

## AMENDMENTS

- Resolution #72-307. August 3, 1972.  
See page 1.
- Resolution #73-116. March 27, 1973.  
Amend Zoning Code "A": Sec. 6.05, Sec. 18.05,  
Zoning Code "B": Sec. 19A.27.
- Resolution #73-258. July 31, 1973.  
Amend Zoning Code "A": Sec. 6.05, A&B.  
Zoning Code "B": Sec. 19-A, 19.2-17.
- Resolution #73-259. July 31, 1973.  
Resolution to incorporate Zoning in Harlan,  
Turtle Creek and Washington Townships.
- Resolution #74-165. April 19, 1974  
Amend Chapter 3, Sec. 3.04, 3.17, 3.49, 3.50, 5.04;  
Amend Chapter 5, Add Sec. 5.13; Amend Chapter 6,  
Sec. 6.02 (I), 6.02 (M), 6.02 (O), 6.04 (E); Add 9.02(F)  
10.03, 10.04 (B); Delete 10.04 (C), 12.02, 13.02 (B),  
13.02(C), 13.02 (D), 13.02 (E), 13.02 (F), 13.02 (G), 13.02 (H);  
Add 13.03, (E); Delete 14.02 A, B, C, D, and 14.02 A, B, C.;  
Change 18.09 (A).
- Resolution #76-348. September 14, 1976.  
Amend Chapters 6, 7, 8, 9, 10, 11, 12, 16; Sections  
6.05 (B), 7.02, 8.02, 9.02, 10.02, 11.02, 12.02, 16.06.
- Resolution #77-27. January 25, 1977.  
Amend Chapter 3, Sec. 3.18.
- Resolution #82-28. January 12, 1982.  
Change Designation: R-A to R-1, I-2 to M-2, H-T to T-C.
- Resolution #83-381. June 30, 1983.  
Amend Chapter 18, Footnote 2, and Sec. 18.06 (B), 18.07 C, D.
- Resolution #83-599. September 27, 1983.  
Amend Chapter 3, Sec 3.01, 3.42; Chapter 6, Sec. 6.05 (A).  
Chapter 18, Sec. 18.02, 18.04, 18.05, 18.07, 18.09 (B).
- Resolution #84-435. July 19, 1984.  
Amend Chapter 4, Add Sec. 4.01; Amend Chapter 8,  
Sec. 8.51, 8.52, 8.53, 8.54, 8.55.
- Resolution #84-436. July 19, 1984.  
Amend Chapter 9, Sec. 9.02; Chapter 10, Sec. 10.02.
- Resolution #85-229. April 9, 1985.  
Amend Chapter 27, Sec. 27.01 (E).
- Resolution #85-230. April 9, 1985.  
Amend Chapter 27, Sec. 27.01 (F).
- Resolution #88-145. February 23, 1988.

Amend Chapter 5, Sec. 5.14; Sections 6.07,  
7.07, 8.06, 8.56, 9.06, 10.05, 11.07, and 14.06;  
Amend Chapter 13 Sec. 13.02; Chapters 6, 3;  
Add Chapter 8.7; Amend Chapter 4.

- Resolution #88-330. April 19, 1988.  
Amend Chapter 11, Sec. 11.02
- Resolution #89-151. February 21, 1989.  
Amend Chapter 4, Sec. 4.01; Add Chapter 11.5;  
Amend Chapter 12.
- Resolution #89-909. September 21, 1989.  
Amend Chapter 3, Sec. 3.041; Amend Chapter 4, Sec. 4.01;  
Amend Chapter 12, Sec. 12.02; Add Chapter 21.
- Resolution #90-167. February 13, 1990.  
Resolution Adopting Warren County Zoning  
Into Washington Township.
- Resolution #90-249. March 6, 1990.  
Amend Sections 4.01, 5.14, 6.07, 11.02, 11.05,  
12.02, 12.04, 18.02, 19.05 and Footnotes to  
Chapter 18.
- Resolution #93-294. March 23, 1993.  
Amend Chapter 3, Sec. 3.045, 3.052, 3.095,  
3.105, 3.235, 3.325, 3.326, 3.296, 3.374, 3.375,  
3.376, 3.379, 3.445, 3.474, 3.475, 3.476, 3.477,  
3.478; Add: Chapter 5.50.
- Resolution #94-429. April 7, 1994.  
Amend Chapter 3; Amend Chapter 4; Amend Chapter 6;  
Amend Chapter 11.5; Amend Chapter 12; Add Chapter 21.5.
- Resolution #95-1111. August 29, 1995.  
Amend Chapter 3, Sec. 3.22; Chapter 5, Sec. 5.15;  
Chapter 6, Sec. 6.02 (B), 6.02, (S).
- Resolution #95-1112. August 29, 1995.  
Amend Chapter 3, Sec. 3.051; Chapter 5, Sec. 5.15;  
Chapter 6, Sec. 6.02 (V); Chapter 20, Sec. 20.02.
- Resolution #97-379. March 18, 1997.  
Amend Chapter 3, Sec. 3.248, 3.249, 3.25;  
Amend Chapter 27, Sec. 27.03.
- Resolution #97-380. March 18, 1997.  
Amend Chapter 18, Sec. 18.05.
- Resolution #97-425. April 1, 1997.  
Amend Chapter 3, Add Sec. 3.106, 3.107, 3.108,  
3.175, 3.25, 3.256, 3.2605; Amend Chapter 27,  
Add Sec. 27.05.
- Resolution #97-830. June 24, 1997.  
Amend Chapter 3, Sec. 3.42, Add Sec. 3.435;

