



**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

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**WORK SESSION AGENDA**

*May 7, 2024*

- #1      9:30      *Work Session—Tori Otten, Records and Archives, to Discuss America 250 Ohio (Semiquincentennial of the United States Declaration of Independence)*
- #2      9:35      *Work Session—Cameron Goschinski, Regional Planning Commission, to Discuss Proposed Rural Zoning Code Amendments Relative to Solar Energy and Residential Zone Development Standards*

The Board of Commissioners' public meetings can now be streamed live at [Warren County Board of Commissioners - YouTube](#)

Original Presentation Provided By  
America 250 - OH



## *Building Momentum for 2026*



Prepared for the Warren County Board of Commissioners by the WCRC&A



# OHIO REVISED CODE: THE OHIO COMMISSION FOR THE U.S. SEMIQUINCENTENNIAL



*“...to plan, encourage, develop, and coordinate the commemoration of the two hundred fiftieth anniversary of the founding of the United States and the impact of Ohioans on the nation’s past, present, and future.”*

Ohio Revised Code (149.309)



# OUR KEY MESSAGE

To tell the story of Ohio's contributions to the U.S. for the past 250+ years and create a sense of pride about the impact that Ohio and Ohioans have on the state, nation, and the world.



# AMERICA 250-OHIO INITIATIVES AND THEMES

- Celebrations and Signature Events
- Ohio Originals – Highlighting Ohio firsts, points of pride and unity
- Engaging Youth and Lifelong Learners – Developing educational touchpoints
- Inclusive Statewide Engagement – History, Arts, Culture, Museums, & People
- Telling Ohio's Stories – Highlighting under-told stories



## Past

Heritage  
Reflection  
Preservation

## Present

Interpretation  
Celebration  
Commemoration

## Future

Education  
Building for the next  
generation



# AMERICA 250-OHIO COMMUNITIES



Bucyrus Bratwurst Festival Queens – New Philadelphia First Town Days-2023

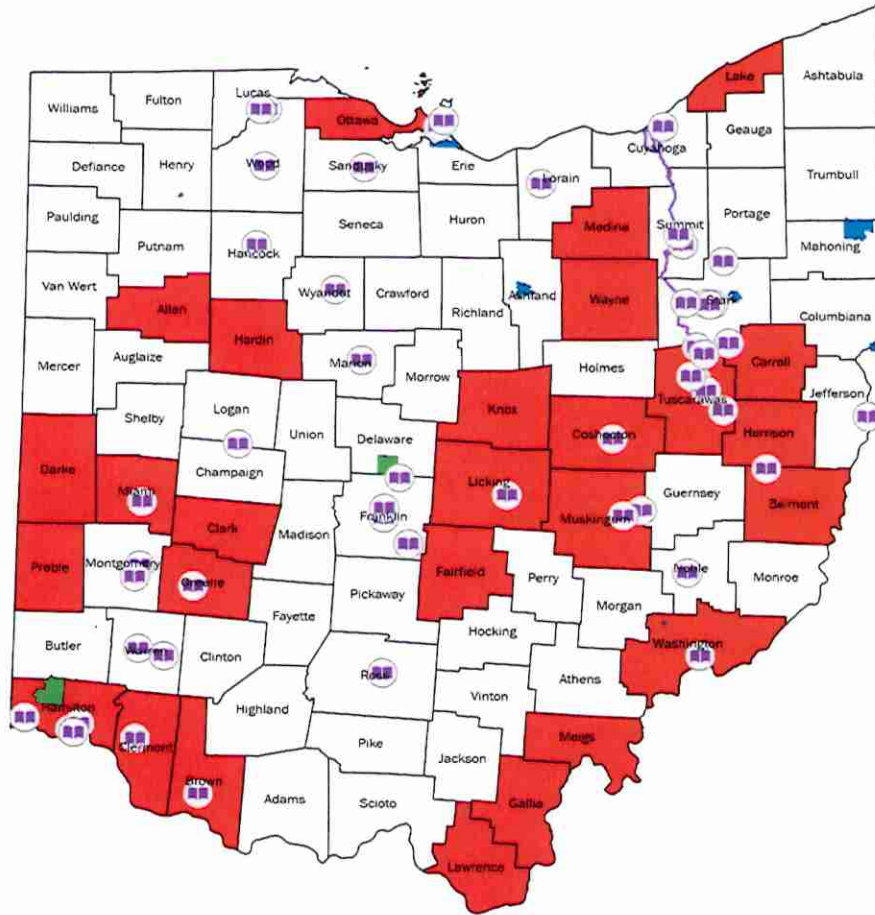
- A special designation for counties, cities, villages, and townships
- Opportunity for local leaders to network and coordinate AM 250-OH activities
- Recognition as an AM 250-OH community
- Access to resources
- Simple to activate
- Approximately 41 communities to-date



