PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON NOVEMBER 17, 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 to revise accessory structure standards.

CONTENT OF REPORT:
Exhibit A: Proposed text amendment

STAFF ANALYSIS:
Goshen Township has proposed text amendments to Article 7, Sections 7.01(B)(9) and 7.01 (C)(1)(a), (d) and (e) of the Goshen Township Zoning Resolution to revise zoning permit requirement and setbacks for detached accessory structures.

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 Planning and Zoning Department
Zoning Commission Application

FEE SCHEDULE	
TYPE:	
Minor Adjustment (PD, PUD, PDO)	$1,200
Major Adjustment (PD, PUD, PDO)	$1,400
Text Amendment	$2,000
Zone Change	$2,000
Architectural Review Board (Appeals)	$1,200
Site Plan Review	$500

APPLICATION NUMBER
ZC-2026-011
DO NOT WRITE IN THIS SPACE

Project Address: 6757 Goshen Road

NAME	STREET ADDRESS	CITY	ZIP	PHONE	EMAIL
Owner Goshen Township	6757 Goshen Rd	Goshen	45122	513 722 3400	john.langenheim @goshen-oh.gov
Contractor					
Applicant (( ))	(( ))	(( ))	(( ))	(( ))	(( ))
Designer					

State in detail all existing and proposed uses of this building or premises:
Text Amendment to Article 7, Sections 7.01(B)(9) and 7.01(C)(1)(a), (d) and (e) to revise zoning permit requirements and setbacks for detached accessory structures.

Zoning Commission Action Requested (Check all that apply):

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 X
Square Footage: _____ **USE:** _____ **Height:** _____ **of Signs:** _____
EST. Start Date: _____ **EST Finish Date:**_____

The owner of this project and undersigned do hereby certify that all of 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 Zoning Commission Application.

Note: FILING THIS APPLICATION DOES NOT CONSITUTE PERMISSION TO BEGIN WORK.

Property Owner Signature — Date: 10/13/26

Applicant Signature — Date: 10/13/26

RESOLUTION NO. R-43-2026

The Board of Trustees of Goshen Township, Clermont County, Ohio, met in regular session on the 13th day of October, 2026, with the following members present:

Bob Hausermann, Chairperson
Dan Hodges, Vice Chairperson
Lisa Allen, Member

Mr./Ms. Lisa Allen **moved for the adoption of the following Resolution:**

A RESOLUTION INITIATING TEXT AMENDMENTS TO ARTICLE 7, SECTIONS 7.01(B)(9) AND 7.01(C)(1)(a), (d) and(e), OF THE GOSHEN TOWNSHIP ZONING RESOLUTION TO REVISE ZONING-PERMIT REQUIREMENTS AND SETBACKS FOR DETACHED ACCESSORY STRUCTURES

WHEREAS, pursuant to Ohio Revised Code Section 519.02, the Board of Township Trustees of Goshen Township, Clermont County, Ohio, 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; 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 Section 519.12, the Board of Township Trustees may initiate amendments to the Goshen Township Zoning Resolution; and

WHEREAS, Section 7.01 of the Goshen Township Zoning Resolution ("GTZR") regulates accessory uses and structures; and

WHEREAS, current Section 7.01(B)(9) provides that accessory buildings and structures with a floor area less than or equal to twenty (20) square feet shall not require a zoning permit but shall comply with the location and setback requirements of Section 7.01; and

WHEREAS, current Section 7.01(C)(1)(a) requires detached accessory structures to be set back a minimum of ten (10) feet from the principal building, and the Board intends to eliminate this requirement; and

WHEREAS, current Section 7.01(C)(1)(d) requires accessory buildings and structures with a floor area greater than two hundred (200) square feet to be set back a minimum of ten (10) feet from side and rear lot lines unless otherwise specified, and current Section

7.01(C)(1)(e) requires accessory buildings and structures with a floor area less than or equal to two hundred (200) square feet to be set back a minimum of five (5) feet from side and rear lot lines; and

WHEREAS, the Board finds that expanding the zoning-permit exemption for limited, low-impact detached accessory structures may reduce unnecessary administrative burden for Township residents and staff while preserving the Township's authority to regulate front-yard, larger, permanent, utility-served, and other higher-impact structures; and

WHEREAS, the Board desires to establish a uniform five-foot side- and rear-yard setback for accessory buildings and structures other than swimming pools, hot tubs, and spas, while retaining a minimum ten-foot side- and rear-yard setback for swimming pools, hot tubs, and spas; and

WHEREAS, the Board further finds that the proposed amendment would retain applicable location, setback, street right-of-way, easement, drainage, height, lot-coverage, safety, and other requirements of the GTZR and applicable law.

