

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 pm on August 6, 2025, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Joe Rozzi - Trustee, *Board Chairman*  
Darryl Cordrey – Trustee, *Vice Chairman*  
Mark Sousa – Trustee

Mr. Rozzi introduced the following resolution and moved for its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO  
RESOLUTION NUMBER 25-0806A**

**A RESOLUTION ADOPTING TEXT AMENDMENTS TO CHAPTERS 4 AND 7 OF  
THE HAMILTON TOWNSHIP ZONING RESOLUTION**

**WHEREAS**, Ohio Revised Code 519.02 confers authority on the Hamilton Township Board of Trustees to regulate the zoning and land use of real property located within the unincorporated area of the Township in order to promote the public convenience, comfort, prosperity and general welfare of Township residents;

**WHEREAS**, pursuant to the authority conferred on the Township by the Ohio Revised Code, the Hamilton Township Board of Trustees adopted, and enforces within the Township, the Hamilton Township Zoning Code (the “Zoning Code”);

**WHEREAS**, on June 25, 2025, the property owner, represented by McBride Dale Clarion, initiated certain text amendments to Chapters 4 and 7 of the Zoning Resolution, pertaining to the regulations for the location and parking for Institutional Housing uses.

**WHEREAS**, in accordance with Section 3.7.2 of the Zoning Code, the Township transmitted a copy of the proposed amendments to the Warren County Regional Planning Commission (the “RPC” for review and comment;

**WHEREAS**, the RPC recommended approval of the proposed amendments with the following conditions (Exhibit B);

**WHEREAS**, the Hamilton Township Zoning Commission held a public hearing on July 14, 2025 and recommended approval, with conditions, text amendments to chapters 4 and 7 of the Hamilton Township Zoning Code pertaining to the location and parking standards for Institutional use, regulations in the Zoning Resolution;

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

**SECTION 1.** Proposed text amendments to Chapters 4 and 7 of the Zoning Code, as set forth in in Exhibit A to this Resolution, are hereby adopted.

**SECTION 2.** This RESOLUTION shall take effect on the earliest date allowed by law

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

|                  |              |           |
|------------------|--------------|-----------|
| Joseph Rozzi –   | Aye <u>✓</u> | Nay _____ |
| Darryl Cordrey – | Aye <u>✓</u> | Nay _____ |
| Mark Sousa –     | Aye <u>✓</u> | Nay _____ |

Resolution adopted this 6th day of August 2025.

Attest:

Leah Elliott  
Leah M. Elliott, *Fiscal Officer*

Approved as to form:

Ben Yoder  
Benjamin J. Yoder, *Law Director*

I, Leah M. Elliott, Fiscal Officer of Hamilton Township, Warren County, Ohio, hereby certify that this is a true and accurate copy of a Resolution duly adopted by the Board of Trustees of Hamilton Township, County of Warren, Ohio, at its regularly scheduled meeting on August 6, 2025.

Date: 8/6/25

Leah Elliott  
Leah M. Elliott, *Fiscal Officer*

## 4.6. PERMITTED USE TABLE

### 4.6.1. Principally Permitted Use Table

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**Table 4-2: Permitted Use** Table sets forth the principally permitted uses within the zoning districts. The abbreviations used in the table are described as follows. Permitted uses within Planned Unit Development districts are identified in [CHAPTER 5 Planned Unit Development Regulations](#).

#### A. Permitted Use (P)

- (1) A "P" in a cell indicates that a use category is allowed by-right in the respective zoning district. Permitted uses are subject to all other applicable regulations.
- (2) Uses permitted with conditions under this category are approved administratively by the zoning inspector pursuant to the zoning certificate review procedure or during site plan review, if applicable.

#### B. Permitted Use with Use-Specific Standards (PS)

- (1) A "PS" in a cell indicates that a use category is allowed by-right in the applicable zoning district if it meets the additional standards set forth in the numerically referenced sections. Permitted uses with use-specific standards are subject to all other applicable regulations of this zoning resolution.
- (2) Uses permitted with use-specific standards under this category are approved administratively by the zoning inspector pursuant to the zoning certificate review procedure or during site plan review, if applicable.