[america250-ohio.communities/](https://america250-ohio.communities/)



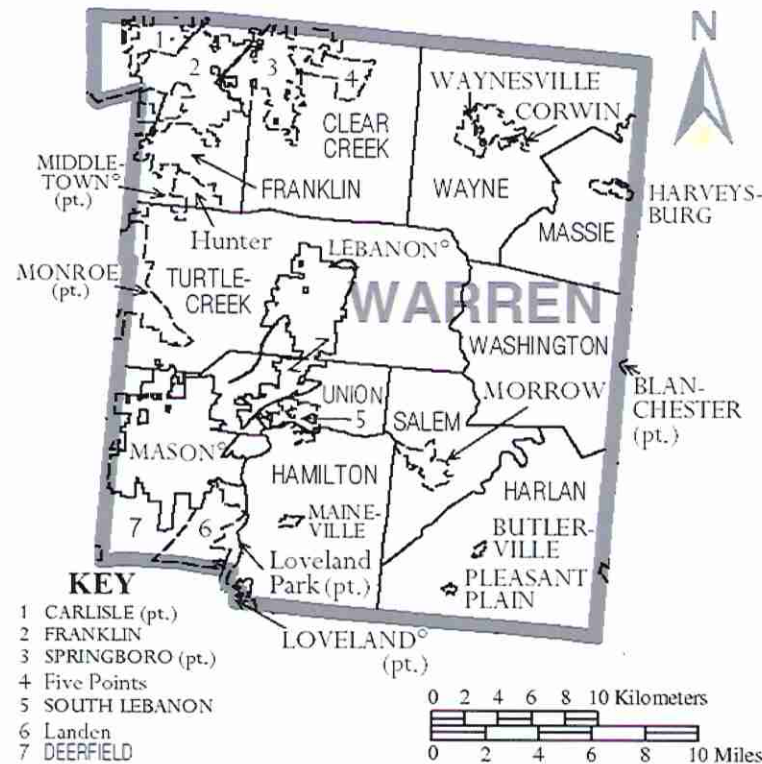
# AMERICA 250-OHIO COMMUNITIES



**40 Communities have signed on as an Official 250 Community!**

# WARREN COUNTY INVOLVEMENT

Source: US Census, Ruhrfisch



## County Representatives

- Candace Miller
- Tori Otten
- Jen Haney Conover
- County Commissioner?

## Community Representatives

- Convention & Visitors Bureau
- Park District
- ?





Two horizontal bars are positioned at the top of the page. The top bar is grey and the bottom bar is blue. Both bars have a slightly wavy, hand-drawn appearance.