Chapter 27, Sec. 27.05.

- Resolution #97-1474 October 7, 1997.  
Amend Chapter 3, Sec. 3.086, 3.087, 3.088,  
3.106, 3.45; Chapter 5, Sec. 5.03; Chapter 6,  
Sec. 6.02 (W).
- Resolution # 97-1475 October 7, 1997.  
Amend Chapter 18 Sec. 18.04.
- Resolution # 98-132 January 27, 1998.  
Amend Chapter 8.5, Sec. 8.54.
- Resolution #98-791. June 23, 1998.  
Add Chapter 10.5.
- Resolution #99-688 May 11, 1999.  
Amend Chapter 5, Sec. 5.11;  
Chapter 6, Sec. 6.02 (W),  
Sec. 6.04 (E).
- Resolution # 00-1214 July 18, 2000  
Amend Chapters 3, 15, 16 and 17
- Resolution # 00-1387 August 15, 2000  
Amend Chapters 3, 5 and 60
- Resolution # 02-652 April 23, 2002  
Amend Chapters 3, and 16
- Resolution # 03-822 June 10, 2003  
Add Chapter 21.6
- Resolution # 03-826 June 12, 2003  
Amend Chapters 3, 6, and 18
- Resolution # 03-1607 October 28, 2003  
Amend Chapter 6
- Resolution # 2011-0113 January 18, 2011  
Amend Chapter 27 Chapter 27.06 Telecommunication Towers in  
Residential Zones
- Resolution # 2011-1810 December 20, 2011 (Effective January 20, 2012)  
Amend the Warren County Zoning Code A
- Resolution # 2011-1811 December 20, 2011 (Effective January 20, 2012)  
Amend the Official Zoning Map for Warren County
- Resolution # 2012-1588 November 8, 2012 (Effective December 8, 2012)  
Amend by adding Section 2.611 Interstate 71 & State Route 123  
Joint Economic Development District (JEDD) Overlay
- Resolution # 2012-1589 November 8, 2012 (Effective December 8, 2012)  
Amend the Official Zoning Map for Warren County adding the Interstate  
71 & State Route 123 Joint Economic Development District (JEDD)  
Overlay

