

The Board of Trustees of Colerain Township, County of Hamilton, Ohio, met in special session at 4 p.m., on SEPTEMBER 7, 2011, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Mr. Dennis P. Deters; Mr. Jeffrey F. Ritter; and Mr. Joseph R. Wolterman

Mr. RITTER introduced the following resolution and moved its adoption:

RESOLUTION NO. 51 -11

**A RESOLUTION ADOPTING TEXT AMENDMENTS TO THE COLERAIN TOWNSHIP ZONING RESOLUTION REGARDING MINIMUM HOUSE SIZE**

WHEREAS, said proposed text amendment establishing regulations for the minimum square footage, length, and width of residential, site-built houses was initiated by the Colerain Township Zoning Commission at its meeting on May 17, 2011 and was considered following a public hearing by the Colerain Township Zoning Commission on June 21, 2011; and

WHEREAS, by motion and vote at its regular meeting on June 21, 2011, the Zoning Commission unanimously recommended approval of said text amendment; and

WHEREAS, the Board of Trustees held a public hearing on August 9, 2011 and, at the conclusion of the public hearing, voted to accept the recommendation of the Zoning Commission as set out in Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio:

- 1) The Board does hereby adopt the amendment to the Colerain Township Zoning Resolution attached hereto as Exhibit A; and
- 2) That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code; and
- 3) That this Resolution shall be effective at the earliest date allowed by law.

Mr. DETERS seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mr. Deters YES, Mr. Ritter YES, Mr. Wolterman YES

ADOPTED this 7<sup>TH</sup> day of SEPTEMBER, 2011.

BOARD OF TRUSTEES:

  
\_\_\_\_\_  
Jeffrey E. Ritter, Trustee


  
\_\_\_\_\_  
Dennis P. Deters, Trustee

  
\_\_\_\_\_  
Joseph R. Wolterman, Trustee

Attest:


  
\_\_\_\_\_  
Heather E. Harlow,  
Fiscal Officer

Prepared by and approved as to form:

  
\_\_\_\_\_  
James E. Reuter (0011414)  
3025 W. Galbraith Road  
Cincinnati, Ohio 45239-4222  
(513) 521 - 8400  
Attorney for Board of Trustees

**AUTHENTICATION**

This is to certify that this Resolution was duly passed and filed with the Colerain Fiscal Officer, this 7<sup>TH</sup> day of SEPTEMBER, 2011.

  
\_\_\_\_\_  
Heather E. Harlow,  
Colerain Township Fiscal Officer

**EXHIBIT A - ZA2011-03 text amendment – Minimum House Size**

<b>Table 7-2: Residential Site Development Standards</b>							
<b>Standards</b>	<b>Zoning Districts</b>						
	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R-5</b>	<b>R-6</b>	<b>R-7</b>
<i>Lot Size – NOTE: LOT AREA AND WIDTH ROWS COMBINED AS “LOT SIZE” TO SAVE SPACE</i>							
<b>Minimum Lot Area</b>	1 unit per 3 acres	1 unit per acre without sewer	20,000 square feet per unit	14,000 square feet per unit	10,500 square feet per unit	7,500 square feet per unit	6,000 square feet per unit
		20,000 square feet with sewer					
<b>Minimum Lot Width</b>	150	150 without sewer	100	80	70	65	80
		110 with sewer					
<b>Minimum Yard Setbacks (feet)</b>							
<b>Front Yard</b>	50	50	40	35	35	30	30
<b>Side Yard (per side)</b>	25	25 without sewer	15	10	18 combined, one side yard shall be 10	15 combined, one side yard shall be 10	25
		15 with sewer					
<b>Rear Yard</b>	60	60 without sewer	35	35	35	35	40
		35 with sewer					
<i>Building Size – NOTE: TITLE CHANGED TO BUILDING SIZE AND TWO ROWS ADDED</i>							
<b>Maximum Building Height</b>	3 Stories	3 Stories	3 Stories	3 Stories	3 stories	3 Stories	4 Stories
<b>Minimum House Size (exclusive of porches, carports, or other attachments)</b>	900 square feet	900 square feet	900 square feet	900 square feet	900 square feet	900 square feet single family, 1500 duplex, + 600 for each additional unit	900 square feet single family, 1500 duplex, + 600 for each additional unit
<b>Minimum Length &amp; Width</b>	22 feet	22 feet	22 feet	22 feet	22 feet	22 feet	22 feet