



ANDERSON TOWNSHIP PLANNING AND ZONING - STAFF REPORT
CASE 1-2025 LUP ANDERSON
TEXT AMENDMENTS TO THE ZONING RESOLUTION
FOR CONSIDERATION BY THE BOARD OF TOWNSHIP TRUSTEES ON MARCH 18, 2026

- APPLICANT:** Anderson Township Planning and Zoning Staff, on behalf of the Anderson Township Board of Township Trustees
- REQUEST:** To provide recommendation to the Anderson Township Board of Trustees for approval of amendments to Articles 2.10, 5.5, and 6.1 of the Anderson Township Zoning Resolution, and correcting formatting and spelling errors that have been found ever since the Zoning Resolution was reformatted in 2016. A summary of the amendments can be found below.
- CASE HISTORY:** Adoption of the Resolution was initiated by the Board of Township Trustees on October 16, 2025. Hamilton County Regional Planning Commission heard the request on December 4, 2025 and recommended approval of the text amendments. The Anderson Township Zoning Commission heard the request on February 23, 2026 and also recommended approval.
- PLAN HISTORY:** Anderson Township adopted the existing Zoning Resolution in 1988. While components of the document date back to 1948 from the original Hamilton County Resolution, various text amendments and updates have been made over the years. In March 2015, the Zoning Resolution was reformatted for simplicity of use and provides illustrations. The most recent text amendments to the Zoning Resolution occurred in 2024:
- Multi-family Residence Districts - remove the minimum of 1 acre requirement for rest homes, convalescent homes, day care center, nursery school, prekindergarten, kindergarten, or similar private schools and add single-family residence district conditional uses to the multi-family residence district.
 - Planned Unit Development Overlay - permit the Zoning Commission to increase the density of a residential development in the “E” Retail zoning district only, greater than the underlying density requirements in the “E” zoning district.
 - Short Term Rentals – remove two conditions – 1. requiring parking outside the front yard setback and requiring an emergency response plan.
 - Decks - require a minimum of a 5’ setback to the rear property line.
 - Office Zoning Districts - adding “Day Care Centers” as a permitted use in the “O” Office zoning district.
- AMENDMENT PROCESS:** Research was conducted earlier this year through a CLG survey and CLOUT to see trends in Ohio communities, as well as through the American Planning Association (APA) for national trends. The proposed amendments have also been reviewed by Township Legal Counsel.
- AMENDMENT SUMMARY:** **Exhibit A: Article 2.10; Article 5.5, C, D, and E, and Article 6.1**
- **Article 2.10** - Clarification of enforcement in Article 2.10 is a result of recent changes in the Ohio Revised Code.
 - **Article 5.5 C** – Restricts the lighting intensity or color distortion for signage that may cause glare or impair the vision of drivers or pedestrians.

- **Article 5.5, D and E** - Amending sections pertaining to temporary sign regulations, which are difficult for staff to enforce. These include placement of signs adjacent to each other on residential property, and the time limit of 6 months. Language is proposed to encourage maintaining the condition of the temporary sign.
- **Article 6.1** – Proposing a definition for “preliminary” and “final” development plans where currently only a definition of “development plan” exists.

Exhibit B: Zoning Resolution

Correcting formatting and spelling errors that have been found since the Zoning Resolution was reformatted in 2016.