TATE TOWNSHIP
ZONING RESOLUTION
ARTICLE 2
ZONING DISTRICTS

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ARTICLE 2. ZONING DISTRICTS

2.01. GENERAL REGULATIONS

2.01.A. Purpose

The purpose of this section is to establish land use regulations for lots within Tate Township, Ohio.

2.01.B. Zoning Map

The boundaries of the township's zoning districts are hereby established as shown on the map accompanying and made part of this zoning code. The Zoning Map shall be on file with the Tate Township Zoning Inspector.

2.01.C. Zoning District Boundaries

2.01.C.1. Where a zoning district boundary divides a single lot or parcel of record existing at the effective date of this Resolution, the following provisions shall apply:

2.01.C.1.a. The zoning district regulations applicable to the largest portion of the lot, measured by area, shall apply to the entire lot.

2.01.C.1.b. If the zoning district encompasses substantially equal areas, the regulations of the more restrictive district shall apply to the entire lot or parcel.

2.01.C.2. Whenever any street, alley, or other right-of-way is vacated by Clermont County, the zone boundary shall be automatically extended to the center of the vacated right-of-way, and all areas included in the vacated area in question shall be subject to all appropriate regulations of the extended areas.

2.01.C.3. In all cases where a district boundary line, as shown on the Zoning Map, divides a lot that is of single ownership, the use authorized thereon and the district requirements applying to the least restricted portion of such lot may be extended a maximum of 50 feet into the more restricted portion of such lot. The use so extended shall be deemed conforming.

2.01.D. Compliance with District Standards

Except as otherwise provided in this section, no building or premises shall be erected, reconstructed, structurally altered, or used for any purpose that is not in compliance with the Zoning Resolution, except as regulated by Section 10.06.G. Pre-Existing Development and Non-conformities.

2.02. ESTABLISHED ZONING DISTRICTS

For the purposes of this resolution, all land within Tate Township is hereby divided into the districts established in Table 2.02-1: Zoning Districts. Refer to the Official Zoning Map for the designation and location of all zoning districts.

Table 2.02-1: Zoning Districts

ABBREVIATION	DISTRICT NAME	EQUIVALENCY	LOCATION
AGRICULTURAL DISTRICT			
AG	Agricultural District	A	Section 2.03
RESIDENTIAL DISTRICTS			
RR	Residential, Rural	R-1	Section 2.04
RL	Residential, Low Density	R-2	Section 2.05
RM	Residential, Moderate Density	R-3	Section 2.06
COMMERCIAL DISTRICTS			
CR	Commercial, Rural	C-1	Section 2.07
CC	Commercial, Community	C-2	Section 2.08
CG	Commercial, General	C-3	Section 2.09
ENTERPRISE DISTRICTS			
EP	Enterprise, Professional	I-1	Section 2.10
EO	Enterprise, Operational	I-2	Section 2.11
PUBLIC & SEMI-PUBLIC DISTRICTS			
PSR	Public Services & Recreation	RS	Section 2.12
PLANNED DEVELOPMENT & SPECIAL DISTRICTS			
R-PD	Residential Planned Development	PUD	Section 9.01.C.1
C-PD	Commercial Planned Development	PUD	Section 9.01.C.2
E-PD	Enterprise Planned Development	PUD	Section 9.01.C.3
M-PD	Mixed-Use Planned Development	PUD	Section 9.01.C.4
MHP	Mobile Home Park	MHP	Section 9.02

2.03. "AG" AGRICULTURAL DISTRICT

Table 2.03-1: AG District Intent and Uses

DISTRICT INTENT

The Agricultural (AG) District is intended to preserve and protect the township's prime farmland, open spaces, and agricultural operations from the encroachment of incompatible development. This district prioritizes agriculture as the principal land use, limiting residential and non-agricultural development to minimize conflicts and fragmentation of productive land. The AG District also serves to protect rural landscapes, support agricultural economies, and ensure the viability of working lands for future generations. Development is limited and should not require urban services, helping to manage growth and discourage premature subdivision of farmland.

USES

PERMITTED USES	CONDITIONAL USES	ACCESSORY USES	TEMPORARY USES
Agricultural Uses • Agriculture* • Agritourism* **Residential Uses** • Dwelling, Single-Family, Detached • Residential Facility* • Residential Treatment Facility* **Public/Institutional Uses** • Governmental Facility	**Agricultural Uses** • Agribusiness* **Public/Institutional Uses** • Cemetery* • Utility, Public or Private* **Commercial Uses** • Bed and Breakfast* • Campgrounds and Recreational Vehicle Camps* • Garden Center / Greenhouse / Nursery	• Accessory Dwelling Units* • Accessory Structures* • Accessory Uses* • Day Care Home, Type A* • Day Care Home, Type B* • Electric Vehicle Charging Station* • Fences and Walls* • Home Occupations* • Keeping of Farm Animals* • Keeping of Fowl* • Outdoor Display / Retail* • Outdoor Storage* • Parking/Storage of Recreational Vehicles & Equipment* • Roadside Stands* • Short-Term Rentals* • Solar Panels, Accessory* • Swimming Pools*	• Construction Dumpster* • Construction Trailer / Office* • Festivals and Similar Events* • Mobile Food Vendor* • Portable Storage Unit* • Residential Outdoor Sales* • Seasonal Outdoor Sales*

* Indicates uses that have additional use-specific standards. See Article 3. Use Regulations

Table 2.03-2: AG District Dimensional Standards

SEWER OR SEPTIC	LOT DIMENSIONS (MIN)		SETBACKS (MIN)			BUILDING HEIGHT (MAX)	IMPERVIOUS COVERAGE (MAX)
	LOT AREA	FRONTAGE	FRONT	SIDE	REAR		
Served by Sewer or Septic	43,560 sf	150′	75′	20′	30′	35′	30%

2.04. "RR" RESIDENTIAL, RURAL DISTRICT

Table 2.04-1: RR District Intent and Uses

DISTRICT INTENT

The Rural Residential (RR) District provides for very low-density residential development in areas where maintaining the rural character, natural features, and open space is a priority. This district acts as a transition between agricultural land and more developed residential areas, supporting large-lot, single-family homes and allowing for limited, low-impact agricultural or home-based uses. Infrastructure demands remain minimal, and development should preserve the scenic, environmental, and agricultural integrity of the area. This district helps absorb growth pressure without undermining rural qualities.

USES

PERMITTED USES	CONDITIONAL USES	ACCESSORY USES	TEMPORARY USES
Agricultural Uses • Agriculture* • Agritourism* **Residential Uses** • Dwelling, Single-Family, Detached • Residential Facility* • Residential Treatment Facility* **Public/Institutional Uses** • Cemetery* • Governmental Facility • Park or Recreation Facility, Public • Utility, Public or Private*	**Agricultural Uses** • Agribusiness* **Public/Institutional Uses** • Education Facility – Public or Private* • Education Facility – Trade, College, or University* • Religious Assembly / Places of Worship* **Commercial Uses** • Bed and Breakfast*	• Accessory Dwelling Units* • Accessory Structures* • Accessory Uses* • Day Care Home, Type A* • Day Care Home, Type B* • Electric Vehicle Charging Station* • Fences and Walls* • Home Occupations* • Keeping of Farm Animals* • Keeping of Fowl* • Parking/Storage of Recreational Vehicles & Equipment* • Roadside Stands* • Short-Term Rentals* • Solar Panels, Accessory* • Swimming Pools*	• Construction Dumpster* • Construction Trailer / Office* • Festivals and Similar Events* • Portable Storage Unit* • Residential Outdoor Sales*

* Indicates uses that have additional use-specific standards. See Article 3. Use Regulations.

