

ARTICLE 10
“RHD” RESIDENTIAL HIGH DENSITY DISTRICT**Section 10.1 Purpose**

The purpose of the “RHD” Residential High Density District is to encourage the creation and retention of single family and, where appropriate, two family and multiple family dwellings and their accessory uses in the Township in areas where both sanitary sewer and public water are available.

Section 10.2 Principal Permitted Uses

The following uses are permitted as of right in the “RHD” Residential High Density District:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
<ul style="list-style-type: none">• Residential Care Facility; pursuant to Title 37 of the Ohio Revised Code• Single Family Dwelling• Two Family Dwelling	<ul style="list-style-type: none">• Educational Institutions• Religious Place of Worship	<ul style="list-style-type: none">• Agriculture

Section 10.3 Accessory Permitted Uses

The following uses are permitted as accessory uses in the “RHD” Residential High Density District:

- Accessory Buildings, Structures and Uses; Pursuant to Section 18.23.
- Fences; Pursuant to Section 18.17.
- Home Occupations; Pursuant to Section 18.14.
- Signs; Pursuant to Article 23.
- Outdoor Bulk Storage or Display; Pursuant to Section 18.19.

Accessory uses located within the principal structure shall not occupy more than twenty-five (25) percent of the principal building or structure.

Section 10.4 Conditional Permitted Uses

The following uses are permitted as conditional uses in the “RHD” Residential High Density District:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
<ul style="list-style-type: none"> • Accessory Apartment • Assisted Living Care Center • Bed and Breakfast Establishment • Conversion of Single Family Dwelling to Multi-Family Dwelling • Multi-Family Dwelling • Nursing Home, Rest Home or Convalescent Care Facility • Temporary Elderly Opportunity Housing (ECHO) 	<ul style="list-style-type: none"> • Hospital • Non-Commercial Parks and Recreational Facility • Outdoor Recreation • Public Owned and Operated Property or Facility 	<ul style="list-style-type: none"> • Club • Private Stables

Section 10.5 Lot Development Standards

The following development standards shall apply to lots located within the “RHD” Residential High Density District:

Minimum Lot Area	<ul style="list-style-type: none"> • 8,700 Square Feet for Single Family Dwellings • 17,400 Square Feet for Two Family Dwellings • 26,000 Square Feet for Multi-Family Dwellings • 26,000 Square Feet All Other Uses •
Maximum Density for Multi-Family Dwellings	<ul style="list-style-type: none"> • Maximum 6 Dwelling Units Per Acre for Multi-Family Dwellings
Maximum Impervious Surface Coverage	<ul style="list-style-type: none"> • 40% Single Family Dwellings • 40% Two Family Dwellings • 50% All Other Uses
Minimum Lot Width at Building Line	<ul style="list-style-type: none"> • 60 Feet
Minimum Front Yard Setback	<ul style="list-style-type: none"> • 35 Feet, except as allowed by modification below. • In areas where there is an established development pattern, the required minimum front yard setback may be reduced by up to 20% (to a minimum of 28 feet) when the Zoning Department determines that the setbacks of the adjacent properties are less than the required setback. This does not apply to a flag lot. Modification of the front yard in accordance with this provision will not create a nonconforming lot unless the lot or structure does not meet other applicable provisions of this resolution.
Minimum Side Yard Setback	<ul style="list-style-type: none"> • 10 Feet Each Side Yard

Minimum Rear Yard Setback	<ul style="list-style-type: none">• 30 Feet
Maximum Building Height	<ul style="list-style-type: none">• 35 Feet; Excluding Agricultural Buildings and Structures• 25 Feet Accessory Structures

Section 10.6 Minimum Off-Street Parking Requirements

Off-Street parking requirements shall be as regulated in Article 19.

Section 10.7 Signage Requirements

Signage requirements shall be as regulated in Article 23.

Section 10.8 Bufferyard and Landscape Requirements

Bufferyard and Landscape Requirements shall be as regulated in Article 20.

Section 10.9 Sidewalk Requirements

Sidewalks shall be installed along the public right-of-way for any new construction.

ARTICLE 14
“CB” CORRIDOR BUSINESS DISTRICT**Section 14.1 Purpose**

The purpose of the “CB” Corridor Business District is to provide for businesses and services in the former Village of Newtonsville area of the Township where both sanitary sewer and public water are available that provide convenience goods and services to local residents and to identify businesses which can be located adjacent to residential properties without being detrimental to the character of the Newtonsville area.

