

**FAIRFIELD TOWNSHIP**  
**RESOLUTION NO. 23-18**

**RESOLUTION AUTHORIZING INITIATION OF THE FAIRFIELD TOWNSHIP ZONING  
RESOLUTION AMENDMENT PROCESS**

**WHEREAS**, public input was gathered at a series of four public focus group meetings, held by the Fairfield Township Zoning Department, where open conversations were held about zoning rules associated with parking of commercial and recreational vehicles,

**WHEREAS**, a Summary Report of the focus groups meetings was shared with the Board of Trustees and the Zoning Commission;

**WHEREAS**, the Board of Trustees has received copies of the proposed text amendments to the Fairfield Township Zoning Resolution which is attached hereto as Exhibit A; and

**WHEREAS**, said amendments are proposed to improve the efficiency of the zoning process in Fairfield Township and to promote the public health, safety, welfare and morals of the residents of Fairfield Township; and

**WHEREAS**, the Board of Trustees desires to initiate the zoning amendment process and to obtain input and comment on the proposed amendments in accordance with Ohio Revised Code §519.12(A) and Article 4 of the Fairfield Township Zoning Resolution; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Trustees of Fairfield Township, Butler County, Ohio, as follows:

**SECTION 1:** The Board of Trustees hereby resolves to initiate the zoning amendment process in accordance with Ohio Revised Code §519.12(A) and Article 4 of the Fairfield Township Zoning Resolution.

**SECTION 2:** Upon passage of this Resolution, the Board of Fairfield Township Trustees hereby certifies this Resolution and Exhibit A to the Fairfield Township Zoning Commission which shall set a date for a public hearing on the proposed Amendment, not less than 20 nor more than 40 days from the date of the certification of this Resolution.

**SECTION 3:** In accordance with Section 406 of the Fairfield Township Zoning Resolution, the Fairfield Township Zoning Commission shall transmit a copy of the proposed text amendments to the Butler County Planning Staff which shall then provide recommendations of the proposed amendments and shall submit such recommendations to the Fairfield Township Zoning Commission. Such recommendation shall be considered at a public hearing held by the Fairfield Township Zoning Commission on the proposed amendments.

**SECTION 4:** In accordance with Section 410 of the Fairfield Township Zoning Resolution, the Fairfield Township Zoning Commission shall then within 30 days after such hearing recommend the approval or denial of the proposed amendment to the Zoning Resolution or the approval of some modification thereof and shall submit such recommendation together with such application or Resolution to the Fairfield Township Board of Trustees.

**SECTION 5:** The Fairfield Township Board of Trustees upon receipt of such recommendation shall set a time for public hearing on the proposed amendment to the Zoning Resolution not more than 30 days from the receipt of such recommendation.

**SECTION 6:** In accordance with Section 412 of the Fairfield Township Zoning Resolution, the Board shall within 20 days after such Public Hearing either adopt or deny the recommendation of the Zoning Commission or adopt some modification thereof.

**SECTION 7:** 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 meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.


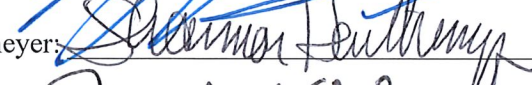
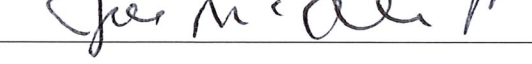
**SECTION 8:** That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.

**SECTION 9:** This resolution shall take effect at the earliest period allowed by law.

**Adopted:** January 10, 2023

**Board of Trustees**

**Vote of Trustees**

Michael Berding:   
Shannon Hartkemeyer:   
Joe McAbee: 

yes  
yes  
yes

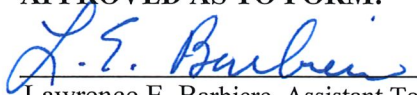
**AUTHENTICATION**

This is to certify that this is a resolution which was duly passed, and filed with the Fairfield Township Fiscal Officer, this 10th day of January 10, 2023.

**ATTEST:**

  
Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

  
Lawrence E. Barbieri, Assistant Township Law Director

## Proposed Amendments:

711.1 Accessory buildings in all residential districts on parcels containing five (5) acres or more shall be limited to two (2) accessory buildings not to exceed 1,500 square feet in size and 20 feet in height for each. Parcels containing one (1) to five (5) acres shall be limited to one (1) accessory building not to exceed 1,500 square feet in size and **20** feet in height. parcels containing 0.5 acres to 1 acres shall be limited to one (1) accessory building not to exceed 1,000 square feet in size and **20** feet in height. parcels containing less than 0.5 acres shall be limited to one (1) accessory building not to exceed 750 square feet in size and **20** feet in height.

711.5. Accessory structures **15 feet in height or less** shall be located no closer than five feet to any property line or right-of-way. **Accessory structures between 15 and 20 feet in height shall be located no closer than the minimum side yard setback requirement for principal buildings based on the zoning district it is located in.**

611.5 REQUIRED CONDITIONS.

(a) Height Regulations: No principal structure shall exceed two and one-half (2 1/2) stories or thirty (30) feet in height. ~~No accessory structure shall exceed fourteen (14) feet in height.~~

612.5 REQUIRED CONDITIONS.

(a) Height Regulations: No principal structure shall exceed two and one-half (2 1/2) stories or thirty (30) feet in height. ~~and no accessory structure shall exceed one and one-half (1 1/2) stories or twenty (20) feet in height.~~

613.5 REQUIRED CONDITIONS.

(a) HEIGHT REGULATIONS. No principal structure shall exceed two and one-half (2 1/2) stories or thirty (30) feet in height. ~~and no accessory structure shall exceed one and one-half (1 1/2) stories or twenty (20) feet in height.~~

619.5 REQUIRED CONDITIONS.

(a) HEIGHT REGULATIONS. No principal structure shall exceed two and one-half (2 1/2) stories or thirty (30) feet in height. ~~and no accessory structure shall exceed one and one-half (1 1/2) stories or twenty (20) feet in height, except as provided in Section 505.~~

**532.6 Recreational vehicles shall be permitted to be parked on a paved driveway for the purpose of loading and/or prepping the recreational vehicle for no more than 72 hours within a 30-day period.**

## Definitions

30. COMMERCIAL VEHICLE, means any motor vehicle that has motor power and is designed to transport more than 15 persons and/or used for carrying merchandise or freight, commercial equipment hazardous material, or that is used as a tractor. OR any motor vehicle **with a Gross Vehicle Weight Rating (GVWR) of class 4** or greater that has motor power and is designated and used for occupational, employment or enterprise purposes that is carried for by the owner, lessee, or licensee. (This includes but is not limited to, box trucks, buses, pole trailers, semi-trucks, semi-trailers.)