Colerain Township
Hamilton County Regional Planning Commission
November 4, 2010

Project: Text Amendment
Case No.: ZA2010-04
Prepared By: Susan H. Roschke
Action Requested: Zoning Text Amendment
Proposal: Addition to Article 8 regarding vendor markets
Applicant: Colerain Township Board of Trustees
PURPOSE:
To improve development regulations in Colerain Township by:

- Amending Section 8.4, Business Use-Specific Regulations, to provide for the location of multiple transient vendors at a single location.

PROPOSAL:
On September 21, 2010, the Colerain Township Zoning Commission initiated a text amendment to modify a section of the Colerain Township Zoning Resolution to control the location of multiple transient vendors at a single property in a B-1 or B-2 business district. Following is an analysis of the proposed modifications (see attached full text of amendment in context).

ANALYSIS:
The Township has had a number of instances of transient vendors, with and without the required licenses, locating on vacant or underutilized commercial sites. Some of these have had negative impacts on traffic and parking. Temporary signage and health complaints have also resulted.

Currently, Colerain Township requires transient vendors to register and pay a permit fee prior to operating in the Township. The Police Department reviews and issues these permits. Written permission of the property owner is required for the vendor to set up on any property in the Township.

In adding these regulations, the Township seeks to permit small business vendor activity while maintaining safe and inviting business districts throughout the Township.

A variety of similar codes, including farmers market regulations, were reviewed in the course of developing the proposed changes.

Table 8.2
Add a line to Table 8.2 for “Vendor Markets,” with a “P” in columns B-1 and B-2 to denote that vendor markets are permitted with specified conditions. “Section 8.4.13” would be added to the Additional Regulations column.

Section 8.4.13 (New Sub-Section)
Wherever two or more transient vendors wish to locate on the same site, it would be considered a “vendor market” and would require a Zoning Certificate and adherence to this Section.

8.4.13(A) - market location may be indoors, outdoors, or both.

8.4.13(B) - Individual Transient Vendor Permits and any other product-specific licenses are also required.

8.4.13(C) - specifies the application, site layout, parking, access, and display requirements.

8.4.13(D) and (E) - specify the types of products which may be sold and which are prohibited.

8.4.13(F) - notes that pets are not permitted.

8.4.13(G) - requires prices of items for sale to be clearly displayed.

8.4.13(H) - permits sale of soft drinks and prohibits sale of alcoholic beverages for consumption on the site.

8.4.13(I) - specifies the location of temporary sanitary facilities.

8.4.13(J) - sets standards for trash and litter control.

8.4.13(K) - One sign, maximum of 50 sq ft and 6 ft tall, would be permitted on each street frontage.
Submitted for the Commission’s consideration,

Susan H. Roschke, Ph.D.
Planning & Zoning Administrator