Section 14.2 Principal Permitted Uses

The following uses are permitted as of right in the “CB” Corridor Business District:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
<ul style="list-style-type: none">• Assisted Living Care Facility• Bed and Breakfast Establishment• Residential Care Facility; pursuant to Title 37 of the Ohio Revised Code• Single Family Dwelling	<ul style="list-style-type: none">• None	<ul style="list-style-type: none">• Business or Professional Office• Personal Service• Restaurants; Excluding Drive-In or Drive Through Facilities• Retail Business Under 5,000 Square feet in Floor Area• Wholesale Sales

Section 14.3 Accessory Permitted Uses

The following uses are permitted as accessory uses in the “CB” Corridor Business District:

- Accessory Buildings, Structures and Uses; Pursuant to Section 18.24.
- Fences; Pursuant to Section 18.17.
- Signs; Pursuant to Article 23.
- Outdoor Bulk Storage or Display; Pursuant to Section 18.19.

Accessory uses located within the principal structure shall not occupy more than twenty-five (25) percent of the principal building or structure.

Section 14.4 Conditional Permitted Uses

The following uses are permitted as conditional uses in the “CB” Corridor Business District:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
<ul style="list-style-type: none"> • Single Family Dwelling Units in the Same Building or on the Same Lot as a Retail or Office Use • Two Family Dwelling • Multi-Family Dwelling 	<ul style="list-style-type: none"> • Educational Institutions • Hospital • Non-Commercial Parks and Recreation Facility • Public Owned and Operated Property or Facility • Religious Place of Worship 	<ul style="list-style-type: none"> • Animal Hospital or Veterinarian Clinic • Automobile Repair Garage • Automobile, Truck, Trailer, Farm Implement Sales and Repair • Bar or Tavern • Building Materials Sales and Storage Yard • Car Wash • Club • Drive Through Facilities • Fast Food Restaurant • Gasoline Filling Station • Light Manufacturing • Personal Storage Facility • Research and Development Facility • Retail Business Over 5,000 Square feet in Floor Area • Trucking, Express, Transfer or Hauling Terminal • Warehouse

Section 14.5 Lot Development Standards

The following development standards shall apply to lots located within the “CB” Corridor Business District:

Minimum Lot Area	<ul style="list-style-type: none"> • None
Maximum Impervious Surface Coverage	<ul style="list-style-type: none"> • 70%
Minimum Lot Width at Building Line	<ul style="list-style-type: none"> • 60 Feet
Minimum Front Yard Setback	<ul style="list-style-type: none"> • 35 Feet • In areas where there is an established development pattern, the required minimum front yard setback may be reduced by up to 20% (to a minimum of 28 feet) when the Zoning Department determines that the setbacks of the adjacent properties are less than the required setback. This does not apply to a flag lot. Modification of the front yard in

	accordance with this provision will not create a nonconforming lot unless the lot or structure does not meet other applicable provisions of this resolution.
Minimum Side Yard Setback	<ul style="list-style-type: none">• 15 Feet Each Side
Minimum Rear Yard Setback	<ul style="list-style-type: none">• 15 Feet
Maximum Building Height	<ul style="list-style-type: none">• 45 Feet; Excluding Agricultural Buildings and Structures• 25 Feet; Accessory Structures

Section 14.6 Minimum Off-Street Parking Requirements

Off-Street parking requirements shall be as regulated in Article 19.

Section 14.7 Signage Requirements

Signage requirements shall be as regulated in Article 23.

Section 14.8 Bufferyard and Landscape Requirements

Bufferyard and Landscape Requirements shall be as regulated in Article 20.