Table 2.04-2: RR District Dimensional Standards

SEWER / SEPTIC	LOT DIMENSIONS (MIN)		SETBACKS (MIN)			BUILDING HEIGHT (MAX)	IMPERVIOUS COVERAGE (MAX)
	LOT AREA	FRONTAGE	FRONT	SIDE	REAR		
Served by Sewer	10,000 sf	100′	50′	10′	30′	35′	30%
Served by Septic	20,000 sf						

2.05. "RL" RESIDENTIAL, LOW DENSITY DISTRICT

Table 2.05-1: RL District Intent and Uses

DISTRICT INTENT
The Residential Low-Density (RL) District is designed to accommodate single-family residential development at a low density while providing for a quiet, rural residential environment. This district allows for modest expansion of the township's housing stock in areas suitable for limited infrastructure and public services. Non-residential uses are restricted to those clearly compatible with residential character. Development patterns should respect topography, water resources, and open space to reinforce rural identity while meeting housing needs.

USES			
PERMITTED USES	**CONDITIONAL USES**	**ACCESSORY USES**	**TEMPORARY USES**
Residential Uses • Dwelling, Single-Family, Detached • Dwelling, Single-Family, Attached (Townhome)* • Dwelling, Two-Family (Duplex) • Dwelling, Three-Family (Triplex) • Residential Facility* • Residential Treatment Facility* **Public/Institutional Uses** • Cemetery* • Governmental Facility • Park or Recreation Facility, Public • Utility, Public or Private*	**Public/Institutional Uses** • Education Facility – Public or Private* • Education Facility – Trade, College, or University* • Religious Assembly / Places of Worship* **Commercial Uses** • Bed and Breakfast*	• Accessory Dwelling Units* • Accessory Structures* • Accessory Uses* • Day Care Home, Type A* • Day Care Home, Type B* • Electric Vehicle Charging Station* • Fences and Walls* • Home Occupations* • Keeping of Farm Animals* • Keeping of Fowl* • Parking/Storage of Recreational Vehicles & Equipment* • Roadside Stands* • Short-Term Rentals* • Solar Panels, Accessory* • Swimming Pools*	• Construction Dumpster* • Construction Trailer / Office* • Festivals and Similar Events* • Portable Storage Unit* • Residential Outdoor Sales*

* Indicates uses that have additional use-specific standards. See Article 3. Use Regulations.

Table 2.05-2: RL District Dimensional Standards

SEWER / SEPTIC	LOT DIMENSIONS (MIN)		SETBACKS (MIN)			BUILDING HEIGHT (MAX)	IMPERVIOUS COVERAGE (MAX)
	LOT AREA	FRONTAGE	FRONT	SIDE	REAR		
Served by Sewer	7,500 sf	75′	35′	10′	30′	35′	30%
Served by Septic	20,000 sf	100′					

2.06. "RM" RESIDENTIAL, MODERATE DENSITY DISTRICT

Table 2.06-1: RM District Intent and Uses

DISTRICT INTENT
The Residential Moderate-Density (RM) District supports more compact residential development while remaining sensitive to the township's rural character. This district is intended to provide opportunities for growth near existing or planned infrastructure and community facilities, serving as a logical extension of lower-density districts or a buffer to more intensive land uses. Development should include a mix of lot sizes, promote land efficiency, and encourage context-sensitive design, such as clustering or conservation subdivisions. The RM District plays a key role in accommodating development pressure while managing growth responsibly.

USES			
PERMITTED USES	**CONDITIONAL USES**	**ACCESSORY USES**	**TEMPORARY USES**
Residential Uses • Dwelling, Single-Family, Detached • Dwelling, Single-Family, Attached (Townhome)* • Dwelling, Two-Family (Duplex) • Dwelling, Three-Family (Triplex) • Dwelling, Multi-Family, Small-Scale (4-15 units)* • Dwelling, Multi-Family, Large-Scale (16+ units)* • Residential Facility* • Residential Treatment Facility* **Public/Institutional Uses** • Cemetery* • Governmental Facility • Park or Recreation Facility, Public • Utility, Public or Private*	**Public/Institutional Uses** • Education Facility – Public or Private* • Education Facility – Trade, College, or University* • Religious Assembly / Places of Worship* **Commercial Uses** • Bed and Breakfast*	• Accessory Dwelling Units* • Accessory Structures* • Accessory Uses* • Day Care Home, Type A* • Day Care Home, Type B* • Electric Vehicle Charging Station* • Fences and Walls* • Home Occupations* • Keeping of Farm Animals* • Keeping of Fowl* • Parking/Storage of Recreational Vehicles & Equipment* • Short-Term Rentals* • Solar Panels, Accessory* • Swimming Pools*	• Construction Dumpster* • Construction Trailer / Office* • Festivals and Similar Events* • Portable Storage Unit* • Residential Outdoor Sales*

* Indicates uses that have additional use-specific standards. See Article 3. Use Regulations.

Table 2.06-2: RM District Dimensional Standards

LOT STANDARD	SINGLE-FAMILY		TWO- & THREE-FAMILY	MULTI-FAMILY	
	DETACHED	ATTACHED		4-15 UNITS	16+ UNITS
LOT SIZE (min.)					
Served by Sewer	6,000 sf	4,500 sf	7,500 sf	3,620 sf / unit (12 du/acre)	
Served by Septic	As Required by Clermont County Health Department				
DIMENSIONS & SETBACKS (min)					
Lot Width	50′	40′	75′	150′	200′
Front Yard Setback	25′			35′	35′
Side yard Setback	10′			15′	20′
Rear Yard Setback	30′			35′	35′
BUILDING MASSING & LOT COVERAGE (max)					
Building Height	35′			45′	50′
Impervious Coverage	45%			50%	50%

2.07. "CR" COMMERCIAL, RURAL DISTRICT

Table 2.07-1: CR District Intent and Uses

DISTRICT INTENT
The Commercial-Rural (CR) District is intended to accommodate small-scale, low-intensity commercial uses that serve the daily needs of rural residents and are compatible with the surrounding agricultural and residential areas. This district supports rural services such as farm supply stores, local markets, repair shops, and home-based businesses that do not require extensive infrastructure or generate high traffic volumes. Development should be designed to reflect the rural character through appropriate site planning, signage, and architecture, minimizing visual and environmental impacts. The CR District provides essential services while preserving the open and agricultural landscape.

USES			
PERMITTED USES	**CONDITIONAL USES**	**ACCESSORY USES**	**TEMPORARY USES**
Public/Institutional Uses • Governmental Facility • Library, Museum, Gallery • Park or Recreation Facility, Public • Religious Assembly / Places of Worship* • Utility, Public or Private* **Commercial Uses** • Club, Lounge, or Meeting Hall • Day Care Center* • Eating and Drinking Establishment* • Garden Center / Greenhouse / Nursery • Mixed-Use • Personal Services • Retail Sales and Service	**Public/Institutional Uses** • Cemetery* • Education Facility – Public or Private* • Education Facility – Trade, College, or University* **Commercial Uses** • Animal Kennel, Daycare, and Training Facility* • Animal Hospital, Veterinarian Office and Clinic* • Bed and Breakfast* • Campgrounds and Recreational Vehicle Camps* • Medical Office, Clinic, or Urgent Care • Office • Recreation or Entertainment Facility, Outdoor*	• Accessory Dwelling Units* • Accessory Structures* • Accessory Uses* • Automated Teller Machines (ATMs)* • Drop Off Receptacles* • Electric Vehicle Charging Station • Fences and Walls* • Keeping of Farm Animals* • Keeping of Fowl* • Outdoor Dining / Food Service Areas* • Outdoor Display / Retail* • Outdoor Storage* • Parking/Storage of Recreational Vehicles & Equipment* • Solar Panels, Accessory* • Swimming Pools*	• Construction Dumpster* • Construction Trailer / Office* • Festivals and Similar Events* • Mobile Food Vendor* • Portable Storage Unit* • Seasonal Outdoor Sales*

* Indicates uses that have additional use-specific standards. See Article 3. Use Regulations.

