

RESOLUTION 5332
CLEARCREEK TOWNSHIP TRUSTEES
Warren County, Ohio
September 27, 2021

A RESOLUTION TO INITIATE EXHIBIT 2021-1, AN AMENDMENT THAT REFINES THE REGULATIONS FOR DEPTH TO LOT RATIOS FOR LOTS AND UPDATES SIDE YARD SETBACKS FOR THE CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, ZONING CODE, AND DISPENSING WITH THE SECOND READING

WHEREAS, amendments to the Clearcreek Township, Warren County, Ohio, Zoning Code may be initiated by passage of a Resolution 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 Chapters: 5.5, 5.75, 6, 6.5, 7, 7.5, and 8 as identified in **EXHIBIT "2021-1"** attached herewith and deemed a part of this Resolution as if fully rewritten herein; and


BE IT FURTHER RESOLVED, by the Board of Clearcreek Township Trustees 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.


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

Mr. Wade	- <u>YEA</u>
Mr. Gabbard	- <u>YEA</u>
Mr. Muterspaw	-

Resolution adopted at a regular public meeting conducted September 27, 2021.

**THE BOARD OF
CLEARCREEK TOWNSHIP TRUSTEES**





**Law Director Bryan Pacheco
Approved as to form**



AMEND: CHAPTER 5.5, OPEN SPACE RURAL RESIDENCE “OSR-1” REGULATIONS,

SEC. 5.54 PRINCIPAL STRUCTURE, REQUIRED YARDS FOR LOTS EXCEPT PANHANDLE LOTS:

- C. Side yard: There shall be a side yard of twenty-five (25) feet minimum on each side, EXCEPT FOR OPEN SPACE DEDICATION OPTION DEVELOPMENT (OSDOD) LOTS WHICH SHALL HAVE A MINIMUM SIDE YARD OF TEN (10) FEET ON EACH SIDE. ~~except for lots with more than one (1) front yard, in which case the minimum side yard shall be twenty-five (25) feet on the side, if any, not fronting on a street.~~

ADD: CHAPTER 5.5, OPEN SPACE RURAL RESIDENCE “OSR-1” REGULATIONS, INTENSITY OF USE:

SEC. 5.55 C. THE MAXIMUM LOT DEPTH TO WIDTH RATIO SHALL BE 5:1. THIS REQUIREMENT APPLIES TO LOTS LESS THAN FIVE ACRES IN SIZE. PANHANDLES LOTS REGARDLESS OF SIZE ARE EXEMPT.

ADD: CHAPTER 5.75, RESIDENCE “R-1” REGULATIONS, INTENSITY OF USE:

SEC. 5.755 D. THE MAXIMUM LOT DEPTH TO WIDTH RATIO SHALL BE 5:1. THIS REQUIREMENT APPLIES TO LOTS LESS THAN FIVE ACRES IN SIZE. PANHANDLES LOTS REGARDLESS OF SIZE ARE EXEMPT.

ADD: CHAPTER 6, TOWNSHIP RESIDENCE “TR-1” REGULATIONS, INTENSITY OF USE:

SEC. 6.05 B. THE MAXIMUM LOT DEPTH TO WIDTH RATIO SHALL BE 5:1. THIS REQUIREMENT APPLIES TO LOTS LESS THAN FIVE ACRES IN SIZE. PANHANDLES LOTS REGARDLESS OF SIZE ARE EXEMPT.

ADD: CHAPTER 6.5, SUBURBAN RESIDENCE “SR-1” REGULATIONS, INTENSITY OF USE:

SEC. 6.55 C. THE MAXIMUM LOT DEPTH TO WIDTH RATIO SHALL BE 5:1. THIS REQUIREMENT APPLIES TO LOTS LESS THAN FIVE ACRES IN SIZE. PANHANDLES LOTS REGARDLESS OF SIZE ARE EXEMPT.

ADD: CHAPTER 7, RESIDENCE “R-1A” REGULATIONS, INTENSITY OF USE:

SEC. 7.05 A. THE MAXIMUM LOT DEPTH TO WIDTH RATIO SHALL BE 4:1. THIS REQUIREMENT APPLIES TO LOTS LESS THAN FIVE ACRES IN SIZE. PANHANDLES LOTS REGARDLESS OF SIZE ARE EXEMPT.

ADD: CHAPTER 7.5, RESIDENCE “R-2” REGULATIONS, INTENSITY OF USE:

SEC. 7.55 D. THE MAXIMUM LOT DEPTH TO WIDTH RATIO SHALL BE 4:1. THIS REQUIREMENT APPLIES TO LOTS LESS THAN FIVE ACRES IN SIZE. PANHANDLES LOTS REGARDLESS OF SIZE ARE EXEMPT.

ADD: CHAPTER 8, RESIDENCE “R-3” REGULATIONS, INTENSITY OF USE:

SEC. 8.05 D. THE MAXIMUM LOT DEPTH TO WIDTH RATIO SHALL BE 4:1. THIS REQUIREMENT APPLIES TO LOTS LESS THAN FIVE ACRES IN SIZE. PANHANDLES LOTS REGARDLESS OF SIZE ARE EXEMPT.