

## **CHAPTER 1133**

### **Title, Interpretation and Applicability**

#### **CROSS REFERENCES**

Construction and interpretation generally - see ADM. Ch. 101

#### **1133.01 TITLE.**

This Ordinance shall be known and cited as the "Zoning Ordinance of the City of Harrison," Hamilton County, Ohio. The map that accompanies this Ordinance, incorporated herein, and as may be amended from time to time and made part hereof, shall be referred to as the "Official City Zoning Map."

#### **1133.02 PURPOSE.**

This Ordinance is enacted for the purpose of promoting public health, safety, convenience, comfort, prosperity, and general welfare; for the limitations and regulation of height, bulk, and location including percentage of lot occupancy, building setback lines, area and dimension of yards, courts, and other open spaces, the uses of buildings and other structures, and of the premises in such zones or district. This Ordinance is in accordance with powers granted by the Revised Code of the State of Ohio (ORC), Section 713.06 and by the Harrison Charter (Article III, Section 3.03, Part 7), and to encourage the most appropriate uses of land throughout the City. It is designed to foster well-balanced development, to protect property values, and to reduce or resolve conflicts of interest.

#### **1133.03 INTERPRETATION AND RELATIONSHIP TO OTHER REGULATIONS.**

The interpretation and application of the provisions of this Ordinance shall be held to be the minimum requirements, adopted for the promotion of the public health, safety, convenience, comfort, morals, prosperity, and general welfare. Passage of the Comprehensive Zoning Ordinance in no way legalizes any illegal use existing at the time of its adoption. When the requirements of this Ordinance conflict with the requirements of any other lawfully adopted rules, regulations, or Ordinances, the most restrictive or those imposing the higher standards shall govern.

#### **1133.04 SEPARABILITY.**

Should any section of this Ordinance be declared by a court to be unconstitutional or invalid, such a decision shall not affect the validity of this Ordinance as a whole, or any other parts thereof, other than the part declared unconstitutional or invalid.

#### **1133.05 REPEAL OF CONFLICTING ORDINANCES.**

Prior zoning ordinances in conflict with this Zoning Ordinance or inconsistent with the provisions of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.

#### **1133.06 EFFECTIVE DATE.**

This Ordinance shall become effective from and after the date of its approval and adoption, as provided in ORC 713.06.

#### **1133.07 AREA OF JURISDICTION.**

The provisions of this Ordinance apply to all incorporated areas of the City of Harrison, Ohio.

#### **1133.08 GENERAL APPLICABILITY OF ZONING ORDINANCE.**

No structure or part thereof shall be placed upon or moved onto land, erected, constructed, reconstructed, enlarged, or structurally altered, nor shall any building or land be used or occupied which does not comply with the district regulations established by this Ordinance for the district in which the building, structure, and/or land is located.

A. Lot Size Requirements and the Subdivision of Land

No parcel of land held under one ownership, with or without a building, at the time this Ordinance becomes effective shall be reduced, nor shall any such parcel be subdivided in any manner below the minimum lot width and lot area required by this Ordinance.

B. Reductions in Yard Requirements

No building may be enlarged which would result in decreasing a minimum yard requirement below the requirements of the applicable zoning district except for BZA approved variances.

C. Location of Uses on a Single Lot

Unless otherwise specifically allowed, every principal building hereafter erected, relocated, or structurally altered shall be located on a single lot as herein defined.

D. Unsafe Buildings

Nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition any structure, or part thereof, declared unsafe by a proper authority.

E. Conversion of Dwellings

The conversion of any building into a dwelling or the conversion of any dwellings to accommodate an increased number of dwelling units or families, is permitted only in accordance with all requirements of this Ordinance, including those that require minimum lot sizes (Refer to Section 1147.03).

F. Parking/Loading Requirements

No land use may change from one use to another without meeting the parking/loading requirements for the new use.

G. Notification

Prior to the transfer of ownership of any property within the corporate limits of the City of Harrison, Ohio, the owner or his agent shall advise the transferee of any and all covenants, deed restrictions, easements, zoning, etc. applicable to said property.