Table 2.07-2: CR District Dimensional Standards

	LOT DIMENSIONS (MIN)		SETBACKS (MIN)			LOT COVERAGE (MAX)	BUILDING HEIGHT (MAX)
	LOT AREA	FRONTAGE	FRONT	SIDE	REAR		
Served by Sewer	–‡	150′	60′/35′†	20′	15′	50%	35′
Served by Septic	As Required by Clermont County Health Department						

† Indicates additional dimensional standards. See Table 4.02-3: Dimensional Standards for Non-Residential Districts.
‡ No minimum lot area is required in this district; however, all dimensional standards of the district and all other applicable provisions of this Zoning Resolution shall apply and shall be fully satisfied, irrespective of lot size

2.08. "CC" COMMERCIAL, COMMUNITY DISTRICT

Table 2.08-1: CC District Intent and Uses

DISTRICT INTENT

The Commercial-Community (CC) District is intended to provide for neighborhood- and township-serving commercial development at a moderate scale. Located near population centers or at key rural crossroads, this district accommodates a mix of retail, service, and office uses that meet the everyday needs of township residents. Development in the CC District should be pedestrian-scaled where appropriate, context-sensitive, and supportive of a compact community node. This district helps consolidate commercial activity in designated areas, reducing land use conflicts and supporting efficient infrastructure investment without encouraging strip-style or sprawling development patterns.

USES

PERMITTED USES		CONDITIONAL USES	ACCESSORY USES
Public/Institutional Uses • Governmental Facility • Library, Museum, Gallery • Park or Recreation Facility, Public • Religious Assembly / Places of Worship* • Utility, Public or Private* **Commercial Uses** • Animal Kennel, Daycare, and Training Facility* • Animal Hospital, Veterinarian Office and Clinic* • Automotive Fueling / Charging* • Automotive Service / Repair, Minor* • Banks and Financial Institutions* • Bar / Tavern* • Brewpub* • Club, Lounge, or Meeting Hall • Day Care Center* • Eating and Drinking Establishment* • Fitness Center	• Fitness Studio • Funeral Home* • Hotel / Motel* • Medical Office, Clinic, or Urgent Care • Mixed-Use • Office • Personal Services • Retail Sales and Service	**Public/Institutional Uses** • Education Facility – Public or Private* • Education Facility – Trade, College, or University* **Commercial Uses** • Automotive Sales / Leasing, Passenger Vehicles* • Automotive Service / Repair, Major* • Automotive Washing / Detailing* • Brewery, Distillery, Winery, Cidery* • Drive-In Theater* • Garden Center / Greenhouse / Nursery • Hospital* • Institutional Care Facility* • Recreation or Entertainment Facility, Indoor • Recreation or Entertainment Facility, Outdoor* **Accessory Uses** • Drive-Through Facilities*	• Accessory Structures* • Accessory Uses* • Automated Teller Machines (ATMs)* • Drop Off Receptacles* • Electric Vehicle Charging Stations* • Fences and Walls* • Outdoor Dining / Food Service Areas* • Outdoor Display / Retail* • Outdoor Storage* • Parking/Storage of Recreational Vehicles & Equipment* • Pick-Up Windows* • Solar Panels, Accessory* • Swimming Pools* **TEMPORARY USES** • Construction Dumpster* • Construction Trailer / Office* • Festivals and Similar Events* • Mobile Food Vendor* • Portable Storage Unit* • Seasonal Outdoor Sales*

* Indicates uses that have additional use-specific standards. See Article 3. Use Regulations.

