

RESOLUTION NO. 25-07

**RESOLUTION INITIATING TEXT AMENDMENTS**  
**TO THE TOWNSHIP ZONING RESOLUTION TO MODIFY RESTRICTIONS ON**  
**STORAGE OF RECREATIONAL VEHICLES AND EQUIPMENT AND**  
**TO ESTABLISH IMPERVIOUS SURFACE AREA LIMITATIONS**

Whereas, under O.R.C. Section 519.12 (A), the Board of Trustees may initiate changes to its Zoning Resolution, in accordance with the procedures set forth therein; and

Whereas, the Board of Trustees desires to conserve and protect property and property values, to secure the most appropriate use of land within Colerain Township, and to facilitate the reasonable improvement, development, and enjoyment of said land, all in accordance with the Colerain Township Comprehensive Plan adopted by the Board of Trustees on April 12, 2005; and

Whereas, the Board of Trustees, by Resolution No. 33-06, on July 19, 2006, adopted a comprehensive revision to the Colerain Township Zoning Resolution; and

Whereas, the Zoning Resolution, in Article 13.6, contains restrictions on storage of recreational vehicles and equipment, and in Article 13.3 contains regulations on off-street residential parking places; and

Whereas, the Board of Trustees finds and determines that such restrictions and regulations should be modified to permit the storage of recreational vehicles as set forth herein; and

Whereas, the Board of Trustees finds and determines that the adoption of such modifications to the Colerain Township Zoning Resolution is in keeping with good land use planning and is in the interest of the public health, safety, public convenience, comfort, prosperity, and general welfare.

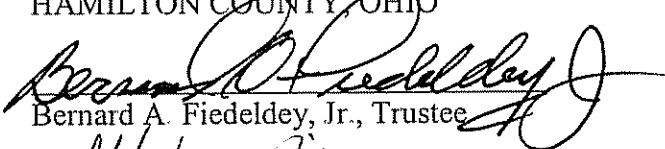
Now, therefore, be it RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, that:

1. The Board of Trustees does hereby initiate the amendment of the Article 13.3.3 of the Colerain Township Zoning Resolution adopted August 19, 2006, by deleting said article in its entirety, and replacing it with a revised Article 13.6 attached hereto as Exhibit A; and
2. The Board of Trustees does hereby initiate the amendment of the Article 13.6 of the Colerain Township Zoning Resolution adopted August 19, 2006, by deleting said article in its entirety, and replacing it with a revised Article 13.6 attached hereto as Exhibit B; and
3. The Board of Trustees does hereby initiate the amendment of the Article 16.2 of the Colerain Township Zoning Resolution adopted August 19, 2006, by adding the definition of "carport" at definition number 33, as set out in Exhibit C, and renumbering the definitions in the remainder of that article; and

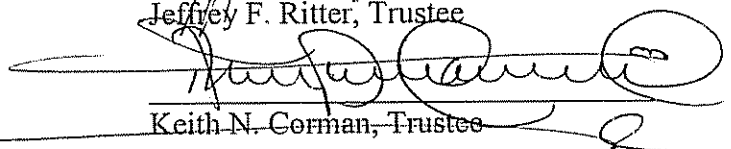
4. The Board of Trustees hereby certifies this proposed amendment to the Colerain Township Zoning Commission, to be considered in the time and manner as prescribed in the procedures set out in O.R.C. Section 519.12.

Adopted this 12<sup>TH</sup> day of June, 2007, in regular session.

BOARD OF TRUSTEES  
COLERAIN TOWNSHIP,  
HAMILTON COUNTY, OHIO

  
Bernard A. Fiedeldej, Jr., Trustee

  
Jeffrey F. Ritter, Trustee

  
Keith N. Corman, Trustee

#### CERTIFICATE OF ADOPTION

This resolution was adopted at a Regular Meeting of the Board of Township Trustees of Colerain Township, Ohio, in session the 12<sup>th</sup> day of June, 2007, by the following vote of the members of the Board:

Mr. Corman AYE

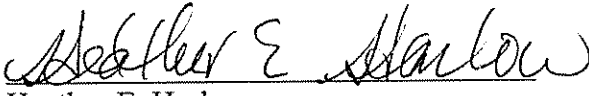
Mr. Fiedeldej AYE

Mr. Ritter AYE

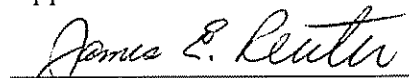
#### CERTIFICATION

The Township Fiscal Officer of Colerain Township, Hamilton County, Ohio, hereby certifies that the foregoing is a true copy of a Resolution duly adopted at a Special Meeting of the Board of Trustees of said Township on the 12<sup>TH</sup> day of June, 2007, together with a true record of the roll call vote thereon, and said Resolution has been duly entered upon the Journal of said Township.

Witness my hand on this 12<sup>TH</sup> day of June, 2007.