# **Warren County Rural Zoning Code Text Amendments Work Session**

May 7<sup>th</sup>, 2024

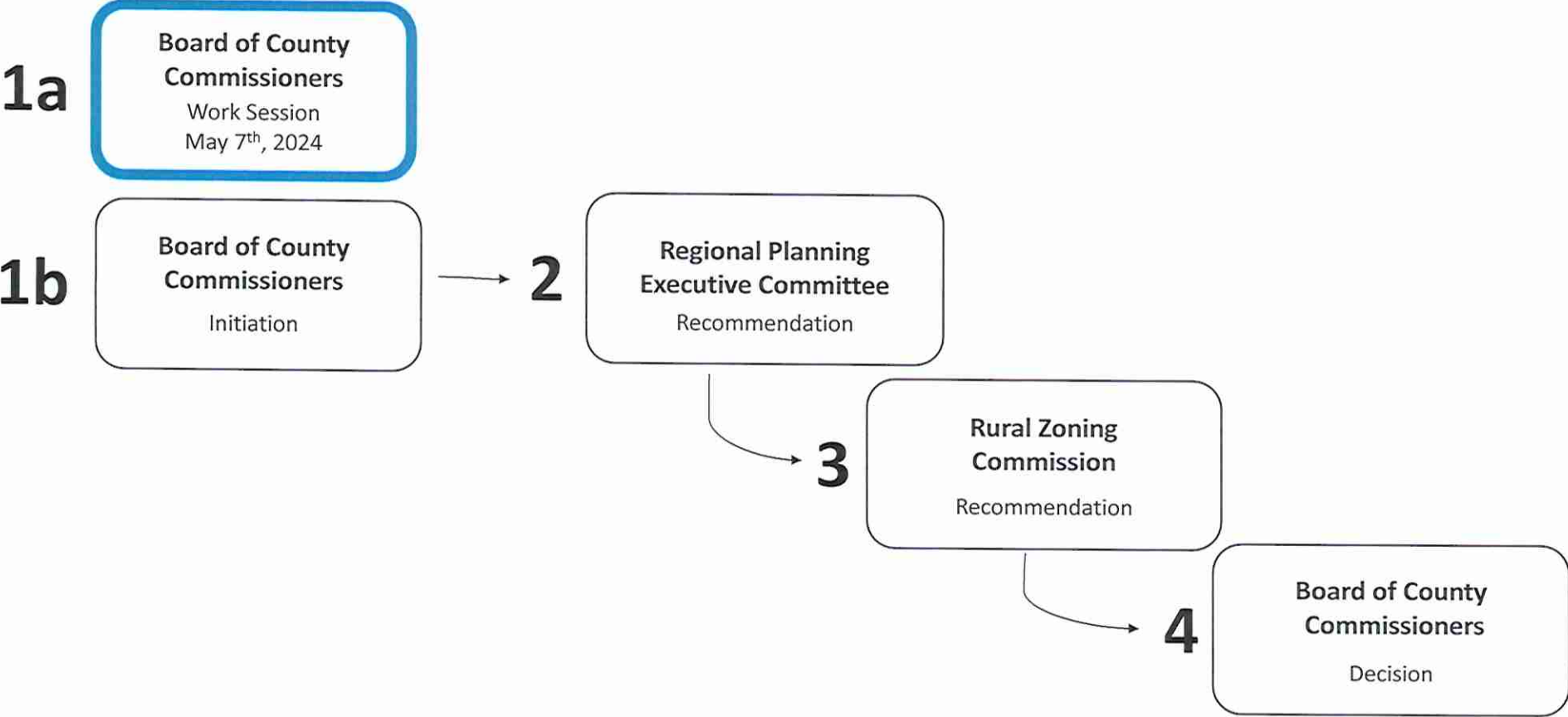
# Introduction



## Warren County Rural Zoning Code Amendments

- **Section 3.102.10 – Solar Energy Systems**
- **Section 2.302.1 – Residential Zones Development Standards Table**

# Process



# Summary

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- 1. Clerical amendments to minimum lot width for clarification.**
- 2. Regulate solar energy production facilities (under 50 MW)?**
  - This would have no impact on LARGE Solar (or Wind) Facility (50MW or more) which Mr. McGary previously provided an overview
  - The authority to regulate a SMALL Solar (or Wind) Facility in House Bill 501, 134th General Assembly (less than 50MW) became effective as R.C. 303.213 on April 6, 2023
  - Regulates public and private utilities.

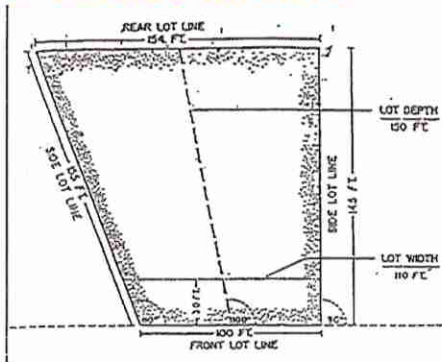
# Warren County Rural Zoning Code



## Residential Zones Development Standards Table

# Proposed Standards – 4.1 Definitions

**Lot Depth:** The mean horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.



**Lot Width:** The distance between the side lot lines, that is a function of the lots Maximum Lot Depth to Width Ratio.

**Minimum Lot Width:** The distance between the side lot lines, measured at the minimum front building setback line.

**Maximum Lot Depth to Width Ratio:** The length of a lot that does not exceed the lot width as established within a defined ratio.

# Proposed Standards – Section 2.302.1

Minimum Lot Frontage and Lot Width (feet)	Standard	Lots ≤ 2 Acres	150	150	140	100	75	65
		Lots > 2 Acres	200	200	140	100	75	65
	Curved* Frontage	Frontage at road right-of-way	50	50	50	50	25	25
		Minimum Lot Width at minimum front building setback line	150	150	140	100	75	65
Minimum Lot Width*			The minimum continuous width <del>and frontage</del> shall be equal to the required lot width determined by applying the <del>minimum maximum</del> depth to width ratio. Unless otherwise provided in Section 3.103.2(c) (Panhandle Lots) Refer to Maximum Lot Depth to Width Ratio below					
Maximum Lot Depth to Width Ratio* (Applies to lots ≤ 5 acres. Irregularly shaped panhandle lots are exempt)	Lots ≤ 2 Acres	4:1		4:1				
	Lots > 2 Acres	5:1						
Minimum House Size (Sq. Ft. of living space per unit)			Single Family: 1,200				Single Family: 1,200 Two-Family or Multi-Family: 960	

# Proposed Standards – Section 2.302.1

1. **\*Minimum Yard:** No front yard depth shall be required to exceed the average of the minimum depth of the existing front yards on the lots adjacent on each side, if each of such lots are within the same block and within one hundred (100) feet of a building.
2. **\*Height Exceptions:** Refer to Section 3.103.3.
3. **\*~~Minimum Lot Frontage and Width~~ Curved Frontage:** Lots along a road curve with a centerline radius of less than or equal to three hundred (300) feet are permitted to have a continuous minimum frontage at the required road right-of-way or easement and the required width measured at the building setback line. Except as otherwise provided in Section 3.103.2(C) Panhandle Lots).
4. **\* Lot Width:** *The Lot Width and Minimum Lot Width at minimum front building setback line is applicable to all standard and curved frontage lots, and shall be regulated by whichever value is greater. The Lot Width is applied at the minimum front building setback line.*
5. **Maximum Lot Depth to Width Ratio:** Each new lot created that is less than five acres in size shall not have a depth of more than four times its width (lots less than or equal to 2 acres), and no more than five times its width (lots greater than 2 acres) within the RU and R-1A zoning districts. Each new lot created that is less than five acres shall not have a depth of more than four times its width within the R1, R1B, R2 and R3 zoning districts.

**Note: Non-Residential Development Standards:** Non-Residential Developments within a residential district shall comply with the floor area ratio, minimum lot area, and impervious surface ratio standards of the B-1 zoning district.