Table 2.08-2: CC District Dimensional Standards

	LOT DIMENSIONS (MIN)		SETBACKS (MIN)			LOT COVERAGE (MAX)	BUILDING HEIGHT (MAX)
	LOT AREA	FRONTAGE	FRONT	SIDE	REAR		
Served by Sewer	–‡	100′	60′/35′†	0′/40′†	10′	50%	35′
Served by Septic							

† Indicates additional dimensional standards. See Table 4.02-3: Dimensional Standards for Non-Residential Districts.
‡ No minimum lot area is required in this district; however, all dimensional standards of the district and all other applicable provisions of this Zoning Resolution shall apply and shall be fully satisfied, irrespective of lot size

2.09. "CG" COMMERCIAL, GENERAL DISTRICT

Table 2.09-1: CG District Intent and Uses

DISTRICT INTENT

The Commercial-General (CG) District is established to accommodate a broader range of commercial uses serving the wider region, including retail, service, office, and limited light industrial activities. This district is intended for locations with access to major transportation corridors or future growth areas where higher traffic volumes and more intensive uses can be supported by existing or planned infrastructure. Development should be carefully managed to ensure compatibility with surrounding uses, and site design standards should promote access management, screening, and stormwater protection. The CG District supports economic development while minimizing adverse impacts on the township's rural character.

USES

PERMITTED USES

Public/Institutional Uses
- Governmental Facility
- Library, Museum, Gallery
- Park or Recreation Facility, Public
- Religious Assembly / Places of Worship*
- Utility, Public or Private*

Commercial Uses
- Animal Kennel, Daycare, and Training Facility*
- Animal Hospital, Veterinarian Office and Clinic*
- Automotive Fueling / Charging*
- Automotive Sales / Leasing, Passenger Vehicles*
- Automotive Service / Repair, Major*
- Automotive Service / Repair, Minor*
- Automotive Washing / Detailing*
- Banks and Financial Institutions*
- Bar / Tavern*
- Brewpub*
- Club, Lounge, or Meeting Hall
- Day Care Center*
- Eating and Drinking Establishment*
- Fitness Center
- Fitness Studio
- Funeral Home*
- Garden Center / Greenhouse / Nursery
- Hospital*
- Hotel / Motel*
- Medical Office, Clinic, or Urgent Care
- Mixed-Use
- Office
- Personal Services
- Retail Sales and Service
- Retail Sales and Service, Large-Scale*

CONDITIONAL USES

Public/Institutional Uses
- Education Facility – Public or Private*
- Education Facility – Trade, College, or University*

Commercial Uses
- Automotive Rental*
- Automotive Sales / Leasing, Commercial and Recreational Vehicles*
- Brewery, Distillery, Winery, Cidery*
- Drive-In Theater*
- Institutional Care Facility*
- Recreation or Entertainment Facility, Indoor
- Recreation or Entertainment Facility, Outdoor*

Industrial Uses
- Building Material Sales and Storage*
- Building Trade and Equipment Sales and Service*
- Laboratory / Research & Development*
- Self-Service Storage Facility*
- Wholesale Facility*

ACCESSORY USES
- Accessory Structures*
- Accessory Uses*
- Automated Teller Machines (ATMs)*
- Automotive Washing / Detailing*
- Drive-Through Facilities*
- Drop Off Receptacles*
- Electric Vehicle Charging Stations*
- Fences and Walls*
- Outdoor Dining / Food Service Areas*
- Outdoor Display / Retail*
- Outdoor Storage*
- Parking/Storage of Recreational Vehicles & Equipment*
- Pick-Up Windows*
- Solar Panels, Accessory*
- Swimming Pools*

TEMPORARY USES
- Construction Dumpster*
- Construction Trailer / Office*
- Festivals and Similar Events*
- Mobile Food Vendor*
- Portable Storage Unit*
- Seasonal Outdoor Sales*

* Indicates uses that have additional use-specific standards. See Article 3. Use Regulations.

