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 Amendment to the Goshen Township Zoning Resolution

PROPOSED TEXT AMENDMENTS: Amendments to revise accessory dwelling unit standards.

CONTENT OF REPORT:
Exhibit A: Proposed text amendment

STAFF ANALYSIS:
Goshen Township has proposed text amendments to Article 7, Table 7-1 and Section 7.01 (E)(1) and related provisions of the Goshen Township Zoning Resolution for the regulations of accessory dwelling units.

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-2026-012

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, Table 7-1 and section 7.01(E)(1) for the regulations of accessory dwelling units.

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-44-2026

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. Dan Hodges moved for the adoption of the following Resolution:

A RESOLUTION INITIATING ZONING TEXT AMENDMENTS TO ARTICLE 7, TABLE 7-1 AND SECTION 7.01(E)(1), AND RELATED PROVISIONS OF THE GOSHEN TOWNSHIP ZONING RESOLUTION FOR THE REGULATION OF ACCESSORY DWELLING UNITS

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 and adopt amendments to the Goshen Township Zoning Resolution following referral, review, recommendation, notice, and public-hearing procedures required by law; and

WHEREAS, the Goshen Township Zoning Resolution ("GTZR") establishes standards for accessory dwelling units, including standards limiting the location, maximum floor area, and manner of review for accessory dwelling units; and

WHEREAS, the Board finds that accessory dwelling units can provide flexible housing options for family members, caregivers, older adults, adult children, and other households while allowing

the Township to preserve the character of its residential neighborhoods through objective standards; and

WHEREAS, the Board finds that establishing a maximum permitted floor area for an accessory dwelling unit located within the principal dwelling equal to eight hundred (800) square feet or fifty percent (50%) of the gross floor area of the principal dwelling, whichever is greater, will provide flexibility for functional dwelling-unit layouts while ensuring that the floor-area limitation allows a unit of at least eight hundred (800) square feet; and that limiting a detached accessory dwelling unit to eight hundred (800) square feet or thirty-three percent (33%) of the gross floor area of the principal dwelling, whichever is less, will maintain its accessory relationship to the principal dwelling and limit the scale of detached residential development; and

WHEREAS, the Board finds that the potential land-use impacts of accessory dwelling units may be addressed through objective standards governing the maximum number of accessory dwelling units, floor area, height, setbacks, lot coverage, parking, utility service, and other applicable site-development requirements, rather than through conditional-use review; and

WHEREAS, the Board desires to initiate text amendments that would: (1) change accessory dwelling units from a conditional use to a permitted use with standards subject to administrative zoning-permit review by the Zoning Inspector; (2) permit a detached accessory dwelling unit as a stand-alone detached structure on the same lot as the principal dwelling; and (3) establish separate maximum floor-area standards for accessory dwelling units located within the principal dwelling and for detached accessory dwelling units; and

WHEREAS, the Board further finds that the proposed amendment would retain all applicable requirements of the GTZR and other law, including the requirement for a principal dwelling, limitations on the number of accessory dwelling units, separate kitchen and bathroom facilities, separate entrance, applicable setbacks, maximum height, lot coverage, parking, water and sewer or septic approvals, zoning-permit requirements, building permits, and other applicable health and safety requirements.

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 text amendments to Article 7, Table 7-1: Permitted Accessory Use Table, and Section 7.01(E)(1): Accessory Dwelling Units, and any related cross-references in the Goshen Township Zoning Resolution that are necessary to implement the proposed changes. The proposed amendments shall be processed as zoning text amendments in accordance with Ohio Revised Code Section 519.12 and the applicable procedures of the Goshen Township Zoning Resolution.

Section 2. Proposed Text Amendments

The proposed amendments are shown below. **Strikethrough text is proposed for deletion. Underlined text is proposed for addition.**

A. Article 7 — Accessory and Temporary Use Regulations

Table 7-1 — Permitted Accessory Use Table

The row for **Accessory Dwelling Units** is proposed to be amended as follows in each zoning district in which accessory dwelling units are currently listed as a conditional use:

Accessory Dwelling Units	
~~C~~	
PS	
See Section 7.01(E)(1)	

B. Article 7 — Accessory and Temporary Use Regulations

Section 7.01(E)(1) — Accessory Dwelling Units

(1) Accessory Dwelling Units.

This section is intended to allow the creation of accessory dwelling units on existing lots in residential zoning districts that already contain one legally created dwelling unit under the following provisions:

(a) There shall be a minimum lot area of 10,000 square feet.

(b) An accessory dwelling unit may be created by the:

~~(i) Conversion of an attic, basement, garage, or other previously uninhabited portion of a residential structure or detached residential accessory structure (e.g., garage); or~~

(i) Establishment of an accessory dwelling unit within the principal dwelling; or

(ii) Addition onto an existing residential structure.

(iii) A manufactured home, mobile home, recreational vehicle, or other moveable habitable space shall not be used as a second unit.

(iv) A detached accessory dwelling unit may be constructed on the same lot as the principal dwelling.

(c) Accessory Dwelling Unit Development Standards.

(i) Only one accessory dwelling unit shall be permitted on a lot.

(ii) Accessory dwelling units shall be exempt from the minimum lot area requirements in the applicable zoning district.

(iii) An accessory dwelling unit shall contain separate kitchen and bathroom facilities.

~~(iv) Accessory dwelling units shall only be allowed when attached to the principal dwelling unit or located above a detached garage on the same lot.~~

(iv) Accessory dwelling units may be located within the principal dwelling or in a detached accessory building on the same lot as the principal dwelling.

(v) Each accessory dwelling unit shall have an entrance separate from the primary dwelling.

~~(vi) An accessory dwelling unit shall not exceed 800 square feet or 25 percent of the floor area of the primary dwelling, whichever is less.~~

(vi) An accessory dwelling unit located enclosed within the principal dwelling shall not exceed fifty (50%) of the gross floor area of the principal dwelling or have a floor area of up to eight hundred (800) square feet, whichever is greater.

A detached accessory dwelling unit shall not exceed thirty-three percent (33%) of the gross floor area of the principal dwelling or eight hundred (800) square feet, whichever is less.

(vii) An accessory dwelling unit shall comply with the applicable location, height, setback, lot-coverage, access, parking, drainage, utility, and other site-development requirements of this Resolution, except as otherwise specifically provided in this Section.

(viii) A detached accessory dwelling unit shall be permanently constructed and shall not consist of a manufactured home, mobile home, recreational vehicle, travel trailer, or other moveable habitable space.

(ix) One accessible off-street parking space shall be provided for the accessory dwelling unit in addition to the off-street parking spaces required for the primary dwelling in Section 12.05: Off-Street Parking Requirements.

(x) Each accessory dwelling unit shall be constructed so as to be compatible with the existing primary dwelling, as well as the surrounding neighborhood in terms of design, form, height, materials, and landscaping.

(xi) Accessory dwelling units shall only be permitted where the property owner resides on the same lot.

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 amendments 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. 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 13th day of October, 2026.

ATTEST:

Laura Engled

Laura Engled Fiscal Officer, Goshen Township

APPROVED AS TO FORM:

Julia B. Carney

Assistant Prosecuting Attorney