC. 5.55(B)(9): Minimum lot size shall be one (1) acre exclusive of: any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements IN EXCESS OF THE MINIMUM SIZE(S) ESTABLISHED BY THE WARREN COUNTY SUBDIVISION REGULATIONS FOR A PLAT, high pressure gas pipeline easements, and railroad easements.

AMEND: SEC. 5.755(A): Lots or parcels proposed as building sites that are connected to a central sanitary sewage system approved by the Warren County Sanitary Engineer and the Ohio Environmental Protection Agency shall contain not less than one half (1/2) acre exclusive of: any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements IN EXCESS OF THE MINIMUM SIZE(S) ESTABLISHED BY THE WARREN COUNTY SUBDIVISION REGULATIONS FOR A PLAT, high pressure gas pipeline easements and railroad easements.

AMEND: SEC. 5.755(B): Lots or parcels proposed as building sites that are not connected to a central sanitary sewage system and are otherwise approved by the Warren County Combined Health District and/or the Ohio Environmental Protection Agency for individual onsite wastewater disposal system shall contain not less than one (1) acre exclusive of: any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements IN EXCESS OF THE MINIMUM SIZE(S) ESTABLISHED BY THE WARREN COUNTY SUBDIVISION REGULATIONS FOR A PLAT, high pressure gas pipeline easements, and railroad easements.

AMEND: SEC. 6.05(A): Lots or parcels proposed as building sites that are not connected to a central sanitary sewage system and are otherwise approved by the Warren County Combined Health District and/or the Ohio environmental protection agency for individual onsite wastewater disposal system shall contain not less than one and one half (1 ½) acres exclusive of: any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements IN EXCESS OF THE MINIMUM SIZE(S) ESTABLISHED BY THE WARREN COUNTY SUBDIVISION REGULATIONS FOR A PLAT, high pressure gas pipeline easements, and railroad easements.

AMEND: SEC. 6.55(A): Lots or parcels proposed as building sites that are connected to a central sanitary sewage system approved by the Warren County Sanitary Engineer And The Ohio Environmental Protection Agency shall contain not less than one half (1/2) acre exclusive of: any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements IN EXCESS OF THE MINIMUM SIZE(S) ESTABLISHED BY THE WARREN COUNTY SUBDIVISION REGULATIONS FOR A PLAT, high pressure gas pipeline easements and railroad easements.

AMEND: SEC. 6.55(B): Lots or parcels proposed as building sites that are not connected to a central sanitary sewage system and are otherwise approved by the Warren County Combined Health District And/Or The Ohio Environmental Protection Agency for individual onsite wastewater disposal system shall contain not less than one (1) acre exclusive of: any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements IN EXCESS OF THE MINIMUM SIZE(S) ESTABLISHED BY THE WARREN COUNTY SUBDIVISION REGULATIONS FOR A PLAT, high pressure gas pipeline easements, and railroad easements.

AMEND: SEC. 7.05: Intensity of use: Every lot or parcel of land shall have a minimum continuous frontage and width of not less than eighty (80) feet at any point, except on a cul-de-sac, in which case a lot shall have a continuous minimum frontage and width of at least forty (40) feet, a minimum width of eighty (80) feet at the building line and a minimum area of fourteen thousand (14,000) square feet exclusive of any road or street right-of-way as shown in the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements IN EXCESS OF THE MINIMUM SIZE(S) ESTABLISHED BY THE WARREN COUNTY SUBDIVISION REGULATIONS FOR A PLAT, high pressure gas pipeline easements and railroad easements

AMEND: SEC. 7.55(A)(2): An area of not less than ten thousand (10,000) square feet exclusive of any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements IN EXCESS OF THE MINIMUM SIZE(S) ESTABLISHED BY THE WARREN COUNTY SUBDIVISION REGULATIONS FOR A PLAT, high pressure gas pipeline easements and railroad easements.

AMEND: SEC. 7.55(B)(2): An area of not less than twelve thousand (12,000) square feet exclusive of any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements IN EXCESS OF THE MINIMUM SIZE(S) ESTABLISHED BY THE WARREN COUNTY SUBDIVISION REGULATIONS FOR A PLAT, high pressure gas pipeline easements and railroad easements.

AMEND: SEC. 7.55(C)(2): An area of not less than six thousand (6,000) square feet exclusive of any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements IN EXCESS OF THE MINIMUM SIZE(S) ESTABLISHED BY THE WARREN COUNTY SUBDIVISION REGULATIONS FOR A PLAT, high pressure gas pipeline easements and railroad easements.

AMEND: SEC. 8.05(A): For two family dwellings, every lot or parcel of land shall have a minimum continuous width and frontage of ninety (90) feet at any point, except on a cul-de-sac, in which case it shall have a minimum continuous width and frontage at any point of at least forty-five (45) feet and a minimum width of ninety (90) feet at the building setback line; and a minimum area of ten thousand (10,000) square feet: exclusive of any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements IN EXCESS OF THE MINIMUM SIZE(S) ESTABLISHED BY THE WARREN COUNTY SUBDIVISION REGULATIONS FOR A PLAT, high pressure gas pipeline easements and railroad easements.

AMEND: SEC. 8.05(B): For multiple family dwellings, every lot or parcel of land shall have a minimum continuous width and frontage of one hundred (100) feet at any point, except on a cul-de-sac, in which case it shall have minimum continuous width and frontage at any point of at least fifty (50) feet and a minimum width of one hundred (100) feet at the building setback line; and a minimum area of twelve thousand (12,000) square feet, plus an additional area of twenty five hundred (2,500) square feet for each family over (2): exclusive of any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements IN EXCESS OF THE MINIMUM SIZE(S) ESTABLISHED BY THE WARREN COUNTY SUBDIVISION REGULATIONS FOR A PLAT, high pressure gas pipeline easements and railroad easements.

AMEND: SEC. 11.05: Minimum lot size: one (1) acre: exclusive of any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements IN EXCESS OF THE MINIMUM SIZE(S) ESTABLISHED BY THE WARREN COUNTY SUBDIVISION REGULATIONS FOR A PLAT, high pressure gas pipeline easements and railroad easements.

AMEND: SEC. 12.06(C): Minimum lot size: one (1) acre: exclusive of any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements IN EXCESS OF THE MINIMUM SIZE(S) ESTABLISHED BY THE WARREN COUNTY SUBDIVISION REGULATIONS FOR A PLAT, high pressure gas pipeline easements and railroad easements.