



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON June 24, 2025

---

## GOSHEN TOWNSHIP – ZONING TEXT AMENDMENTS

---

**APPLICANT:** Goshen Township Trustees  
6757 Goshen Road  
Goshen, Ohio 45122

**REQUEST:** Text Amendments to the Goshen Township Zoning Resolution – R-012-2025 (ZC-2025-004)

**PROPOSED TEXT AMENDMENTS:** Amendments to table 5-2 to edit Development Standards for Residential Zoning Districts

**CONTENT OF REPORT:**  
Exhibit A: Proposed text amendments – R-012-2025

**STAFF ANALYSIS:**

Goshen Township has proposed modifications to table 5-2 of the Township Zoning Resolution to edit the development standards of residential zoning districts.

The proposed text amendments are not in conflict with the provisions established in Section 519.12 of the Ohio Revised Code relative to the Township Zoning Authority and are consistent with actions meant to protect and preserve public health and safety. As the recommendation of the Planning Commission is nonbinding, staff acknowledges that the proposed text amendments are permissible, and the Township has the authority to process them according to their discretion.

**RECOMMENDATION:**

Staff recommends a motion to **RECOMMEND APPROVAL** of the Goshen Township Zoning Text Amendments as submitted.

**GOSHEN TOWNSHIP BOARD OF TRUSTEES RESOLUTION NO. R-012-2025**

The Board of Trustees of Goshen Township, Clermont County, Ohio met in regular session on 27<sup>th</sup> day of May 2025 with the following members present:

Lisa Allen, Chair

Bob Hausermann, Vice-Chairman

Dan Hodges, Trustee

Mr./Mrs. Bob Hausermann moved for the adoption of the following Resolution:

**A RESOLUTION TO PROPOSE TEXT AMENDMENTS TO THE GOSHEN  
TOWNSHIP ZONING RESOLUTION**

**WHEREAS**, pursuant to Ohio Revised Code (ORC) 519.02, the Board of Trustees in the interest of the public health, safety and welfare, may regulate by resolution, in accordance with a comprehensive plan, the location, height, bulk, number of stories, and size of buildings and other structures, percentages of lot areas that 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, and the uses of land for trade, industry, residence, recreation, or other purposes in the unincorporated territory of the township; and

**WHEREAS**, pursuant to Ohio Revised Code (ORC) 519.12 the Board of Trustees desires to initiate text amendments to the Goshen Township Zoning Resolution; and

**WHEREAS**, the Board hereby finds that the proposed text amendments as set forth in Exhibit A to this Resolution are in keeping with good land planning and are not in conflict with the best interest of the township and the public; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of Goshen Township, Clermont County, Ohio with at least two-thirds of its members thereto concurring as follows:

**SECTION I**

That the Board of Township Trustees of Goshen Township, Clermont County, Ohio shall certify the proposed text amendments, indicated by underlined text, to Table 5-2: Site Development Standards for Residential Zoning Districts, of the Goshen Township Zoning Resolution, as set forth on the attached "Exhibit A," to the Goshen Township Zoning Commission.

**SECTION II**

That the Board of Township Trustees of Goshen Township does hereby find and determine that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with all applicable legal requirements including Section 121.22 of the Ohio Revised Code.

Mr./Mrs. Dan Hodges seconded the motion and on roll call, the vote resulted as follows:

Trustee Allen:

Yes / No / Abstain

Trustee Hausermann:

Yes / No / Abstain

Trustee Hodges:

Yes / No / Abstain

Trustee Action: Approved / Approved w/Modification / Denied / Tabled until \_\_\_\_\_

This Resolution was duly passed on the 27th day of May 2025.

ATTEST:

Laura Engled

Laura Engled

Fiscal Officer Goshen Township

Clermont County, Ohio

**APPROVED AS TO FORM:  
MARK J. TEKULVE, PROSECUTOR  
CLERMONT COUNTY, OHIO**

BY: Julia B. Carney  
Assistant Prosecutor

EXHIBIT A

**TABLE 5-2: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS**

	MINIMUM LOT AREA [1]	MINIMUM LOT WIDTH (FEET)	MINIMUM SETBACKS			MAX. BUILDING HEIGHT (FEET) [2]
			FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	
<b>AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT (R-1)</b>						
Single-Family Dwellings	40,000 sq. ft. 5 Acres	150	50	10 20	35	35
All Other Principal Uses	43,560 sq. ft. 5 Acres	100	50	20	50	35
<b>LOW-DENSITY SINGLE-FAMILY DISTRICT (R-2)</b>						
Single-Family Dwellings	30,000 sq. ft. 40,000 sq. ft.	125	50	10 20	35	35
All Other Principal Uses	43,560 sq. ft.	100	50	20	50	35
<b>MODERATE-DENSITY SINGLE-FAMILY DISTRICT (R-3)</b>						
Single-Family Dwellings	12,800 sq. ft. 25,000 sq. ft.	80	50 [3]	10 20	35	35
All Other Principal Uses	43,560 sq. ft.	100	50	20	50	35
<b>LOW-DENSITY ATTACHED RESIDENTIAL DISTRICT (R-4)</b>						
Single-Family Dwellings	10,000 sq. ft. 15,000 sq. ft.	70	50 [3]	10 15	35	35
Two-Family Dwellings	20,000 sq. ft.	90	50 [3]	10	40	35
All Other Principal Uses	43,560 sq. ft.	100	50	20	50	35
<b>MODERATE-DENSITY ATTACHED RESIDENTIAL DISTRICT (R-5)</b>						
Single-Family Dwellings	18,000 sq. ft. 12,000 Sq. Ft.	90	50 [3]	10 15	35	35
Two-Family Dwellings	20,000 sq. ft.	100	50 [3]	10	40	35
Multi-Family Dwellings	28,000 sq. ft. for 3 units + 5,000 sq. ft. for each additional unit up to a maximum of 6 units	120	50	20 [4]	50	35
All Other Principal Uses	43,560 sq. ft.	100	50	20	50	35
<b>HIGH-DENSITY ATTACHED RESIDENTIAL DISTRICT (R-6)</b>						
Two-Family Dwellings	12,800 sq. ft.	80	50 [3]	10	40	35
Multi-Family Dwellings	14,200 sq. ft. for 3 units + 1,400 sq. ft. for each additional unit up to a maximum of 15 units	90 (3-4 units)	50	20 [4]	50	35
		105 (5-8 units)				
		120 (9-15 units)				
All Other Principal Uses	43,560 sq. ft.	100	50	20	50	35

## EXHIBIT A

### NOTES:

- [1]** sq. ft. = square feet – Clermont County Public Health may require a larger lot area than established for the applicable zoning district if an on-site wastewater system (e.g., septic system) is required.
- [2]** Building heights are the maximum heights except as provided in Section 5.05(A)(4)(d): [Exceptions to Height Limits](#).
- [3]** The front yard setback shall be 50 feet for all streets except for local residential streets (township streets), where the setback may be reduced to 35 feet.
- [4]** If the multi-family dwelling is located adjacent to an existing lot in the R-1, R-2, R-3, or R-4 Districts, then the side yard setback from such lot shall be increased to a minimum setback of 50 feet. Additional buffering requirements might be applicable. See [Article 10: Landscaping Standards](#).