

PROPOSED
ZONING
RESOLUTION

UNINCORPORATED TERRITORY
HAMILTON COUNTY OHIO

RURAL ZONING COMMISSION

SEPTEMBER 1948

Received by

THE HAMILTON COUNTY REGIONAL PLANNING COMMISSION

January 14, 1949
date

Approved

January 26, 1949
date

William W. Kelly
Executive Director

PROPOSED ZONING RESOLUTION
for the
UNINCORPORATED TERRITORY OF
HAMILTON COUNTY, OHIO

September, 1948.

HAMILTON COUNTY RURAL ZONING COMMISSION

Oscar A. Frank	Chairman
William M. Smith	Vice-Chairman
Fred E. Krummel	Member
Albert E. Huber	Member
Fred C. Walters	Member
William W. Kelly	Secretary
Harland Bartholomew and Associates	Consultants
Walter H. Dobert	Principal Zoner

PROPOSED ZONING RESOLUTION

Applying Within The Unincorporated Territory Of

Hamilton County, Ohio

HAMILTON COUNTY RURAL ZONING COMMISSION

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ZONING RESOLUTION

A RESOLUTION to provide for dividing the unincorporated territory of the County of Hamilton into districts (zones) and in such districts to regulate the location, use, height, bulk, number of stories and size of buildings and other structures, the percentage of lot areas which may be occupied, set back building lines, sizes of yards, courts and other spaces, the density of population; to provide for the making of amendments or supplements to such regulations and the boundaries of the districts or zones; to provide for a County Board of Zoning Appeals; to provide for enforcement of and to prescribe penalties for violation of the provisions hereof.

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Whereas, by the provision of Section 3180 et seq. of the Ohio State General Code, the Board of County Commissioners of Hamilton County is empowered to establish districts (zones) within the unincorporated territory of Hamilton 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 provision 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 section, 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 section, 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 setforth therein, 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 prepared and recommended districts (zones), and appropriate regulations to be enforced therein, and public hearings thereon having been held, at which all owners of property

in the townships affected were given ample opportunity, after public notice as required by law, to file their protest or criticisms, if any, and

Whereas, said districting or zone plan has been before the Regional Planning Commission for study and recommendations, and its recommendations have been submitted to the Rural Zoning Commission prior to certification to Board of County Commissioners as required by law, and

Whereas, after certification, a public hearing was had on the districting or zone plan by the Board of County Commissioners, 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 HAMILTON COUNTY, OHIO, AS FOLLOWS: