



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON APRIL 28, 2026

GOSHEN TOWNSHIP – ZONING TEXT AMENDMENTS

APPLICANT: Goshen Township Board of Trustees
6757 Goshen Rd.
Goshen, OH 45122

REQUEST: Text Amendments to the Goshen Township Zoning Resolution

PROPOSED TEXT AMENDMENTS: Amendments establishing the M-3 Limited High-Impact Industrial District and related standards.

CONTENT OF REPORT:

Exhibit A: Proposed text amendment

STAFF ANALYSIS:

Goshen Township has proposed text amendments to multiple articles and sections in order to accommodate the establishment of an “M-3” Limited High-Impact Industrial District and all related standards relevant to the establishment thereof.

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. 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, CLERMONT COUNTY

DEPARTMENT OF PLANNING & ZONING
6757 GOSHEN ROAD, GOSHEN OHIO, 45122
513.722-3400 PHONE 513.722-3100 FAX

ZONING COMMISSION APPLICATION

FEES:

MINOR ADJUSTMENT PD/PDO/PUD RESIDENTIAL \$1200 COMMERCIAL \$1200
MAJOR ADJUSTMENT PD/PDO/PUD RESIDENTIAL \$1400 COMMERCIAL \$1400
TEXT AMENDMENT / ZONE CHANGE \$2000
PLANNED UNIT DEVELOPMENT (PD/PDO/PUD) \$1400
ARCHITECTURAL REVIEW BOARD (Appeals) \$1200.00

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN

APPLICATION NUMBER

ZC-2026-005

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: _____ ZIP CODE: _____

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER					
CONTRACTOR					
DESIGNER					
APPLICANT	Goshen Township	6757 Goshen Rd	Goshen	OH 46122	513-722-3400
APPLICANTS E-MAIL ADDRESS	John.Langenheim@goshen-oh.org				

3. ZONING COMMISSION ACTION REQUESTED:

ZONE CHANGE ☐ FROM ZONE _____ TO ZONE _____
PD ☐ PDO ☐ PUD ☐
MINOR ADJUSTMENT TO A PD/PDO/PUD ☐
MAJOR ADJUSTMENT TO A PD/PDO/PUD ☐
TEXT AMENDMENT ☒

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

Text Amendment establishing the M-3 limited High-Impact Industrial District and related standards

5. SQUARE FEET: _____ 6. USE: _____ 7. HEIGHT: _____

8. EST. START DATE: _____ 9. EST. FINISH DATE: _____ 10. # OF SIGNS: _____

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF GOSHEN TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE GOSHEN TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Goshen Township access to the property for review and inspection related to this Zoning Commission application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

APPLICANT'S SIGNATURE

DATE

4/17/2026

PROPERTY OWNER'S SIGNATURE

DATE

4/17/2026

RESOLUTION NO. R-012-2026

The Board of Trustees of Goshen Township, Clermont County, Ohio, met in regular session on the 24th day of March 2026 with the following members present:

Bob Hausermann, Chairperson

Dan Hodges, Vice Chairperson

Lisa Allen, Member

Mr./Ms. Dan Hodges moved for the adoption of the following Resolution:

A RESOLUTION TO INITIATE TEXT AMENDMENTS TO THE GOSHEN TOWNSHIP ZONING RESOLUTION TO ESTABLISH THE M-3 LIMITED HIGH-IMPACT INDUSTRIAL DISTRICT AND RELATED STANDARDS

WHEREAS, pursuant to Ohio Revised Code (ORC) 519.02, the Board of Township Trustees of Goshen Township, 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, setback building lines, sizes of yards, courts, and other open spaces, the density of population, and the uses of buildings, structures, and 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 Township Trustees of Goshen Township, Clermont County, Ohio, desires to initiate text amendments to the Goshen Township Zoning Resolution; and

NOW THEREFORE BE IT RESOLVED, by the Board of Township Trustees of Goshen Township, Clermont County, Ohio:

Section 1. That the Board of Trustees hereby certifies the proposed text amendments to the Goshen Township Zoning Resolution to establish the M-3 Limited High-Impact Industrial District and related standards, as set forth in the following Exhibits, which are attached hereto and incorporated herein by reference:

- **Exhibit "A"** – Amendment to Article 4, Section 4.01 and Table 4-1 (add M-3 Limited High-Impact Industrial District);
- **Exhibit "B"** – Amendment to Article 5, Section 5.02.K (Purpose of M-3 District);
- **Exhibit "C"** – Amendment to Article 5, Section 5.03 and Table 5-1 (Permitted Use Table – add M-3 column and high-impact industrial uses);
- **Exhibit "D"** – Amendment to Article 5, Section 5.04.E.4–5.04.E.7 (Use-Specific Standards for M-3 industrial conditional uses);

- **Exhibit “E”** – Amendment to Article 5, Section 5.05.D and Table 5-3, and addition of Sections 5.05.D.4 and 5.05.D.5 (M-3 site development standards and separation requirements);
- **Exhibit “F”** – Amendment to Article 6, Sections 6.02 and 6.03 (ineligibility of M-3 properties for PD and PDO zoning);
- **Exhibit “G”** – Addition of Article 8, Section 8.03 (M-3 Performance Standards);
- **Exhibit “H”** – Amendment to Article 10, Section 10.05 to add Section 10.05.E (M-3 Buffer Requirements);
- **Exhibit “I”** – Amendments to Article 12, Sections 12.04 and 12.05 and Table 12-1 (M-3 parking, surfacing, access, and loading standards);
- **Exhibit “J”** – Amendment to Article 13, including Section 13.09 and Table 13-1 (add M-3 to nonresidential signage provisions);
- **Exhibit “K”** – Amendment to Article 16 (Definitions) to add “Data Center,” “Landfill,” “Metal Recycling Facility,” “Mine of Resources,” and “High-Impact Industrial Use.”
- **Exhibit “L”** – Amendment to Article 8, Section 8.02(G)(2) (add M-3 to barbed/razor wire security fencing allowance)

Section 2. 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./Ms. Lisa Allen seconded the motion and on roll the vote resulted as follows:

Trustee Allen: yes

Trustee Hausermann: yes

Trustee Hodges: yes

This Resolution was duly passed on the 24th day of March 2026.

ATTEST:

Laura Engled.

Laura Engled

Fiscal Officer, Goshen Township

APPROVED AS TO FORM:

Julia B. Carney

Assistant Prosecuting Attorney

EXHIBIT “A”**Amendment to Article 4, Section 4.01 and Table 4-1 – Establishment of Zoning Districts****TABLE 4-1 ZONING DISTRICTS**

DISTRICT DESIGNATION DISTRICT NAME	
RESIDENTIAL DISTRICTS	
R-1	Agricultural and Rural Residential District
R-2	Low-Density Single-Family District
R-3	Moderate-Density Single-Family District
R-4	Low-Density Attached Residential District
R-5	Moderate-Density Attached Residential District
R-6	High-Density Attached Residential District
R-T	Mobile Home Park District – Discontinued
NONRESIDENTIAL DISTRICTS	
B-1	Local Business District
B-2	General Business District
TC	Town Center Business District
M-1	Light Manufacturing District
M-2	Heavy Manufacturing District
M-3	Limited High-Impact Industrial District
PLANNED DEVELOPMENT DISTRICTS	
PD	Planned Development District
PDO	State Route 28 Planned Development Overlay District

All other text in Section 4.01 remains unchanged.

EXHIBIT “B”**Amendment to Article 5, Section 5.02 – Add Section 5.02.K (M-3 Purpose)**

Add the following subsection to Section 5.02:

5.02.K M-3 Limited High-Impact Industrial District – Purpose

The M-3 Limited High-Impact Industrial District is established to create, preserve, and enhance areas suitable for resource-based and high-impact industrial operations that may generate off-site impacts or require specialized infrastructure. The district is intended to accommodate intensive industrial activities in locations that are geographically separated from residential and business zoning districts and where appropriate buffering and site controls can mitigate adverse impacts.

EXHIBIT "C"

Amendment to Article 5, Section 5.03 and Table 5-1 – Add M-3 Column and Uses

1. Table 5-1 Permitted Use Table is amended by adding a new "M-3" column to the NONRESIDENTIAL ZONING DISTRICTS portion, immediately following the "M-2" column.
2. Within the Industrial Use Classification portion of Table 5-1, the following rows are added or amended (other existing industrial rows remain unchanged):

TABLE 5-1 PERMITTED USE TABLE – INDUSTRIAL USE CLASSIFICATION

TABLE 5-1: PERMITTED USE TABLE													
PERMITTED USES P = Permitted Use PS = Permitted with Use Specific Standards C = Conditional Use Blank Cell = Prohibited	RESIDENTIAL ZONING DISTRICTS						NONRESIDENTIAL ZONING DISTRICTS						USE-SPECIFIC STANDARDS SEE SECTION:
	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	IG	M-1	M-2	M-3	
AGRICULTURAL USE CLASSIFICATION													
Agricultural Uses on Lots of Greater than Five Acres	Exempt pursuant to Section 3.02(A).												
Agricultural Uses on Lots of Five Acres or Less	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		5.04(A)(1)
Barns or Storage Structures	PS												5.04(A)(2)
Nurseries or Greenhouses	PS	PS	PS	PS	PS	PS		P		P	P		5.04(A)(3)
RESIDENTIAL USE CLASSIFICATION													
ORC Section 5119.34(B)(1)(b) Residential Facility	PS	PS	PS	PS or C	PS or C	PS or C			PS				5.04(B)(1)
ORC Section 5123.19(A)(5) Residential Facility	PS	PS	PS	PS or C	PS or C	PS or C							5.04(B)(2)
Bed and Breakfast Establishments	C	C							C				5.04(B)(3)
Dwellings, Single-Family	P	P	P	P			C		C				5.04(B)(4)
Dwellings, Two-Family				P	P	P							
Dwellings, Multi-Family					P	P							
Permanently Sited Manufactured Housing	PS	PS	PS	PS			C						5.04(B)(5)
Skilled Nursing or Personal Care Facilities					C	C	C	PS					5.04(B)(6)
PUBLIC AND INSTITUTIONAL USE CLASSIFICATION													
Active Parks and Recreation	C	C	C	C	C	C	PS	PS	PS	PS	PS		5.04(C)(1)
Cemeteries	PS	PS	PS	PS	PS	PS							5.04(C)(2)
Churches and Places of Worship	C	C	C	C	C	C	C	PS	C				5.04(C)(3)

Community Centers			C	C	C	C							
Cultural Institutions	C	C	C	C	C	C	PS	PS	PS				
Educational Facilities (Primary and Secondary)	C	C	C	C	C	C	PS	PS					
Educational Facilities, Higher								P		P			
Government Offices and Buildings	C	C	C	C	C	C	PS	PS	PS	PS	PS		5.04(C)(4)
Hospitals								PS					5.04(C)(5)
Passive Parks, Recreation, and Open Space	P	P	P	P	P	P	P	P	P	P	P		
Quasi-Public, Fraternal, or Service Facilities	C	C	C	C	C	C	C	C	C	C	C		5.04(C)(3)
COMMERCIAL AND OFFICE USE CLASSIFICATION													
Automotive Repair (Heavy)								C		PS	PS		5.04(D)(1)

TABLE 5-1: PERMITTED USE TABLE

PERMITTED USES P = Permitted Use PS = Permitted with Use Specific Standards C = Conditional Use Blank Cell = Prohibited	RESIDENTIAL ZONING DISTRICTS						NONRESIDENTIAL ZONING DISTRICTS						USE- SPECIFIC STANDARDS SEE SECTION:
	R1	R2	R3	R4	R5	R6	B1	B2	TG	M1	M2	M3	
Automotive Service (Minor Repair) Uses							C	PS					5.04(D)(2)
Banks and Financial Institutions							P	P	P				
Restaurants and Taverns							P	P	P				
Commercial Entertainment or Recreation (Indoors)								P	P	P	P		
Commercial Entertainment or Recreation (Outdoors)								C		C	C		5.04(D)(3)
Day Care Centers (Adult or Child)	C	C	C	C	C	C	PS	PS	PS				5.04(D)(4)
Funeral Homes or Mortuaries							PS	PS	PS	PS			5.04(D)(5)
Fuel Stations							C	PS	C				5.04(D)(2)
General Offices (Administrative, Professional, Business)							P	P	P	P	P		

[illegible]

Large-scale transportation terminals												C	5.04.E.4
--------------------------------------	--	--	--	--	--	--	--	--	--	--	--	---	----------

(Blank cells = not permitted; P = permitted; C = conditional, matching the GTZR convention in Table 5-1.)

3. Section 5.03.B is amended to add the following sentence at the end:

“All conditional uses in the M-3 District shall be reviewed in accordance with Section 3.06 – Variance or Conditional Use.”

EXHIBIT “D”

Amendment to Article 5, Section 5.04.E.4–5.04.E.7 – Use-Specific Standards

Add the following subsections to Section 5.04.E Industrial Use Classification:

5.04.E.4 Biomass or Energy Production Facilities

A. Location

1. The use shall be located only in the M-3 District and shall comply with the separation requirements of Section 5.05.D.5.

B. Site and Building Design

1. All primary processing operations shall be conducted within completely enclosed buildings.
2. Storage of feedstock and finished fuel products shall be screened from view of any public right-of-way and any nonindustrial zoning district in accordance with Article 10 and Section 8.02.

C. Emissions and Nuisances

1. The applicant shall demonstrate compliance with all applicable Ohio EPA and U.S. EPA standards for air emissions, wastewater discharge, and solid waste handling.

D. Traffic and Access

1. A traffic impact analysis may be required by the Board of Zoning Appeals as part of the conditional use review where truck traffic is anticipated to exceed levels typical of other M-3 uses.

2. Primary truck access shall be from an arterial or collector road where such a roadway is available, and shall avoid local residential streets to the maximum extent practicable.

E. Noise and Hours of Operation

1. Equipment and operations shall comply with applicable township noise regulations for industrial uses.

F. Emergency Management

1. The applicant shall submit an emergency response plan acceptable to the Goshen Township Fire Chief or their designee, addressing fire, spill, and other hazard scenarios associated with the facility.

5.04.E.5 Hazardous Material Storage or Processing Facilities

A. Applicability

1. For purposes of this section, hazardous materials shall include substances defined as hazardous under applicable state or federal law, including but not limited to the Ohio Revised Code, Ohio Administrative Code, and U.S. EPA regulations.

B. Location and Separation.

1. Storage or processing areas shall be located as far as practicable from any property line shared with a nonindustrial district.

C. Containment and Secondary Protection

1. All tanks, containers, and process areas shall provide secondary containment sized to contain at least one hundred ten (110) percent of the largest single vessel or the volume required by applicable law, whichever is greater.
2. Containment areas shall be constructed of materials compatible with stored substances and protected from stormwater intrusion and unauthorized discharge.

D. Regulatory Compliance

1. The applicant shall provide documentation of all required federal, state, and county permits prior to issuance of a zoning permit and shall remain in compliance with such permits.
2. Any notice of violation from a regulatory agency that relates to onsite hazardous materials shall be reported to the Zoning Inspector within ten (10) business days.

E. Site Security

1. The site shall be secured by fencing and controlled access points consistent with

F. Emergency Response

1. The applicant shall prepare and maintain an emergency response and evacuation plan coordinated with the Goshen Township Fire Department and other appropriate agencies.
2. Onsite signage shall clearly identify hazard classes and emergency contact information.

5.04.E.6 Large-Scale Transportation Terminals

A. Site Layout

1. Vehicle circulation shall be designed to minimize conflicts between truck traffic and passenger vehicles and to limit queuing on public streets.
2. All truck parking, staging, and terminal operations shall be located outside required buffers and setbacks, including those in Section 10.05.E.

C. Access and Traffic

1. Primary access shall be provided from an arterial or collector roadway as designated by the Clermont County Engineer where such roadway is available.
2. The Board of Zoning Appeals may require a traffic impact study to evaluate roadway capacity, intersection performance, and needed improvements.

D. Screening and Buffers

1. Outdoor parking and staging areas for trucks and trailers shall be screened from view of adjacent nonindustrial districts in accordance with Article 10 and Section 8.02.

E. Noise and Lighting

1. Terminal operations shall comply with applicable noise standards, and the Board of Zoning Appeals may limit specific activities, including loading, unloading, and outdoor maintenance, near sensitive boundaries.
2. Lighting shall be in accordance with Section 8.01 and Section 8.03.

F. Environmental Controls

1. Onsite fueling, maintenance, or washing of vehicles shall comply with all applicable environmental regulations for stormwater, wastewater, and hazardous materials management.

EXHIBIT "E"

Amendment to Article 5, Section 5.05.D and Table 5-3; Add Sections 5.05.D.4 and 5.05.D.5

TABLE 5-3 SITE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL ZONING DISTRICTS

TABLE 5-3: SITE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL ZONING DISTRICTS							
DISTRICT	MINIMUM LOT AREA [1]	MINIMUM LOT WIDTH (FEET)	MAXIMUM IMPERVIOUS SURFACE COVERAGE	SETBACKS			MAX. BUILDING HEIGHT (FEET) [3]
				FRONT YARD (FEET)	SIDE AND REAR YARD [2] ADJACENT TO A RESIDENTIAL DISTRICT (FEET)	SIDE AND REAR YARD [2] ADJACENT TO A NONRESIDENTIAL DISTRICT (FEET)	
All Principal Uses in the Local Business District (B-1)	None	50	80%	0	35	0	45
All Principal Uses in the General Business District (B-2)	20,000 sq. ft.	80	75%	50	50	10	45
All Principal Uses in the Town Center Business District (TC)	None	50	75%	0	35	0	45
All Principal Uses in the Light Manufacturing District (M-1)	20,000 sq. ft.	80	75%	50	50	20	45
All Principal Uses in the Heavy Manufacturing District (M-2)	43,560 sq. ft.	100	60%	50	75	20	45
All Principal Uses in the Limited High-Impact Industrial District M-3	100 Acres	500	40%	300	Can not be adjacent to Residential District	300	60
NOTES: [1] sq. ft. = square feet [2] The applicable standard shall apply to each side and rear lot line. [3] Building heights are maximum heights except as provided in Section 5.05(A)(4)(d): Exceptions to Height Limits.							

5.05.D.5 M-3 Location and Separation Requirements

a. An M3 district shall not be established on any parcel of land where any portion of the subject parcel lies within one thousand (1,000) linear feet of: (1) any parcel zoned R-1, R-2, R-3, R-4, R-5, R-6, or R-T; (2) any parcel zoned B-1, B-2, or TC; or (3) any parcel containing a use classified within the Public and Institutional Use Classification in Table 5-1, including but not limited to churches and places of worship, educational facilities primary and secondary, community centers, cultural institutions, hospitals, cemeteries, and active parks and recreation.

b. If any point of the proposed M3 parcel is located within one thousand (1,000) feet, measured as described above, of any parcel described in subsection (a), the parcel shall not be eligible for classification as M3.

c. These separation requirements shall supersede any less restrictive general separation requirements applicable to industrial uses elsewhere in this Resolution.

EXHIBIT "F"

Amendment to Article 6 – Planned Development Districts (M-3 Ineligibility)

Section 6.02.A is amended to add subsection 6.02.A.5 as follows:

5. Properties zoned M-3 Limited High-Impact Industrial District shall not be eligible for inclusion within a Planned Development District (PD-R, PD-B, or PD-M).

Section 6.03.A is amended to add subsection 6.03.A.3 as follows:

3. Property zoned M-3 Limited High-Impact Industrial District shall not be developed pursuant to the PDO State Route 28 Planned Development Overlay District.

All other provisions of Article 6 remain unchanged.

EXHIBIT "G"

Addition of Article 8, Section 8.03 – M-3 Performance Standards

Add new Section 8.03:

8.03 M-3 PERFORMANCE STANDARDS

A. Applicability

1. The standards in this section shall apply to all uses within the M-3 District, in addition to all other applicable provisions of this Resolution.
2. Where a conflict exists between this section and another standard, the more restrictive standard shall apply.

B. Accessory Structures in the M-3 District

1. Accessory structures, including but not limited to detached storage buildings, security buildings, fuel storage structures, equipment shelters, and similar

subordinate structures, shall be permitted in the M-3 District only in connection with a permitted or approved principal use on the same lot.

2. Accessory structures in the M-3 District shall comply with the same front, side, and rear yard setbacks that apply to principal buildings in the M-3 District and shall not be located within any required buffer established by Section 10.05.E.
3. Accessory structures shall not be located within required traffic visibility triangles and shall be sited so as not to obstruct emergency vehicle access around principal buildings and critical infrastructure, as determined by the Goshen Township Fire Chief or their designee.

C. Odor

No offensive odors shall be detectable beyond the property lines of the lot upon which the use is located.

D. Dust and Particulates

Adequate control measures shall be implemented to prevent off-site migration of dust, particulate matter, or airborne debris.

E. Lighting

All exterior lighting shall be shielded and directed to minimize glare onto adjacent properties and public rights-of-way and shall comply with Section 8.01 Exterior Lighting.

F. Traffic

Adequate ingress and egress shall be provided to accommodate heavy vehicles. Site design shall minimize traffic conflicts with local and residential streets and shall comply with the access and circulation standards of Article 12.

G. Environmental Compliance

All operations shall comply with all applicable federal, state, and local environmental laws and regulations.

H. Noise

Noise standards shall be governed by the applicable provisions of this Resolution and are not modified by this section. The Board of Zoning Appeals may, as part of conditional use approval, impose additional limits on hours of operation, outdoor activities, or specific equipment where necessary to protect nearby residential and business districts.

I. Vibration and Ground borne Impacts

1. Operations, including but not limited to mining, material handling, and heavy equipment use, shall be conducted so that any vibration detectable at or beyond the property line does not create a nuisance or cause damage to adjacent structures, pavements, or utilities.
2. The Board of Zoning Appeals may require a vibration study for uses involving blasting or heavy industrial processes to demonstrate that vibration levels at the property line will remain within generally accepted engineering thresholds for structural safety.

J. Outdoor Storage, Screening, and Height

1. Outdoor storage areas, including areas for raw materials, finished products, trailers, containers, and equipment, shall be located outside required yards and buffers and shall be screened from public rights-of-way and adjacent nonindustrial districts in accordance with Article 10 and Section 8.02.
2. Stacked materials, containers, and equipment within outdoor storage areas shall not exceed the height of the principal building or twenty-five (25) feet, whichever is less, where abutting a required buffer adjacent to a residential, B-1, B-2, or TC district.
3. Outdoor storage shall be maintained in an orderly condition and shall not encroach into required fire lanes or obstruct access for emergency vehicles.

K. Site Housekeeping and Waste Management

1. All solid waste, recyclables, and process residuals shall be stored within enclosed buildings or within screened outdoor service areas in accordance with Section 10.07.
2. Litter, debris, and loose materials shall be routinely collected and removed so as not to be carried by wind, stormwater, or vehicles onto adjoining properties or public rights-of-way.
3. Wash-down areas, truck wash facilities, and similar operations shall be designed and operated so that wash water does not discharge to public streets, storm sewers, or adjoining properties except in compliance with applicable permits.

L. Emergency Access and Safety Planning

1. Site layout shall provide adequate emergency vehicle access around principal buildings and critical infrastructure, in accordance with applicable fire code and the requirements of the Goshen Township Fire Chief or their designee.

2. For uses involving hazardous materials, bulk fuel storage, or explosive materials, an emergency response and evacuation plan shall be prepared and kept on file with the Goshen Township Fire Department and updated upon significant changes to site operations.

M. Liquid or Solid Wastes

1. No discharge at any point into any public sewer, private sewage disposal system, stream, or into the ground of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage or wastewater treatment, or otherwise cause the emission of dangerous or offensive elements shall be permitted, except in accordance with standards approved by the Ohio Environmental Protection Agency or such other governmental agency as has jurisdiction over such activities.

N. Toxic Materials

1. No emission of toxic or noxious matter which is injurious to human health, comfort, or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the industry involved shall be provided, and the applicable standards of the Ohio Environmental Protection Agency and other agencies having jurisdiction shall apply.

O. Pyrophoric and Explosive Powders and Related Materials

1. The storage, utilization, or manufacture of pyrophoric and explosive powders and dusts, and of materials and products which decompose by detonation, and the storage and utilization of flammable liquids or materials that produce flammable or explosive vapors or gases, shall be in strict conformance with the applicable regulations set forth in the "Ohio Rules and Regulations of the Division of the State Fire Marshal for the Manufacture, Storage, Handling, Sale, and Transportation of Flammable and Combustible Liquids," and any other applicable state or federal fire code requirements.

P. Radioactivity

1. The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in strict conformance with:
 - a. The applicable regulations of the United States Nuclear Regulatory Commission or its successor agency; and

- b. The applicable regulations of any agency of the State of Ohio having jurisdiction over radioactive materials and radiation protection

Q. Data Center Energy, Generator, and Water Use Standards

Applicability

- a. The standards in this subsection apply to any use meeting the definition of Data Center in Article 16 and located within the M-3 District, and apply in addition to the general M-3 performance standards in this section.

Electrical Load Disclosure and Study

- a. As part of any zoning permit application for a data center in the M-3 District, the applicant shall submit an Electrical Load Report prepared by a qualified professional identifying the anticipated maximum electrical demand of the facility at full build-out, including demand associated with information technology equipment, cooling systems, and other major building systems, and describing any planned future expansion.
- b. The Electrical Load Report shall include an analysis of potential impacts on the local electric distribution and transmission system and shall identify any on-site or off-site improvements proposed by the applicant to mitigate those impacts.

Electric Utility Capacity Letter

- a. Prior to issuance of a zoning permit for a data center in the M-3 District, the applicant shall provide written documentation from the serving electric utility confirming that sufficient capacity is available, or will be made available through planned improvements, to serve the anticipated maximum electrical demand identified in the Electrical Load Report.
- b. The documentation shall identify any required off-site electric system improvements, the party or parties responsible for such improvements, and the anticipated schedule for their completion.

Standby Generator Disclosure

- a. The applicant shall identify the number, fuel type, location, and individual nameplate rating of all proposed standby generators to be installed on the site, together with the total combined nameplate capacity of such generators.
- b. The applicant shall provide a description of the intended operating parameters for the generators, including expected hours of testing and maintenance, and demonstrate how generator operation will comply with applicable federal, state, and township regulations, including any noise and air quality standards.

Cooling Technology and Water Use Disclosure and Study

- a. As part of any zoning permit application for a data center in the M-3 District, the applicant shall submit a Cooling and Water Use Report describing the proposed cooling technology or technologies, anticipated maximum daily and annual water demand at full build-out, and proposed water source or sources.
- b. The Cooling and Water Use Report shall evaluate the potential impacts of the proposed water use on the applicable water supply system and identify any on-site or off-site improvements proposed by the applicant to mitigate those impacts, including any proposed conservation, reuse, or alternative water supply measures.

Water Utility Capacity Letter

- a. Where a data center in the M-3 District will be served by a public or private water utility, the applicant shall provide written documentation from the serving water provider confirming that sufficient capacity is available, or will be made available through planned improvements, to serve the anticipated maximum water demand identified in the Cooling and Water Use Report.
- b. The documentation shall identify any required off-site water system improvements, the party or parties responsible for such improvements, and the anticipated schedule for their completion.

Additional Studies and Mitigation

- a. Where the Electrical Load Report, Cooling and Water Use Report, or utility documentation identifies potential adverse impacts on electric or water system capacity or reliability, the township may require additional studies or mitigation measures, and may condition zoning permits in accordance with Article 3 and Article 12 on the implementation of specified on-site or off-site improvements necessary to protect public health, safety, and welfare.

M. Generator Testing and Operation

Routine testing of standby generators associated with any use in the M-3 District shall be limited to the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding legal holidays.

The total cumulative duration of routine generator testing shall not exceed fifty (50) hours per generator in any calendar year.

Non-emergency generator operation outside of these hours shall be prohibited, except where required by manufacturer warranty or regulatory testing protocols, as documented by the applicant and approved by the Zoning Inspector.

Generator testing and operation shall be conducted in a manner that complies with applicable township noise standards and any additional conditions imposed as part of zoning approvals.

. Liquid or Solid Wastes

1. No discharge at any point into any public sewer, private sewage disposal system, stream, or into the ground of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage or wastewater treatment, or otherwise cause the emission of dangerous or offensive elements shall be permitted, except in accordance with standards approved by the Ohio Environmental Protection Agency or such other governmental agency as has jurisdiction over such activities.

H. Toxic Materials

1. No emission of toxic or noxious matter which is injurious to human health, comfort, or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the industry involved shall be provided, and the applicable standards of the Ohio Environmental Protection Agency and other agencies having jurisdiction shall apply.

I. Pyrophoric and Explosive Powders and Related Materials

1. The storage, utilization, or manufacture of pyrophoric and explosive powders and dusts, and of materials and products which decompose by detonation, and the storage and utilization of flammable liquids or materials that produce flammable or explosive vapors or gases, shall be in strict conformance with the applicable regulations set forth in the "Ohio Rules and Regulations of the Division of the State Fire Marshal for the Manufacture, Storage, Handling, Sale, and Transportation of Flammable and Combustible Liquids," and any other applicable state or federal fire code requirements.

J. Radioactivity

1. The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in strict conformance with:
 - a. The applicable regulations of the United States Nuclear Regulatory Commission or its successor agency; and
 - b. The applicable regulations of any agency of the State of Ohio having jurisdiction over radioactive materials and radiation protection

EXHIBIT “H”**Amendment to Article 10, Section 10.05 – Add Section 10.05.E (M-3 Buffers)**

Add:

10.05.E M3 Buffer Requirements

1. Along any property line of an M3-zoned lot that abuts a residential zoning district or a B-1, B-2, or TC district, a minimum one hundred (100) foot landscaped buffer shall be provided, which shall be no less restrictive than the screening and buffering required for M-2 districts under this resolution.
2. Along any property line of an M3-zoned lot that abuts another nonresidential zoning district, a landscaped buffer shall be provided that meets or exceeds the screening and buffering required for M-2 districts under this resolution.
3. Required buffers shall be installed and maintained in accordance with the materials and design standards of Section 10.04 and the fencing requirements of Section 8.02.
4. Where both this section and other buffering or setback standards apply, the more restrictive standard shall govern.

EXHIBIT “I”**Amendments to Article 12, Sections 12.04 and 12.05 and Table 12-1 (M-3 Parking, Surfacing, Access, and Loading)**

1. Add new subsections to Section 12.04:

12.04.J Surfacing Requirements in the M3 District

1. Notwithstanding any other provision of this Article, all parking spaces, drive aisles, access drives, and other vehicular use areas in the M3 District shall be paved with a hard surface such as asphalt or concrete, or with an approved porous pavement system designed to provide a stable, dust-free surface.
2. Gravel, crushed stone, millings, or other uncompacted or loosely compacted aggregate surfacing shall be prohibited for all vehicular use areas in the M3 District.

All vehicular use areas in the M3 District shall comply with the drainage, maintenance, and landscaping requirements of this Article and Article 1012.04.J

M-3 Access and Circulation

1. Driveways serving M-3 uses shall be designed to accommodate anticipated heavy vehicle traffic and turning movements, including appropriate radii and pavement thickness, as may be required by the Clermont County Engineer.
2. Site access in the M-3 District shall be designed to minimize conflicts between truck traffic and passenger vehicles and to avoid directing heavy truck traffic onto local residential streets where practicable.
3. Amend Table 12-1 "Industrial Uses" portion:

TABLE 12-1 NUMBER OF PARKING SPACES REQUIRED (INDUSTRIAL USES EXCERPT)

TABLE 12-1: NUMBER OF PARKING SPACES REQUIRED	
USE	NUMBER OF PARKING SPACES REQUIRED
RESIDENTIAL USES	
All dwelling unit types	2 spaces per unit
Skilled nursing or personal care facilities, adult group homes, small or large residential facilities, and all other residential uses	1 space per each 3 beds or 1 per 5 residents, whichever is greater
PUBLIC AND INSTITUTIONAL USES	
Athletic fields	30 spaces per field
Cemeteries with a chapel or place of assembly	1 space per four seats in a chapel or place of assembly
Churches and places of worship	1 space per each 4 seats in the sanctuary, based on maximum seating occupancy
Community centers	1 space per 250 square feet of floor area
Cultural institutions	1 space per 400 square feet of floor area
Educational facilities (primary or secondary)	1.5 spaces per classroom, library, lecture hall, and cafeteria plus 1 space per three fixed seats of public assembly areas. High schools shall have an additional 1 space per five students at maximum capacity
Educational facilities, higher	6 spaces per each classroom and 1 space per 300 sq. ft. of administrative office space
Golf course	4 spaces per hole plus any additional spaces required for associated uses such as restaurants and/or taverns
Hospitals	1 space per each 2 beds
Parks	2 spaces per acre unless additional spaces are required based upon the facilities included, if listed separately (e.g., golf course or athletic field)
Tennis courts	4 spaces per tennis court