Table 2.09-2: CG District Dimensional Standards

	LOT DIMENSIONS (MIN)		SETBACKS (MIN)			LOT COVERAGE (MAX)	BUILDING HEIGHT (MAX)
	LOT AREA	FRONTAGE	FRONT	SIDE	REAR		
Served by Sewer Served by Septic	–‡	75′	60′/35′†	0′/75′†	10′	50%	35′

† Indicates additional dimensional standards. See Table 4.02-3: Dimensional Standards for Non-Residential Districts.
‡ No minimum lot area is required in this district; however, all dimensional standards of the district and all other applicable provisions of this Zoning Resolution shall apply and shall be fully satisfied, irrespective of lot size

2.10. "EP" ENTERPRISE, PROFESSIONAL DISTRICT

Table 2.10-1: EP District Intent and Uses

DISTRICT INTENT
The Enterprise-Professional (EP) District is established to encourage the development of office, research, light industrial, and technology-based enterprises that generate minimal environmental and community impacts. This district is intended to support businesses focused on innovation, professional services, and clean manufacturing, providing quality employment opportunities within a campus-style, well-landscaped setting. The EP District aims to balance economic growth with preservation of the township's rural character by promoting uses that are compatible with surrounding residential and agricultural areas. Development should incorporate thoughtful site design, appropriate buffering, and infrastructure that supports sustainable and orderly growth.

USES			
PERMITTED USES	**CONDITIONAL USES**	**ACCESSORY USES**	**TEMPORARY USES**
Public/Institutional Uses • Governmental Facility • Park or Recreation Facility, Public • Utility, Public or Private* **Commercial Uses** • Banks and Financial Institutions* • Hospital* • Medical Office, Clinic, or Urgent Care • Mixed-Use • Office **Industrial Uses** • Building Trade and Equipment Sales and Service* • Distribution / Fulfillment Center and Warehousing* • Laboratory / Research & Development* • Manufacturing, Light • Wholesale Facility*	**Public/Institutional Uses** • Education Facility – Trade, College, or University* • Religious Assembly / Places of Worship* **Commercial Uses** • Brewery, Distillery, Winery, Cidery* • Day Care Center* • Eating and Drinking Establishment* • Fitness Studio • Parking, Commercial and Fleet Vehicles* **Industrial Uses** • Building Material Sales and Storage*	• Accessory Structures* • Accessory Uses* • Automated Teller Machines (ATMs)* • Automotive Washing / Detailing* • Drop Off Receptacles* • Electric Vehicle Charging Station* • Fences and Walls* • Outdoor Storage* • Parking/Storage of Recreational Vehicles & Equipment* • Solar Panels, Accessory*	• Construction Dumpster* • Construction Trailer / Office* • Festivals and Similar Events* • Mobile Food Vendor* • Portable Storage Unit*

* Indicates uses that have additional use-specific standards. See Article 3. Use Regulations.

Table 2.10-2: EP District Dimensional Standards

	LOT DIMENSIONS (MIN)		SETBACKS (MIN)			LOT COVERAGE (MAX)	BUILDING HEIGHT (MAX)
	LOT AREA	FRONTAGE	FRONT	SIDE	REAR		
Served by Sewer	90,000 sf	200'	100'	50'/100'†	75'	50%	40'
Served by Septic	As Required by Clermont County Health Department						

† Indicates additional dimensional standards. See Table 4.02-3: Dimensional Standards for Non-Residential Districts.

2.11. "EO" ENTERPRISE, OPERATIONAL DISTRICT

Table 2.11-1: EO District Intent and Uses

DISTRICT INTENT

The Enterprise-Operational (EO) District is designed to accommodate a broader range of industrial, manufacturing, processing, and distribution activities that may involve heavier operational demands. This district supports businesses requiring robust infrastructure and access to major transportation routes while managing potential impacts such as noise, traffic, and environmental emissions through performance standards and site design controls. The EO District serves as a vital component of the township's economic framework by providing space for larger-scale industrial enterprises and operations that contribute to job creation and regional economic vitality. Careful siting and design are essential to minimize conflicts with nearby residential, commercial, and rural land uses.