#### C. Conditional Use (C)

A "C" in a cell indicates that a use category is allowed only if reviewed and approved as a conditional use by the BZA in accordance with [Section 3.8 Appeals, Variances, and Conditional Uses](#). Conditional uses are subject to all other applicable regulations of this zoning resolution including the use-specific standards referenced in the "Use-Specific Standards" column.

#### D. Prohibited Uses (Blank Cells)

A blank cell indicates that a use is prohibited in the respective zoning district. Additionally, any use that is not listed is considered prohibited unless the zoning inspector makes a determination that the use is similar to an existing use in accordance with [Section 4.7 Similar Use Determination](#).

#### E. Numerical References (Last Column)

The numbers contained in the "Additional Requirements" column are references to additional standards and requirements that apply to the use type listed. Standards referenced in the "Additional Requirements" column apply in all zoning districts unless otherwise expressly stated and may apply to a conditionally permitted use and/or a permitted use with use-specific standards.



**TABLE 4-2: PERMITTED USE TABLE**

| USE<br><br>P = Permitted Use<br>PS=Permitted Use with Use-Specific Standards<br>C = Conditional Use | ZONING DISTRICTS |     |     |     |     |     |     |     |     |     | ADDITIONAL REQUIREMENTS |
|-----------------------------------------------------------------------------------------------------|------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------------------------|
|                                                                                                     | R-1              | R-2 | R-3 | R-4 | M-H | T-C | B-1 | B-2 | M-1 | M-2 |                         |
| BUSINESS USES                                                                                       |                  |     |     |     |     |     |     |     |     |     |                         |
| Animal Hospital or Veterinary Clinic                                                                |                  |     |     |     |     | PS  |     | PS  | PS  | PS  | See 4.8.3.A             |
| Automotive Fuel Sales                                                                               |                  |     |     |     |     |     | P   | P   | P   | P   |                         |
| Automotive Repair                                                                                   |                  |     |     |     |     |     |     | PS  | PS  | PS  | See 4.8.3.B             |
| Automotive Sales or Rental                                                                          |                  |     |     |     |     |     |     | PS  | PS  | PS  | See 4.8.3.C             |
| Automotive Service                                                                                  |                  |     |     |     |     |     | PS  | PS  | PS  | PS  | See 4.8.3.B             |
| Automotive Washing Facility                                                                         |                  |     |     |     |     |     |     | P   | P   | P   |                         |
| Bakery                                                                                              |                  |     |     |     |     |     |     | P   | P   | P   |                         |
| Bar or Tavern                                                                                       |                  |     |     |     |     |     | PS  | PS  | PS  | PS  | See 4.8.3.D             |
| Bed and Breakfast                                                                                   | C                | C   | C   |     |     |     |     |     |     |     | See 4.8.3.E             |
| Billiard Parlor                                                                                     |                  |     |     |     |     |     |     | PS  | PS  | PS  | See 4.8.3.D             |
| Building Material Sales                                                                             |                  |     |     |     |     |     |     | P   | P   | P   |                         |
| Building Trades                                                                                     |                  |     |     |     |     |     |     | P   | P   | P   |                         |
| Club, Lodge or Other Social Meeting Place                                                           | C                | C   | C   | C   |     |     | P   | P   | P   | P   | See 4.8.3.F             |
| Commercial Greenhouse                                                                               |                  |     |     |     |     |     |     | P   | P   | P   |                         |
| Conference Center, Assembly Hall, or Banquet Facility                                               |                  |     |     |     |     |     |     | P   | P   | P   |                         |
| Day Care Center                                                                                     |                  |     |     |     |     |     | P   | P   | P   | P   | See 4.8.3.G             |
| Dry Cleaner                                                                                         |                  |     |     |     |     |     | P   | P   | P   | P   |                         |
| Equipment Rental                                                                                    |                  |     |     |     |     |     |     | C   | P   | P   |                         |
| Family Day Care Home, Type-A                                                                        | C                | C   | C   | C   | C   |     |     |     |     |     |                         |
| Family Day Care Home, Type-B                                                                        | P                | P   | P   | P   | P   |     |     |     |     |     |                         |
| Financial Institution                                                                               |                  |     |     |     |     |     | P   | P   | P   | P   |                         |
| Funeral Home                                                                                        |                  |     |     |     |     |     | P   | P   | P   | P   |                         |
| Garden or Landscape Supply Store                                                                    |                  |     |     |     |     |     |     | P   | P   | P   |                         |
| Hotel or Motel                                                                                      |                  |     |     |     |     |     |     | P   | P   | P   |                         |
| Indoor Recreation or Entertainment Facility                                                         |                  |     |     |     |     |     |     | P   | P   | P   |                         |
| Institutional Housing                                                                               |                  |     |     |     |     |     |     | P   |     |     |                         |
| Internet Café                                                                                       |                  |     |     |     |     |     | P   | P   | P   | P   |                         |
| Internet Sweepstakes Establishment                                                                  |                  |     |     |     |     |     |     |     |     | PS  |                         |
| Kennel                                                                                              |                  |     |     |     |     |     |     |     | P   | P   | See 4.8.3.H             |
| Laundry or Laundromat                                                                               |                  |     |     |     |     |     | P   | P   | P   | P   |                         |
| Lumber Yard                                                                                         |                  |     |     |     |     |     |     | P   | P   | P   |                         |