COMMERCIAL AND OFFICE USES	
Automotive service (minor)	1 space per 200 square feet of sales floor area plus 3 spaces per service bay
Banks and financial institutions	1 space per 300 square feet of floor area
Bed and breakfast establishments	1 space per guestroom plus two spaces for the permanent dwelling unit.
Commercial entertainment or recreation use (Indoors)	1 space per 200 square feet or 1 space per four persons at maximum capacity, whichever is greater
Day care centers (adult or child)	1 space per 4 persons at maximum occupancy
Funeral homes	1 space per 50 square feet of floor area or 1 space per 4 seats at maximum occupancy, whichever is more
Hotels and motels	5 spaces total plus 1 space per sleeping room
Mixed use development	The cumulative parking based on the proposed uses
Multi-tenant buildings	1 space per 300 square feet of floor area up to 20,000 square feet then 1 space per 400 square feet of floor area thereafter
Offices – general, government, or other types	1 space per 300 square feet of floor area
Offices – medical or dental	1 space per 200 square feet of floor area
Personal service establishments	6 spaces per 1,000 square feet, or 2 spaces per station/chair, whichever is greater
Research and development facilities	1 space per employee (based on the largest number of employees on one shift) plus 1 space per each vehicle used in the business
TABLE 12-1: NUMBER OF PARKING SPACES REQUIRED	
USE	NUMBER OF PARKING SPACES REQUIRED
Restaurants and taverns	1 space per 100 square feet of floor area or 1 space for every two seats at maximum capacity, whichever is greater
Retail and service commercial uses, sales offices, and showrooms	1 space per 300 square feet of floor area up to 20,000 square feet then 1 space per 400 square feet of floor area thereafter
Sexually oriented businesses	1 space per 300 square feet of floor area
Theaters and assembly halls	1 space per each 3 seats at maximum occupancy
Veterinarian offices (no boarding)	1 space per 250 square feet
Warehouses	1 space per employee on the largest shift, plus 1 space per company vehicle stored on site
Biomass or energy production facilities (M-3)	1 space per employee on the largest shift, plus 1 space per company vehicle stored on site, but not less than 1 space per 3,000 sq. ft. of gross floor area
Data centers, server farms, and computational facilities (M-3)	1 space per employee on the largest shift plus 1 space per company vehicle stored on site, but not less than 1 space per 5,000 square feet of gross floor area.
Hazardous material storage or processing facilities (M-3)	1 space per employee on the largest shift, plus 1 space per company vehicle stored on site, but not less than 1 space per 4,000 sq. ft. of gross floor area
Large-scale transportation terminals (M-3)	1 space per employee on the largest shift, plus 1 space per company vehicle regularly parked on site, plus 1 visitor/customer space per 10,000 sq. ft. of site area, up to a maximum of 30 visitor/customer spaces

All other rows in Table 12-1 remain unchanged.

EXHIBIT “J”

Amendment to Article 13 – Signage Standards (M-3 Included with M-2 in Nonresidential Sign Provisions)

1. Section 13.09 opening paragraph is amended to read:

“The following standards apply to signs on lots zoned B-1, B-2, TC, M-1, M-2, or M-3 Districts, or for any nonresidential use in a Planned Development District.”

2. Table 13-1 is amended to add M-3 to the B-2/M-1/M-2 grouping:

TABLE 13-1 MAXIMUM SIGN AREA AND HEIGHT FOR FREESTANDING SIGNS

TABLE 13-1: MAXIMUM SIGN AREA AND HEIGHT FOR FREESTANDING SIGNS			
DISTRICTS	STREET FRONTAGE ALONG PUBLIC RIGHT-OF-WAY	MAXIMUM SIGN AREA	MAXIMUM SIGN HEIGHT
B-1 and TC Districts	0 - 150 feet	30 square feet	8 Feet
	151 - 300 feet	60 square feet	
	301+ feet	90 square feet	
B-2, M-1, and M-2 Districts and M-3	0 - 150 feet	50 square feet	10 Feet
	151 - 300 feet	75 square feet	
	301+ feet	100 square feet	

3. Wherever Article 13 groups “M-1 and M-2 Districts” together for purposes of permanent sign standards, “M-3” is added to the group so that M-3 follows the same standards as M-2 unless otherwise expressly stated.

EXHIBIT “K”

Amendment to Article 16 – Add Definitions

Section 16.03 Definitions and References is amended to add the following terms in alphabetical order:

Data Center

A facility used for the storage, processing, management, or transmission of large-scale digital data and computer systems.

High-Impact Industrial Use

An industrial activity that, by reason of scale, emissions, traffic generation, noise, or other

operational characteristics, has the potential for significant off-site impacts and is subject to the heightened locational, buffering, and performance standards of the M-3 District.

Landfill

An engineered site for the disposal of solid waste in accordance with applicable environmental regulations.

Metal Recycling Facility

A facility engaged in the collection, processing, storage, and resale of scrap metal materials.

Mine of Resources

The extraction of sand, gravel, stone, minerals, or other natural resources from the earth.

All existing definitions in Section 16.03 remain unchanged.

EXHIBIT "L"

Amendment to Article 8, Section 8.02 – Fencing, Walls, Hedges, and Similar Structures (M-3 Security Fencing)

Article 8, Section 8.02(G)(2) is amended to read as follows:

“Barbed or razor wire is prohibited except in the M-1, M-2, and M-3 Districts where it may be utilized for security purposes in a side or rear yard.”