- Resolution # 2013-0993 July 2, 2013 (Effective August 2, 2013)  
Text Amendments: Chapter 2.611-Interstate 71 & State Route 123 Joint Economic Development District (JEDD) Overlay
- Resolution # 2013-1064 July 16, 2013 (Effective August 16, 2013)  
Text Amendment: Section 2.205 (Boarding House); adding Section 3.203 Residential Uses Standards; Article 4 adding definitions for “Boarding House” and “Sleeping Room”
- Resolution # 2013-1664 November 5, 2013 (Effective December 5, 2013)  
Text Amendment: Article 1 Chapter 2, 3; Article 3 Chapter 1; Add new Section 1.313 “Reasonable Accommodations Request”
- Resolution # 2014-0021 January 7, 2014 (Effective February 7, 2014)  
Text Amendment: Article 2 Chapters 2,3,4,5, and 6; Article 4 adding definition for “Major Subdivision”
- Resolution # 2014-0592 April 15, 2014 (Effective May 15, 2014)  
Text Amendment: Article 3 Chapters 1, 2, 3, and 4
- Resolution # 2015-0025 January 6, 2015 (Effective February 6, 2015)  
Text Amendment: Section 3.101 (F) Animal Units
- Resolution # 2015-0097 January 20, 2015 (Effective February 20, 2015)  
Text Amendment: Article 2.205 Composting Facilities and Article 3.103.2 (C) Panhandle Lots and (Articles 1, 2, 3, and 4)
- Resolution # 2015-0172 February 3, 2015 (Effective March 3, 2015) Amend Portions of Article 1, Article 2, Article 3, and Article 4 and Continue Public Hearing to March 3, 2015
- Resolution # 2015-0329 March 3, 2015 (Effective April 3, 2015) Approve modification of a portion of the text amendment to the Warren County Rural Zoning Code to Amend Portions of Article 1, Article 2, Article 3, Article 4 (Composting 2.205)
- Resolution # 2015-0609 April 21, 2015 (Effective May 21, 2015) Approve Text Amendments to the Warren County Rural Zoning Code to Amend Sections 1.205, 1.303, and 1.309
- Resolution # 2016-0123 Approve modification of a portion of the Text Amendments to the Warren County Rural Zoning Code to Amend Article 3 Chapter 6 Sign Standards and Requirements, and Article 4 Definitions.
- Resolution # 2016-0217 February 9, 2016 (Effective March 9, 2016) Approve modification of a portion of the text amendments to the Warren County Rural Zoning Code to Amend Article 3, Chapter 3 Parking and loading, Article 3, Chapter 4 Landscaping, and Article 4
- Resolution # 2016-0897 June 14, 2016 (Effective July 14, 2016) Approve Text Amendments to the Warren County Rural Zoning Code To Amend Article 3 Section 3.205.11 Relative to Telecommunications Towers, and Article 4

Resolution # 2016-1930 December 6, 2016 (Effective January 6, 2017) Approve Text Amendments to the Warren County Rural Zoning Code to Amend Article 2 Sections 2.205, 2.611.3; Article 3 Sections 3.202.3, 3.202.7; Article 4 Definitions

Resolution # 2017-0541 April 04, 2017 (Effective March 04, 2017) Approve modification of Text Amendments to the Warrant County Rural Zoning Code to amend Sections 1.206.1 (A); 1.303.2; 1.303.3 (B) (9) & (C) (2); 3.103.5 (B) & (D); 1.305.4 (A) & (B) (4); 1.306.6; 1.307.7; 1.310.4 (C) & (D); 3.102-1 & 3.102.2 (C); 3.109 (D); 3.102 (C); 3.109 (D); 3.203.5; 3.205.11 (15) (B) (3) (j)

Resolution # 2019-0271 February 26, 2019 (Effective March 26, 2019) Approve Text Amendments to Administrative Procedures Sections: 1.204.4, 1.303.5(C), 1.303.5(D), 1.303.6, 1.304.6(A), 1.304.6(B), 1.305.4(A), 1.305.4(B), 1.305.10(A), 1.306.1, 1.306.3, 1.306.5, 1.307.4, 2.202, 2.203(A), 1.312; Mixed Use Zone (MXU) Regulations Sections: 2.407.3(B), 2.407.5, 2.407.7; Wedding Facility, Event Center Sections: 2.205, 3.206.17, 4.103; Community Facilities & Essential Services Sections: 2.201, 2.205, 3.205, 3.206.12-3.206.16, 4.103; Caretaker Dwelling Sections: 3.206, 3.207.1, 3.208(A), 4.103 Residential Principal Buildings Sections: 3.203.1; Access Management Sections: 3.304, 4.103

Resolution # 2020-0296 February 18, 2020 (Effective March 18, 2020) Approve Text Amendments to Section 1.204 Board of Zoning Appeals (BZA) Section 1.205.1 Duties & Responsibilities, Section 1.308.3 Non-Conforming, Legal/Grandfathered Lots of Record, Section 1.308.4 Non-Conforming, Legal/Grandfathered Structure of Record, Section 2.302.3 Conservation Design Option (CDO) (F)(2), Section 2.401 MINERAL EXTRACTION ZONE (ME), Section 2.402 SOLID WASTE DISPOSAL ZONE REGULATIONS (SD), Section 2.403 SOLID WASTE TRANSITION ZONE (ST), Section 2.404 SALVAGE YARD ZONE (SY), Section 2.406 PUBLIC INSTITUTIONAL ZONE (PI), Section 2.408 PUBLIC RECREATION ZONING DISTRICT (PR), Section 2.509 PUD Development Standards, Section 3.202.7 Winery (Non-Exempt Agriculture), Section 3.203.5 Secondary Dwelling Units (B) Standards, Section 3.204.2 Construction-Related Activities (4) Deposit, Section 3.612.C Arch Signs, Section 4.103 Definitions