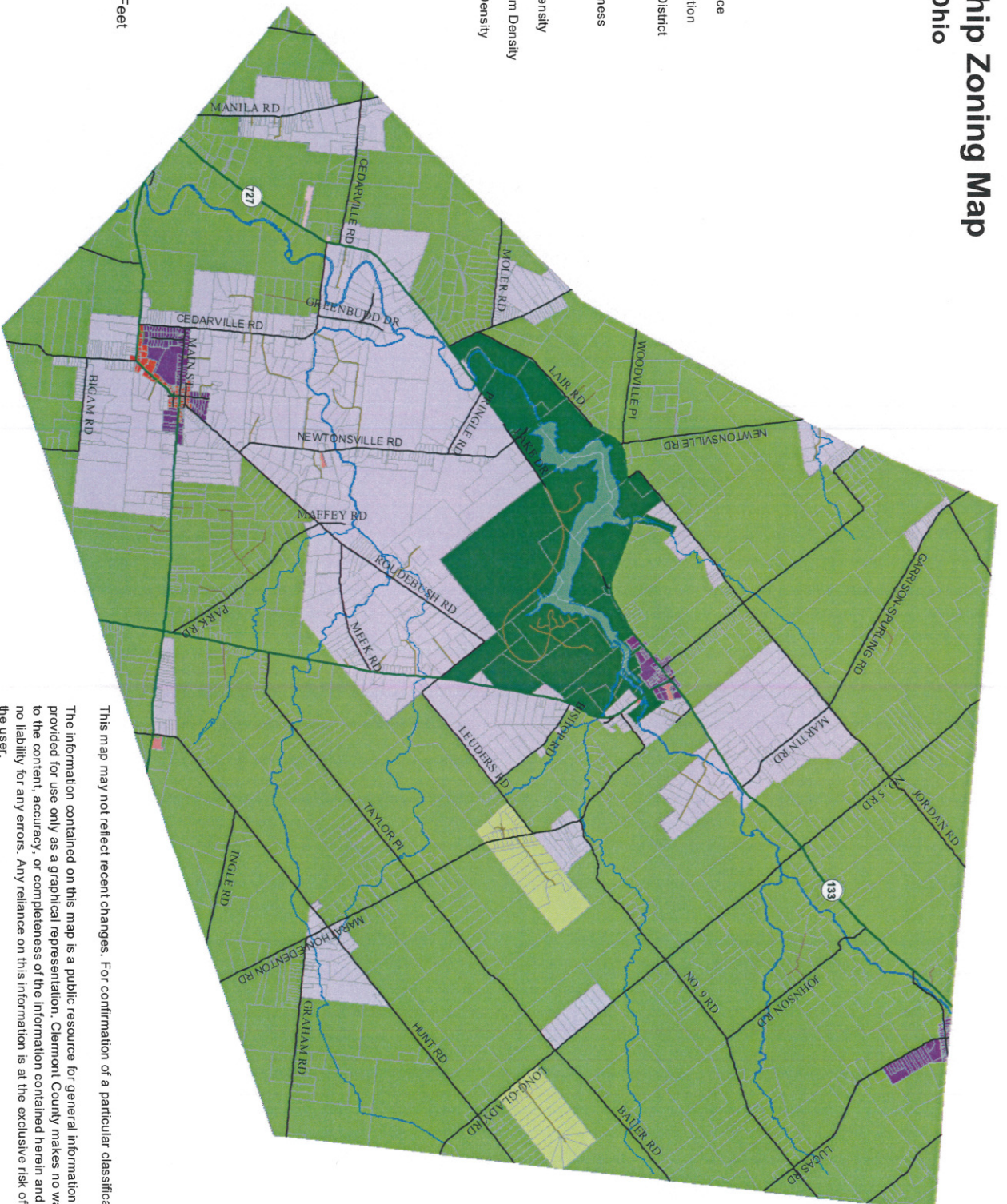
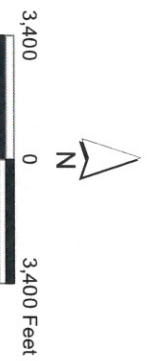
Section 14.9 Sidewalk Requirements

Sidewalks shall be installed along the public right-of-way for any new construction.

Wayne Township Zoning Map

Clermont County, Ohio

- Property Lines
- Zoning**
- AR Agriculture Residence
 - C Conservation Recreation
 - CB Corridor Business District
 - E Estate Residence
 - NB Neighborhood Business
 - GB General Business
 - RDL Residence Low Density
 - RMD Residence Medium Density
 - RHD Residence High Density



This map may not reflect recent changes. For confirmation of a particular classification call (513) 625-4300.

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November 30, 2021

Clermont County
Geographic Information Systems



Wayne Township Zoning Map Newtonsville Area

