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S.B. 122
136th General Assembly

Bill Analysis

Version: As Introduced

Primary Sponsor: Sen. Hicks-Hudson

Amanda Goodman, Attorney

SUMMARY

- Eliminates township and county authority to adopt zoning resolutions for agricultural land under certain circumstances.

DETAILED ANALYSIS

Township and county agricultural zoning

The bill eliminates a township and county's limited authority to utilize zoning to regulate any of the following in a platted subdivision or in an area consisting of 15 or more contiguous lots:

1. Agriculture on lots of one acre or less;
2. Buildings or structures incident to the use of land for agricultural purposes on lots between one and five acres by setback building lines, height, and size; and
3. Dairying and animal poultry husbandry on lots between one and five acres when at least 35% of the lots in the subdivision are developed with at least one building, structure, or improvement that is subject to real property taxation or that is subject to the tax on manufactured and mobile homes.

Continuing law prohibits a county rural zoning commission, board of county commissioners, township zoning commission, board of township trustees, or board of zoning appeals from regulating agriculture, buildings or structures, and dairying and animal and poultry husbandry on lots greater than five acres. However, the bill broadens that prohibition to smaller sized lots, as described above.¹

¹ R.C. 303.21 and 519.21.

HISTORY

Action	Date
Introduced	02-25-25