Resolution # 2020-1385 September 29, 2020 (Effective November 29, 2020) Approve Text Amendments to 1.305 PLANNED UNIT DEVELOPMENT; 1.3120 ADMINISTRATIVE APPEAL FEES; 2.506 IHO INTERSTATE HIGHWAY OVERLAY; ARTICLE 2 CHAPTER 5 PLANNED UNIT OVERLYS AND ZONES

Resolution # 2020-1854 December 15, 2020 (Effective January 15, 2021) Approve text Amendments to Section 2.407 MIXED USE DISTRICT

Resolution # 2024-0026 January 02, 2024 (Effective February 01, 2024) Approved text Amendments to Article 1 Chapter 2 Section 1.202 (A)(B) SUMMARY TABLE OF REVIEW BODIES; 1.205.4 (1)(2)(3)(4) Action For Decision; Article 1 Chapter 3 Section 1.303.3 (A)(2)(C)(1) Site Plan Drawing Format and Number of Copies Required AND Public Notification; Article 2 Chapter 1,2, & 3 Section 2.101 ESTABLISHMENT OF ZONING DISTRICTS AND OVERLAYS; 2.205 TABLE OF USES BY ZONING DISTRICT, 2.302.3 (C)(D)(a) Conservation Design Option (CDO) AND Density, 2.304 (C)(1)(2)(3)(4) For Major Subdivisions and Non-Residential Subdivisions; Article 3 Chapter 1 Section; 3.102.2 (K) Residential Accessory Buildings, 3.102.4 (2)(c) Commercial and Recreational Vehicle Parking in Residential Districts, 3.103.4 Projections into Required Yards; Article 3 Chapter 2 Section, 3.203.3 Shipping Containers; 3.204.2 (B) Construction-Related Activities; 3.206.15 (B)(C)(D) Recreation Facility — Indoor; 3.206.17 (H)(L)(4); Article 3 Chapter 3 Section; 3.307 Required Number of Off-Street Parking Spaces; 3.309 (A)(B)(C) DEVIATIONS; Article 3 Chapter 6 Section; 3.602, APPLICABILITY; 3.609 (D) SIGN DIMENSIONAL COMPUTATIONS; 3.610 (N) PROHIBITED SIGNS; 3.611 (A)(1)(c)(d)(2)(D)(E) EXEMPT SIGNS, Temporary Signs within Residential Zoning District, Temporary Signs within Non-Residential Zoning District, Window Signs, Vehicular Directional Signs; 3.613 (A)(B)(1)(a)(1)(2)(b)(1)(2)(1)(2)(C)(f)(1)(2) NON-RESIDENTIAL DISTRICT SIGNS 3.613 (D)(4)(E): AND Section 4.103 Definitions

RESOLUTION NO.: 72-307

ZONING

FOR THE UNINCORPORATED TERRITORY

OF WARREN COUNTY, OHIO

A RESOLUTION TO provide for a comprehensive plan to regulate the location, height, bulk, number of stories, and size of buildings and other structures, including tents, cabins, and trailer coaches, percentages of lot areas which may be occupied, set-back building lines, sizes of yards, courts, and other open spaces, the density of population, the uses of buildings and other structures including tents, cabins and trailer coaches and the uses of land for trade, industry, residences, recreation, or other purposes in all of the unincorporated territory of Warren County, other than townships in which township zoning regulations are in effect, and for such purposes to divide all of the unincorporated territory of the County into zones; to provide for the procedure for amendments or supplements to such regulations and the boundaries of the zones; to provide for a County Board of Zoning Appeals; to provide for enforcement of the provisions hereof and to prescribe penalties for violations thereof.

WHEREAS, by the provisions of Sec. 303.01 et seq. of the Ohio Revised Code, the Board of County Commissioners of Warren County is empowered to establish zones within the unincorporated territory of Warren County and to provide regulations therein for the purpose of promoting public health, safety, morals, comfort or general welfare; to conserve and protect property and property values; to secure the most appropriate use of land; and to facilitate adequate but economical provisions of public improvements, all in accordance with a comprehensive plan

WHEREAS, the Board of County Commissioners, before availing itself of the powers conferred upon it by said sections, passed a resolution declaring its intention to proceed under the provisions thereof, and

WHEREAS, a County Rural Zoning Commission has been created and established in accordance with the provisions of said sections, to submit a plan, including both text and maps, representing its recommendations for the carrying out by the Board of County Commissioners of the powers, purposes and provisions set forth herein, and

WHEREAS, the Rural Zoning Commission, after a comprehensive study and mapping of present land uses and the zoning in contiguous incorporated areas, the neighborhood and community boundaries and population trends, the limits of sewerable areas and the major thoroughfares; has caused to be prepared a zoning plan, including text and maps, and public hearings thereon have been held, as provided by law, at which all owners of property in the townships affected were duly notified and given an opportunity to examine said plan and to be heard, and