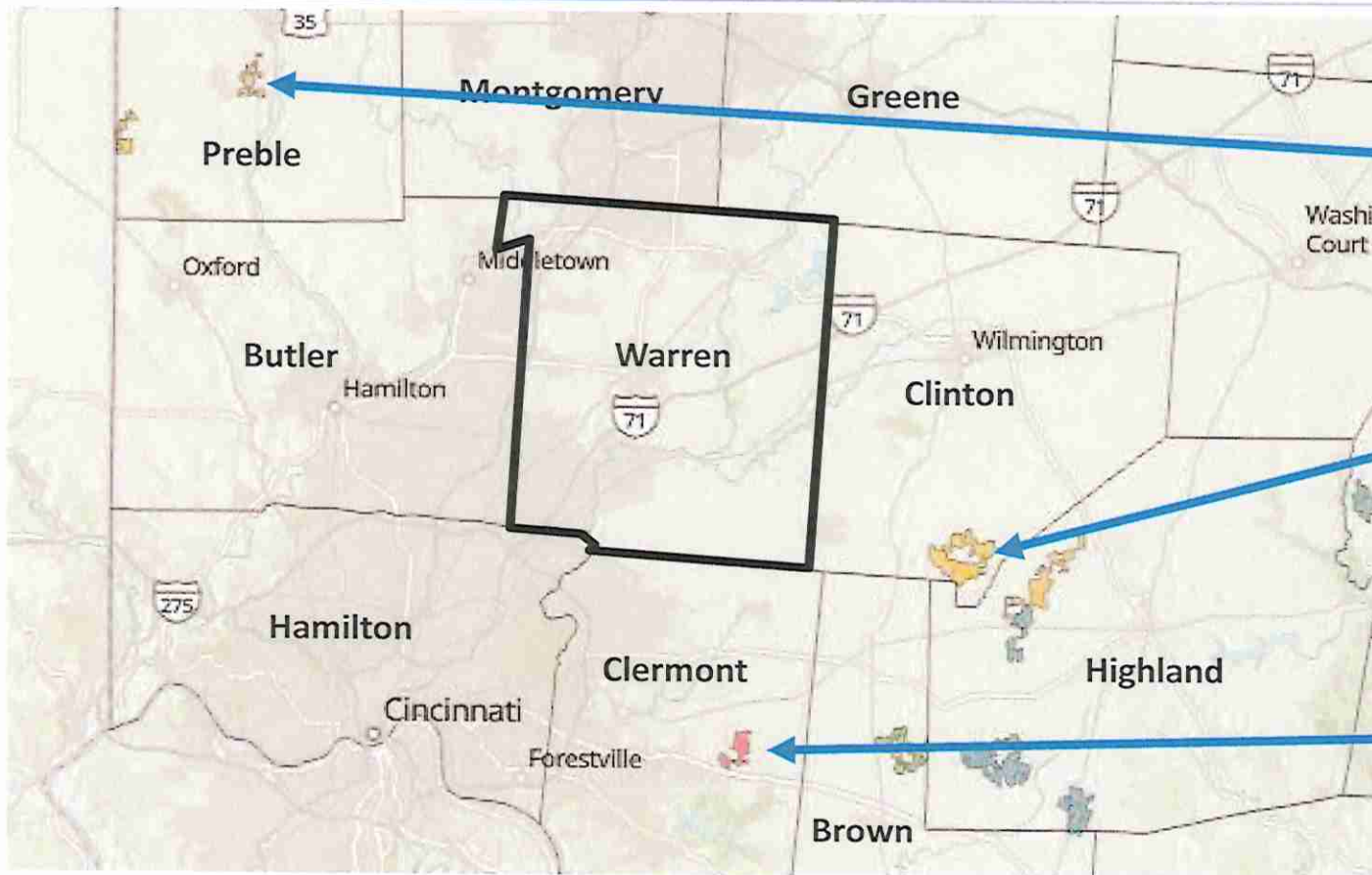


# Warren County Rural Zoning Code



## Solar Energy Systems

# Surrounding Solar Developments (Over 50MW)



**Preble County**  
Capacity: 69.9 MW  
Area: 1,003 Acres

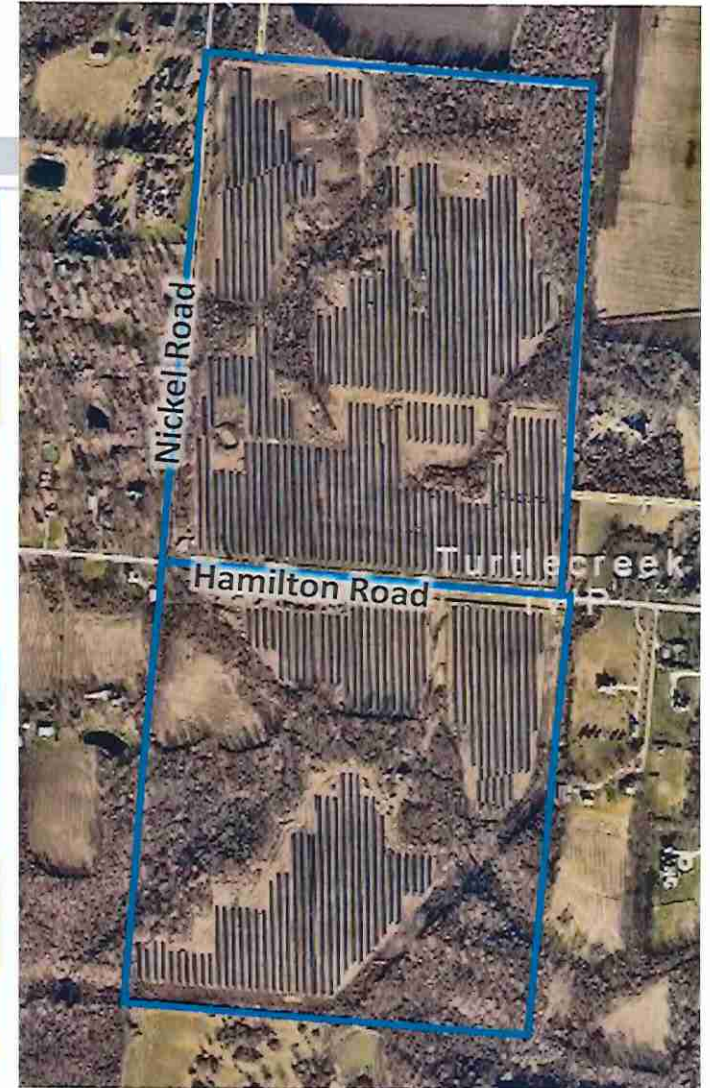
**Clinton County**  
Capacity: 300 MW  
Area: 2,457 Acres

**Clermont County**  
Capacity: 152.2 MW  
Area: 1,200 Acres

# Existing Solar Farm Development

## Cincinnati Zoo Solar Farm

- Capacity:  
Approximately 19 MW
- Area: 233.56 Acres
- Approved as a  
Conditional Use
- Zoned Public  
Recreation



# Cincinnati Zoo Solar Farm



Before



After

## Ohio Revised Code – Section 303.213

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(B) Notwithstanding division (A) of section 303.211 of the Revised Code, sections 303.01 to 303.25 of the Revised Code confer power on a board of county commissioners or board of zoning appeals to **adopt zoning regulations governing the location, erection, construction, reconstruction, change, alteration, maintenance, removal, use, or enlargement of any small wind farm or small solar facility, whether publicly or privately owned,** or the use of land for that purpose.

