

CHAPTER 4

ZONES AND BOUNDARIES THEREOF

- 4.01 In order to classify, regulate and restrict the location of trades, industries, residences, recreation and other land uses and the location of buildings designed for the specified uses: to regulate and limit the height, number of stories and size of buildings and other structures hereafter erected or altered; setback building lines, sizes of yards and other open spaces within and surrounding such buildings, the density of population; the unincorporated territory of Hamilton Township, Warren County, Ohio is hereby divided into thirteen (13) classes of "zones". All such regulations are uniform for each class or kind of building or structure or uses throughout each class of zone, except in Planned Unit Development Zones (see Chapter 18), and said zones shall be known as:
- "R-1" Rural Residence Zone
 - "R-2" One and Two Family Residence Zone
 - "R-3" Multi-Family Residence Zone
 - "R-4" Urban Residence Zone
 - "B-1" Neighborhood Business Zone
 - "B-2" General Business Zone
 - "M-1" Light Industry Zone
 - "M-2" Heavy Industry Zone
 - "H" Resort Zone
 - "M-H" Mobile And Non-Permanently Sited Manufactured Home Park Zone
 - "T-C" Travel Trailer Camp Zone
 - "T-T" Travel Trailer Overnight Port Zone
 - "PUD" Planned Unit Development Zone
- 4.02 The boundaries of these zones as established are indicated upon the zoning map of the unincorporated area of Hamilton Township, Warren County, which map is made a part of this code. The said zoning map of the unincorporated area of Hamilton Township and all notations, references and other matters shown thereon shall be as much a part of this Code as if the notations, references and other matters set forth by said map were all fully described herein; which zoning map is properly attested and is on file in the office of the Hamilton Township Trustees.
- 4.03 Whenever a court declares by a judgment or decree that is final (whether because no appeal is taken or no further appeal can be taken from such judgment or decree), that the zoning of a specific lot or tract is uncon-

stitutional or unreasonable because it is too restrictive, the property affected shall be placed in the next less restrictive zone; provided, however, that where the court in such judgment or decree, declares that the property may be used for a particular use or uses because the Township Trustees have no right to prohibit such use or uses on the property, then such property shall be subject to the regulation applicable to the most restrictive zone in which the particular use or uses, declared proper by the court, are permitted.