WHEREAS, said zoning resolution including text and maps has been submitted to the Regional Planning Commission for study and recommendations, and its recommendations have been submitted to the Rural Zoning Commission for

consideration and hearings, prior to certification to the Board of County Commissioners as required by law, and

WHEREAS, after certification by the Rural Zoning Commission, a public hearing was held, on the zoning plan by the Board of County Commissioners, a notice of which hearing was given by publication in a newspaper of general circulation as required by law;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Warren County, Ohio, on motion of Mr. Cornett and seconded by Mr. Hildebrant to adopt the following Zoning Code for the unincorporated territory of Warren County, Ohio:



RESOLUTION NO.: 73-259

ZONING

FOR THE UNINCORPORATED TERRITORY

OF WARREN COUNTY, OHIO

A RESOLUTION TO provide for a comprehensive plan to regulate the location, height, bulk, number of stories, and size of buildings and other structures, including tents, cabins, and trailer coaches, percentages of lot areas which may be occupied, set-back building lines, sizes of yards, courts, and other open spaces, the density of population, the uses of buildings and other structures including tents, cabins and trailer coaches and the uses of land for trade, industry, residences, recreation, or other purposes in all of the unincorporated territory of Warren County, other than townships in which township zoning regulations are in effect, and Franklin, Union and Deerfield Townships, and for such purposes to divide all of the unincorporated territory of the County into zones; to provide for the procedure for amendments or supplements to such regulations and the boundaries of the zones; to provide for a County Board of Zoning Appeals; to provide for enforcement of the provisions hereof and to prescribe penalties for violations thereof.

WHEREAS, by the provisions of Sec. 303.01 et seq. of the Ohio Revised Code, the Board of County Commissioners of Warren County is empowered to establish zones within the unincorporated territory of Warren County and to provide regulations therein for the purpose of promoting public health, safety, morals, comfort or general welfare; to conserve and protect property and property values; to secure the most appropriate use of land; and to facilitate adequate but economical provisions of public improvements, all in accordance with a comprehensive plan, and

WHEREAS, the Board of County Commissioners, before availing itself of the powers conferred upon it by said sections, passed a resolution declaring its intention to proceed under the provisions thereof, and

WHEREAS, a County Rural Zoning Commission has been created and established in accordance with the provisions of said sections to submit a plan, including both text and maps, representing its recommendations for the carrying out by the Board of County Commissioners of the powers, purposes and provisions set forth herein, and

WHEREAS, the Rural Zoning Commission, after a comprehensive study and mapping of present land uses and the zoning in contiguous incorporated areas, the neighborhood and community boundaries and population trends, the limits of sewerable areas and the major thoroughfares; has caused to be prepared a zoning plan, including text and maps, and public hearings thereon have been held, as provided by law, at which all owners of property in the heard, and

WHEREAS, said zoning resolution including text and maps has been submitted to the Regional Planning Commission for study and recommendations, and its

recommendations have been submitted to the Rural Zoning Commission for consideration and hearings, prior to certification to the Board of County Commissioners as required by law, and

WHEREAS, after certification by the Rural Zoning Commission, a public hearing was held, on the zoning plan by the Board of County Commissioners, a notice of which hearing was given by publication in a newspaper of general circulation as required by law;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Warren County, Ohio, on motion of Mr. Bradstreet and seconded by Mr. Turner to adopt the following Zoning Code for the unincorporated territory of Warren County, Ohio:

RESOLUTION NO.: 90-167

A RESOLUTION ADOPTING WARREN COUNTY RURAL ZONING

FOR THE UNINCORPORATED AREA OF

WASHINGTON TOWNSHIP, WARREN COUNTY, OHIO,

IN ORDERING AN ELECTION

BE IT RESOLVED, by the Warren County Commissioners, said Board having had certified to it the recommended plan for zoning the unincorporated areas of Washington Township, Warren County, Ohio, from the Warren County Rural Zoning Commission, and having held a public hearing on the same, due notice of which was given by publication, hereby adopts said zoning resolution and hereby orders the question of whether or not the proposed plan of zoning shall be put into effect to be submitted to the electors residing in the unincorporated area of Washington Township, Warren County, Ohio, which is included in the proposed plan of zoning for their approval or rejection at the election to be held on the 8th day of May 1990.

BE IT FURTHER RESOLVED, that the Clerk shall submit a certified copy of this resolution to the Board of Elections of Warren County.