# Warren County Rural Zoning Code – Current Standards

## 3.102.10 Solar Energy Equipment:

- A. Solar energy equipment shall meet setback and height requirements for the district.
- B. Ground-mounted solar energy equipment shall be limited to a maximum height of fifteen (15) feet and shall be located in the rear yard or side yard and screened from the public right-of-way.
- C. A ground-mounted solar energy system shall count toward the maximum number of accessory structures permitted on the property and shall require a zoning permit.
- D. Non-functioning solar energy equipment shall be removed within three months of becoming nonfunctional.
- E. The system's apparatus shall be properly maintained to prevent both unsightly and unsafe conditions.

**Applies only to accessory uses and structures.**

# Sec 2.205 Table of Uses by Zoning District – Current

LAND USES	ZONING DISTRICTS												Use Specific Standards
	RU & R1A	R1	R1B	R2	R3	B1	B2	B3	B4	B5	I1	I2	
<b>ACCESSORY USES &amp; STRUCTURES</b>													
Detached Buildings or Other Structures	P	P	P	P	P	P	P	P	P	P	P	P	3.102
Drive Through						P	P	P	P	P	P	P	3.102.4
Solar Energy System	P	P	P	P	P	P	P	P	P	P	P	P	3.102.9
Wind Energy Conversion System Micro-Wind Turbine	P	P	P	P	P	P	P	P	P	P	P	P	3.102.11
Wind Energy Conversion Systems, Small	C	C											3.205.7(A)