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

Section 1. Initiation of Zoning Text Amendment

The Board of Township Trustees hereby initiates a text amendment to Article 7, Section 7.01(B)(9) and Section 7.01(C)(1)(a), (d) and (e), of the Goshen Township Zoning Resolution. The proposed amendment shall be processed as a zoning text amendment in accordance with Ohio Revised Code Section 519.12 and the applicable procedures of the Goshen Township Zoning Resolution.

Section 2. Proposed Text Amendment

Strikethrough text is proposed for deletion. Underlined text is proposed for addition. All other provisions of Section 7.01, including Section 7.01(C)(1)(b) and (c), shall remain unchanged.

Article 7 — Accessory and Temporary Use Regulations

Section 7.01 — Accessory Use Regulations

(B) General Provisions

(9) ~~Accessory buildings and structures with a floor area less than or equal to 20 square feet shall not require a zoning permit but shall comply with the location and setback requirements of this section.~~

Any detached accessory building or structure having a floor area of two hundred (200) square feet or less shall be exempt from the zoning-permit requirement, regardless of the number of qualifying buildings or structures on the lot, provided that each building or structure independently:

(a) Does not require new footers or a structural foundation;

(b) Is not attached to the principal building or to another structure;

(c) Does not include electrical, plumbing, gas, or other utility service;

(d) Is not enclosed for habitable use;

(e) Is not located in the front yard;

(f) Complies with all applicable location, setback, street right-of-way, easement, drainage, height, lot-coverage, and safety requirements of this Resolution; and

(g) Is not a swimming pool, hot tub, spa, or shipping container.

Any detached accessory building or structure located in the front yard shall require a zoning permit, regardless of its floor area or whether it otherwise qualifies for an exemption under this subsection. Any detached accessory building or structure located in the front yard of the R-1 zoning district shall comply with all applicable requirements of Section 7.01(C)(1)(b) and (c).

Any detached accessory building or structure having a floor area greater than two hundred (200) square feet shall require a zoning permit.

For purposes of this subsection, "structural foundation" means a new continuous or individual structural foundation, footing, pier, or similar load-bearing support constructed or installed to support the detached accessory building or structure. An existing uncovered patio, driveway, or other existing flatwork shall not be considered a structural foundation for purposes of this subsection unless the Zoning Inspector determines that it was constructed or modified as a structural foundation for the detached accessory building or structure.

Each building or structure exempt from the zoning-permit requirement under this subsection remains subject to all applicable provisions of this Resolution and may be required to obtain permits or approvals from Clermont County or other agencies having jurisdiction.

(C) Size Requirements and Location

(1) Setbacks

(a) ~~Detached accessory structures shall be set back a minimum of ten (10) feet from the principal building.~~

(d) Accessory buildings and structures with a floor area greater than 200 square feet shall be set back a minimum of five (5) feet from the side and rear lot lines unless otherwise specified. Swimming pools, hot tubs, and spas shall be set back a minimum of ten (10) feet from side and rear lot lines.

~~(e) Accessory buildings and structures with a floor area less than or equal to two hundred (200) square feet shall be set back a minimum of five (5) feet from side and rear lot lines.~~

Section 3. Referral and Review

The Zoning Inspector is directed to prepare the necessary application materials, staff analysis, and supporting documentation and to refer the proposed text amendment to the Goshen Township Zoning Commission and the Clermont County Planning Commission, as required by Ohio Revised Code Section 519.12. The Zoning Commission shall conduct the required public hearing and submit its recommendation to the Board of Township Trustees for further consideration and action in accordance with law.

Section 4. Open Meetings

The Board of Township Trustees finds and determines 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 Ohio Revised Code Section 121.22.

Mr./Ms. Dan Hodges 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 13th day of October, 2026.

ATTEST:

Laura Engled

Laura Engled
Fiscal Officer, Goshen Township

APPROVED AS TO FORM:

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Julia B. Carney
Assistant Prosecuting Attorney