USES

PERMITTED USES	CONDITIONAL USES	ACCESSORY USES	TEMPORARY USES
Public/Institutional Uses • Governmental Facility • Utility, Public or Private* **Commercial Uses** • Brewery, Distillery, Winery, Cidery* • Office **Industrial Uses** • Building Material Sales and Storage* • Distribution / Fulfillment Center and Warehousing* • Junk / Salvage Yard / Tow Yard* • Laboratory / Research & Development* • Manufacturing, General • Manufacturing, Light • Self-Service Storage Facility*	**Public/Institutional Uses** • Educational Facility – Trade, College, or University* **Commercial Uses** • Parking, Commercial and Fleet Vehicles* **Industrial Uses** • Building Trade and Equipment Sales and Service* • Data Centers* • Freight Services, Truck Terminals* • Wholesale Facility*	• Accessory Structures* • Accessory Uses* • Automated Teller Machines (ATMs)* • Automotive Washing / Detailing* • Drop Off Receptacles* • Electric Vehicle Charging Station* • Fences and Walls* • Outdoor Storage* • Parking/Storage of Recreational Vehicles & Equipment* • Solar Panels, Accessory*	• Construction Dumpster* • Construction Trailer / Office* • Festivals and Similar Events* • Mobile Food Vendor* • Portable Storage Unit*

* Indicates uses that have additional use-specific standards. See Article 3. Use Regulations.

Table 2.11-2: EO District Dimensional Standards

	LOT DIMENSIONS (MIN)		SETBACKS (MIN)			LOT COVERAGE (MAX)	BUILDING HEIGHT (MAX)
	LOT AREA	FRONTAGE	FRONT	SIDE	REAR		
Served by Sewer	175,000 sf	300′	100′	50′/200′†	75′	50%	45′
Served by Septic	As Required by Clermont County Health Department						

† Indicates additional dimensional standards. See Table 4.02-3: Dimensional Standards for Non-Residential Districts.

2.12. "PSR" PUBLIC SERVICES AND RECREATIONAL DISTRICT

Table 2.12-1: PSR District Intent and Uses

DISTRICT INTENT
The Public Services & Recreation (PSR) District is established to accommodate essential public facilities, community services, and recreational areas that support the health, safety, welfare, and quality of life for township residents. This district is intended to provide locations for public and institutional uses such as government buildings, emergency services, educational and cultural facilities, as well as parks, open spaces, and recreational amenities. Development within the PSR District should promote accessibility, environmental stewardship, and harmonious integration with surrounding land uses while preserving the rural character of the township. Thoughtful site design, buffering, and infrastructure are encouraged to ensure safe, functional, and attractive facilities that meet community needs.

USES			
PERMITTED USES	**CONDITIONAL USES**	**ACCESSORY USES**	**TEMPORARY USES**
Public/Institutional Uses • Cemetery* • Education Facility – Public or Private* • Education Facility – Trade, College, or University* • Governmental Facility • Library, Museum, Gallery • Park or Recreation Facility, Public • Religious Assembly / Places of Worship* • Utility, Public or Private*	**Commercial Uses** • Campgrounds and Recreational Vehicle Camps* • Club, Lounge, or Meeting Hall • Day Care Center* • Funeral Home* • Hospital*	• Accessory Structures* • Accessory Uses* • Drop Off Receptacles* • Electric Vehicle Charging Stations* • Fences and Walls* • Keeping of Farm Animals* • Keeping of Fowl* • Solar Panels, Accessory* • Swimming Pools*	• Construction Dumpster* • Construction Trailer / Office* • Festivals and Similar Events* • Mobile Food Vendor* • Portable Storage Unit*

* Indicates uses that have additional use-specific standards. See Article 3. Use Regulations.

Table 2.12-2: PSR District Dimensional Standards

	LOT DIMENSIONS (MIN)		SETBACKS (MIN)			LOT COVERAGE (MAX)	BUILDING HEIGHT (MAX)
	LOT AREA	FRONTAGE	FRONT	SIDE	REAR		
Served by Sewer	43,560sf	150′	75′	0′/75′†	30′	20%	35′
Served by Septic	As Required by Clermont County Health Department						

† Indicates additional dimensional standards. See Table 4.02-3: Dimensional Standards for Non-Residential Districts.