

June 5, 2006

Warren County Zoning Commission
406 Justice Drive
Lebanon, OH 46036

RE: R-1 Zone

Dear members of the Warren County Zoning Commission,

This letter is in regard to the proposed changes to the Warren County R-1 rural residential zoning code.

Zoning should be designed to protect the property values and the natural resources of Warren County. This includes those wanting to make a land use change as well as adjacent property owners who will have to live with these land use changes.

It is with these thoughts in mind that Warren County Soil and Water Conservation District is proposing Agricultural Buffers and Stream setbacks. The R-1 Zone is the basic zoning for the rural areas of Warren County. The R-1 Zone should reflect this rural character and allow for development that sustains this rural character. The R-1 Zone should protect the rural setting of those residences who already reside in the county.

The Stream Setback proposal defines a long tradition of protecting the Natural Resources of Warren County by the Warren County Soil and Water Conservation District. As you well know building setbacks from streams could be viewed as an ounce of prevention is worth a pound of cure.

The R-1 Zone should reflect a "country atmosphere" and in the "country" it just makes sense to be good stewards of the land and to be neighborly.

Thank you,

Chairman
Warren County Soil and
Water Conservation
District
Bd. of Supervisors

In order to better assure the rural character of the R-1 Zone, the Board of Supervisors of the Warren Co. Soil and Water Conservation District recommends the following amendments to the proposed revisions of the Warren County Zoning Code:

Insert into Sec. 6.6 following Sec. 6.6 C

- D. **Agricultural Buffers:** All lots bordering land in agricultural use (defined as land enrolled in the CAUV Tax Program) shall provide a 100 foot buffer. The buffer shall only apply to that portion of the lot bordering the agricultural land. Trees may be planted in the buffer area or the buffer may be allowed to naturally revert to forest through secession. The buffer shall serve as the lot line for determining appropriate setbacks for structures.
- E. **Stream Setbacks:** All lots containing drainage ways with a contributing watershed area of 32 acres or more shall have stream side setbacks based on the following:
- | Watershed Size | Stream Side Buffer |
|---------------------------|---------------------------|
| 32 acres to 320 acres | 50 feet each side |
| 320 acres to 20 sq. mi. | 75 feet each side |
| 20 sq. mi. to 300 sq. mi. | 100 feet each side |
| Greater than 300 sq. mi. | 300 feet each side |
- No dwellings or buildings shall be permitted in the Stream Setback area.