

ORDINANCE NO. 7-2026

ADOPTING A NEW ZONING CODE FOR THE VILLAGE OF FAIRFAX

WHEREAS, this Council previously adopted the Zoning Code ("Zoning Code") of the Village of Fairfax (the "Village") via Ordinance No. 35-2004, as subsequently amended, modified, and/or supplemented; and

WHEREAS, the Zoning Code adopted via Ordinance No. 35-2004 replaced prior zoning codes adopted in Ordinance Nos. 8-1955, 4-1993, and 39-2000; and

WHEREAS, the Village Planning Commission ("Planning Commission") has been working extensively with Hamilton County, Ohio Planning and Development ("HCPD") to study and develop a new, modernized Zoning Code that would better serve the particular needs of the Village; and

WHEREAS, on May 13, 2026, the Planning Commission met to discuss the final recommendation of HCPD for a new Zoning Code, with certain revisions following Village legal and policy review; and

WHEREAS, as reflected in the minutes of the Planning Commission, the Planning Commission reported to this Council the Zoning Code attached hereto as Exhibit A, with the Planning Commission's unanimous recommendation for the adoption of Exhibit A as the new Zoning Code of the Village; and

WHEREAS, for the reasons expressed by the Planning Commission, Council concurs that the adoption of Exhibit A as the Zoning Code of the Village would benefit the peace, health, safety, convenience, and general welfare of the residents and businesses of the Village;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Fairfax, State of Ohio, that:

SECTION I: The Zoning Code attached hereto as Exhibit A is hereby adopted as the Zoning Code of the Village of Fairfax, and applies with the full force of law to the territory that now does, or that shall at any future time, constitute the incorporated territory of the Village of Fairfax.

SECTION II: The existing Zoning Code of the Village of Fairfax, as adopted in Ordinance No. 35-2004 and as subsequently amended, modified, and supplemented, is hereby repealed.

SECTION III: This Council finds and determines that all requirements specified in the Ohio Revised Code for the adoption of a new Zoning Code, including, but not limited to, R.C. 713.12, have been satisfied.

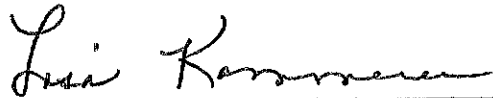
SECTION IV: This Ordinance shall take and be in full force and effect from and after the earliest period allowed by law.

Passed this 20th day of July, 2026.



Mayor

ATTEST:



Fiscal Officer

CERTIFICATE

I hereby certify this to be a true and correct copy of Ordinance No. 7-2026 adopted at a meeting of the Council of the Village of Fairfax on this 20th day of July, 2026.



Fiscal Officer