**Permitted as an accessory use.**





# Proposed Standards – 4.1 Definitions

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1. Accessory Solar Energy
2. Principal Solar Energy Production Facility
3. Solar Energy Equipment
4. Solar Photovoltaic (PV)
5. Small Solar Facility
6. Community Solar
7. Ground/Pole Mounted Solar Energy Systems
8. Other structure mounted / Integrated Solar Energy Systems
9. Participating Parcels
10. Roof/Building Mounted Solar Energy Systems
11. Solar Energy
12. Solar Energy System



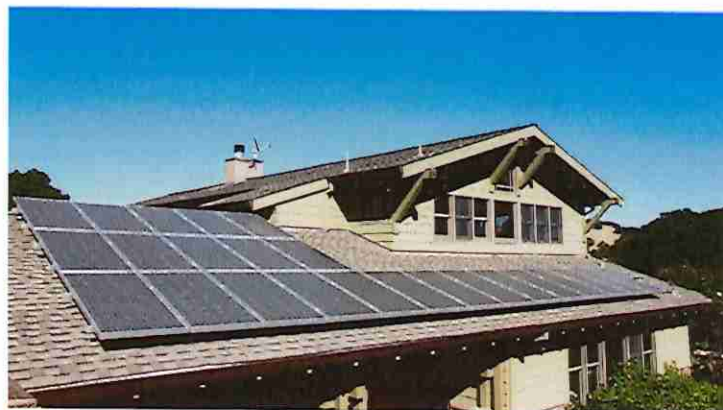
**Accessory Solar Energy**



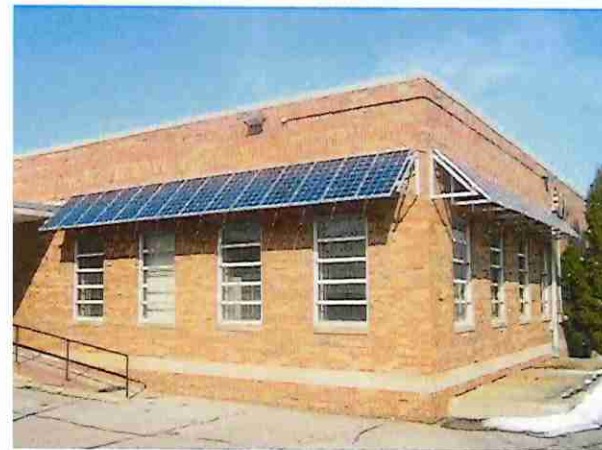
**Principal Solar Energy**



**Ground/Pole Mounted Solar**



**Roof/Building Mounted Solar**



**Other structure mounted /  
Integrated Solar**

# Proposed Standards – Elements Addressed

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1. Location.
2. Lot coverage.
3. Underground utilities.
4. Height.
5. Setback.
6. Buffer and screening.
7. Driveway material.
8. Decommission or removal.
9. Road Use Maintenance Agreement.
10. Emergency response comments.
11. Site Plan review.
12. Surrounding properties owners notification.

# Warren County Rural Zoning Code



**Additional  
Slides**

## Proposed Standards – Section 3.102.10

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1. Located on a lot of at least twelve (12) acres in size.
2. Regulates lot coverage.
3. Requires underground utilities (utility, distribution, and transmission lines).
4. Roof and building mounted: May be mounted to a principal or accessory building, and shall not exceed 10 feet of building height.
5. Ground and pole mounted: Shall be no taller than 15 feet.
6. Other structure mounted/integrated: Shall be no taller than the primary mounting structure.