  
Heather E. Harlow  
Fiscal Officer

Approved as to form:

A handwritten signature in cursive script, reading "James E. Reuter", is written over a horizontal line.

James E. Reuter  
3025 W. Galbraith Road  
Cincinnati, Ohio 45239-4222  
(513) 521 - 8400  
Attorney for Board of Trustees

## EXHIBIT A

[COLERAIN TOWNSHIP ZONING RESOLUTION AMENDED ARTICLE 13.3.3 ]

### 13.3.3 Location of Off-Street Residential Parking Spaces

- (A) For any residential use or parcel, off-street parking shall be prohibited in the front yard with the exception of driveways providing access from the street to the parking area.
- (B) Within 10 feet of the right-of-way, the maximum width of the driveway shall be 24 feet
- (C) The maximum impervious surface coverage in the front yard on residential parcels with a width of 70 feet or greater, and on panhandle lots, is 35%. On lots with a width of 50 – 70 feet, the maximum impervious surface coverage in the front yard is 40%. On irregular shaped lots with reduced frontage at the end of a cul-de-sac, the maximum impervious surface coverage in the front yard is 50%.

## EXHIBIT B

### [COLERAIN TOWNSHIP ZONING RESOLUTION AMENDED ARTICLE 13.6 ]

## 13.6 Parking and Storage of Recreational Vehicles and Equipment in Residential Districts

Outside parking or storage of recreational vehicles and equipment in residential districts is subject to all of the following provisions:

- 13.6.1 Vehicles or equipment stored or parked on a trailer intended for road transportation of the recreational vehicle shall be deemed to be one recreational vehicle. (For example, a boat on its trailer shall be deemed one recreational vehicle).
- 13.6.2 No recreational vehicle shall be occupied for the purpose of habitation, living, housekeeping, business, or home occupation purposes.
- 13.6.3 No recreational vehicle shall be stored in any residential district, except on a single family lot in which the owner of the recreational vehicle has an ownership interest, or an interest as a lessee or tenant.
- 13.6.4 On lots of less than one acre, one recreational vehicle may be parked or stored outside. On lots of one acre or more, two recreational vehicles may be parked or stored outside.
- 13.6.5 Recreational vehicles which are stored outside shall be stored not closer than the following distances from the side and rear lot lines:
  - (A) In the R-6 and R-5 Districts: 5 feet
  - (B) In the R-4 District: 10 feet
  - (C) In the R-3 District: 20 feet
  - (D) in the R-1 and R-2 Districts: 25 feet
- 13.6.6 There shall be no maximum number of recreational vehicles that may be stored in enclosed garages or accessory structures; however, all such structures shall be subject to all other applicable standards of this Resolution.
- 13.6.7 The recreational vehicle shall be maintained and be in good condition and safe for effective performance of the function for which it is intended. The exterior of the vehicle shall be intact.
- 13.6.8 Recreational vehicles designed for street use or street transport shall be roadworthy.
- 13.6.9 Recreational vehicles that require a license, registration, or permit, shall be properly licensed, registered, and shall display the required permit. Recreational vehicles are subject to the Colerain Township Junk Vehicle Resolution

- 13.6.10 All recreational vehicles shall be parked or stored on a paved surface. The parking areas for recreational vehicles shall be clean and free of weeds.
- 13.6.11 A recreational vehicle which fits entirely within a carport shall be deemed to be parked outside, but shall not be deemed to be parked in the front or side yard. Such recreational vehicle shall be subject to the Colerain Township Junk Vehicle Resolution.
- 13.6.12 Recreational vehicles shall be parked or stored in the rear yard whenever possible. However, if a recreational vehicle cannot be parked or stored in the side or rear yard because of insufficient side yard width for transit of the recreational vehicle, or other physical or topographic condition which renders rear yard storage impossible, said recreational vehicle may be parked or stored in the front or side yard in residential districts, subject to the following additional terms:
- (A) From May 1<sup>st</sup> through September 30th, recreational vehicles which do not exceed 25 feet in length may be parked or stored in the front or side yard of any lot. The length of the recreational vehicle shall not include any part of the trailer used for transport which extends out from under the recreational vehicle, and the length of any camper shall not include the towing tongue.
- (B) From October 1<sup>st</sup> to April 30th, one recreational vehicle may be temporarily parked in the front yard for not more than 5 days in a single month for the purpose of loading or unloading the vehicle.
- (C) Recreational vehicles parked or stored in the front or side yard shall be on the driveway of the residence. No part of any recreational vehicle, including its trailer, shall be closer than five (5) feet from the sidewalk or public right of way.

EXHIBIT C

[COLERAIN TOWNSHIP ZONING RESOLUTION AMENDED ARTICLE 16.2 ]

- (33) **Carport** shall mean an area attached to the residential structure, under the roof of the residential structure, and open on not more than three sides, intended and used primarily for the storage of motor vehicles and recreational vehicles.