| USE<br>P = Permitted Use<br>PS=Permitted Use with Use-Specific<br>Standards<br>C = Conditional Use | ZONING DISTRICTS |     |     |     |     |     |     |     |     |     | ADDITIONAL<br>REQUIREMENTS |
|----------------------------------------------------------------------------------------------------|------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|----------------------------|
|                                                                                                    | R-1              | R-2 | R-3 | R-4 | M-H | T-C | B-1 | B-2 | M-1 | M-2 |                            |
| Medical and Dental Center or<br>Outpatient Clinic                                                  |                  |     |     |     |     |     | P   | P   | P   | P   |                            |
| Office                                                                                             |                  |     |     |     |     |     | P   | P   | P   | P   |                            |
| Outdoor Commercial Recreation or<br>Entertainment Facility                                         |                  |     |     |     |     |     |     | PS  | PS  | PS  | See 4.8.3.I                |
| Paint Shop                                                                                         |                  |     |     |     |     |     |     | P   | P   | P   |                            |
| Printing Shop                                                                                      |                  |     |     |     |     |     |     | P   | P   | P   |                            |
| Race Track or Course                                                                               |                  |     |     |     |     |     |     |     |     | P   |                            |
| Restaurant                                                                                         |                  |     |     |     |     |     | PS  | PS  | PS  | PS  | See 4.8.3.J                |
| Retail and Service Commercial Use                                                                  |                  |     |     |     |     |     | P   | P   | P   | P   |                            |
| Self-Storage Facility or Mini-<br>Warehouse                                                        |                  |     |     |     |     |     |     | C   |     |     | See 4.8.3.K                |
| Sexually Oriented Business                                                                         |                  |     |     |     |     |     |     |     |     | PS  | See 4.8.3.L                |
| Sheet Metal Shop                                                                                   |                  |     |     |     |     |     |     | P   | P   | P   |                            |
| Stable, Public                                                                                     |                  |     |     |     |     | C   |     | C   |     |     |                            |
| Tattoo/Piercing Parlor or Studio                                                                   |                  |     |     |     |     |     |     | P   | P   | P   |                            |
| Travel Trailer Camp                                                                                |                  |     |     |     |     | PS  |     |     |     |     | See 4.8.3.M                |
| Travel Trailer Overnight Port                                                                      |                  |     |     |     |     | PS  |     |     |     |     | See 4.8.3.N                |
| Truck, Trailer, or Farm Implement<br>Sales and Service                                             |                  |     |     |     |     |     |     | P   | P   | P   |                            |
| Wholesale Business                                                                                 |                  |     |     |     |     |     |     | P   | P   | P   |                            |

**TABLE 7-1: MINIMUM OFF-STREET PARKING STANDARDS**

| USE                                          | REQUIRED NUMBER OF PARKING SPACES                     |
|----------------------------------------------|-------------------------------------------------------|
| Institutional Housing                        | <del>1.0 space per 3 bedrooms</del> 1.0 space per bed |
| Non-Permanently Sited Manufactured Home Park | 2.0 spaces per dwelling unit                          |
| Permanently Sited Manufactured Home          | 2.0 spaces per dwelling unit                          |