## Proposed Standards – Section 3.102.10

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6. Located to prevent glare towards adjacent properties and right-of-way.
7. Must comply with any applicable airport zoning overlay and height restrictions.
9. Screen mechanical equipment (to include storage structures).
10. Buildings and solar equipment screened from ground-level view.
11. Setbacks:
  - a) Non-Participating Parcel:
    - 1) One-hundred and fifty (150) feet from lot lines.
    - 2) Three-hundred (300) feet from any dwelling.
    - 3) One-hundred and fifty (150) feet from the edge of any adjacent road right-of way.
  - b) Participating Parcel: Setbacks for all other buildings and structures comply with the applicable zoning setback standards

## Proposed Standards – **Section 3.102.10**

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12. Driveways: dust-free surface.
13. New access drives: designed to minimize the extent of soil disturbance, water runoff, and soil compaction.
14. Decommission: removed from the property within six (6) months.
15. A Road Use Maintenance Agreement: The property owner shall provide for the adequate maintenance and protection of Township and County maintained, protected, or managed infrastructure (including, but not limited to roadways, rights-of-way, and easements) to be used in connection with the Principal Solar Energy Production Facility as detailed further in a road use and maintenance agreement (“RUMA”) with the Township or County. Any damaged public roads, culverts, and bridges shall be repaired promptly to their previous or better condition by the property owner or their designee under the guidance of the appropriate regulatory authority.



## Proposed Standards – Section 3.102.10

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16. The property owner shall provide sufficient evidence that the property can be adequately served by the appropriate safety services, for example, a letter from the applicable fire department verifying that emergency response personnel and vehicles can safely reach and service the property, including the area where the Principal Solar Energy Production Facility is located.
17. Site Plan review required.

**Notification Requirements:** Within 14 days of filing an application with the Building and Zoning Department, mail a notice via first class mail to property owners within 1,000 feet of the subject site explaining the request and identifying the subject property.

## Proposed Standards – 4.1 Definitions

**Accessory Solar Energy:** A solar collection system consisting of one or more roof/building mounted, ground/pole mounted, and/or other structure mounted solar collector devices and solar related equipment and is intended to primarily reduce on-site consumption of utility power. A system is considered an accessory solar energy system only if it supplies electrical or thermal power solely for on-site use, except that when a property upon which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company.

**Principal Solar Energy Production Facility:** An area of land or other area used for a solar collection system mainly used to capture solar energy and convert it to electrical energy. These production facilities primarily produce electricity to be used off-site. Principal solar energy production facilities consist of one or more roof/building mounted, ground/pole mounted, and/or other structure mounted solar collector devices, solar related equipment, and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities. Examples include “Small Solar Facility” and “Community Solar Facility” as defined by statute or herein.

**Solar Energy Equipment:** Items for the purpose of generation, transmission, and storage of electricity, including but not limited to a solar photovoltaic cell, solar panels, lines, pumps, inverter(s), batteries, mounting brackets, racking, framing and/or foundation used for or intended to be used for the collection of solar energy.

## Proposed Standards – 4.1 Definitions

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**Solar Photovoltaic (PV):** The technology that uses a semiconductor to convert light directly into electricity.

**Small Solar Facility:** Pursuant to ORC 303.213 (A) (2), “Small Solar Facility” means solar panels and associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than 50 MW.

**Community Solar:** Also known as shared solar, or solar gardens, is an energy model that allows customers to buy or lease part of a larger off-site shared solar photovoltaic (PV) system. For the purposes of the Warren County Rural Zoning Code, “Community Solar” is a “Principal Solar Energy Production Facility”

**Ground/Pole Mounted Solar Energy Systems:** means a solar energy system that mounts a solar panel or panels and facilities on or above the ground.

**Other structure mounted / Integrated Solar Energy Systems:** means a solar energy system that is mounted to a structure in any way previously not defined or incorporated into or replaces standard building materials and does not have mounting equipment. For example, these systems may include materials that replace traditional roofing, shingle, or siding materials, awnings, canopies, skylights, or windows.

## Proposed Standards – 4.1 Definitions

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**Participating Parcels:** A parcel of land that participates by ownership, lease or easement agreement or by contractual agreement, with a person or entity conducting a Solar Energy System project.

**Roof/Building Mounted Solar Energy Systems:** means a solar energy system that is mounted to a structure or building's roof on racks.

**Solar Energy:** means radiant energy (direct, diffused, or reflected) received from the sun that can be collected and converted into thermal or electrical energy.

**Solar Energy System:** means a system and associated facilities that collect Solar Energy, which may include, but is not limited to, an Integrated Solar Energy System, Rooftop Solar Energy System, or Ground Mounted Solar Energy System.