

ARTICLE V MINIMUM DIMENSIONAL AND CONSTRUCTION REQUIREMENTS

SECTION A. DEVELOPMENT STANDARDS

The following table establishes the yard, area, lot coverage, and height requirements for all buildings except dwellings and structures accessory to dwelling by district. All measurements are made from the right-of-way line except where otherwise stated

TABLE 5.1 DENSITY, YARD, AND HEIGHT REQUIREMENTS ^{1, 2}

District	Type of Dwelling	Minimum Lot Width (ft.)	Min. Lot Area Per Family Dwelling or Max. Lot Coverage	Front Yard (ft.)	Either Side Yard (ft.)	Sum of Side Yard (ft.)	Rear Yard (ft.)	Maximum Height	
								Stories	Feet
A-1 (on-site utilities)	single family	150 ^D	1 net acre	50	20	40	75	2.5	35
A-1 (on-site utilities)	single family	150 ^D	30,000 s.f.	50	20	40	75	2.5	35
R-1 (on-site utilities)	single family	100 ^D	20,000 s.f.	50	10	25	60	2.5	35
R-1 (on-site utilities)	single family	150 ^D	30,000 s.f.	50	20	40	70	2.5	35
R-2	single family	85 ^D	15,000 s.f.	40	10	25	40	2.5	35
R-3	single family	75 ^D	10,500 s.f.	35	8	20	35	2.5	35
	two-family	120 ^D	15,600 s.f.	35	8	20	35	2.5	35
R-4	single family	65 ^D	7,800 s.f.	35	6	16	30	2.5	35
	two-family	95 ^D	5,700 s.f.	30	6	16	30	2.5	35
	multi-family	130 ^D	4,000 s.f.	30	6	16	30	2.5	35

¹ HISTORY: Amended Effective February 18, 2005

² HISTORY: Amended Effective February 17, 2011

District	Type of Dwelling	Minimum Lot Width (ft.)	Min. Lot Area Per Family Dwelling or Max. Lot Coverage	Front Yard (ft.)	Either Side Yard (ft.)	Sum of Side Yard (ft.)	Rear Yard (ft.)	Maximum Height	
								Stories	Feet
R-4A	single family	50 ^D	5,000 s.f.	25	6	16	25	2.5	35
	two-family	75 ^D	3,750 s.f.	25	10	25	25	2.5	35
	multi-family	100 ^D	3,300 s.f.	25	15	30	25	2.5	35
R-5	single family	65 ^D	7,800 s.f.	35	6	16	30	2.5	35
	two-family	90 ^D	10,000 s.f.	25	6	16	30	2.5	35
	multi-family	90 ^D	3,000 s.f.	25	15	30	30	3	45
R-6	Manufactured Home Park (See Article VII, Section L)								
C-1	None	35%	30	10	20	25	2	35	
C-2	None	35%	70	10	20	40	3	45	
C-3	None	35%	65	30	60	30	3	45	
State Route 20/23 Overlay Zone ^A	250	N/A	75 ^B	N/A	N/A	N/A	N/A	N/A	
I-1	None	35%	60	25	50	40	3	45	
I-2	None	40%	60	25	50	40	3	45	
PUD-R	c	c	c	c	c	c	c	c	
PUD-C	c	N/A	c	c	c	c	c	c	
PUD-I	c	N/A	c	c	c	c	c	c	
PUD-M	c	N/A	c	c	c	c	c	c	

District	Type of Dwelling	Minimum Lot Width (ft.)	Min. Lot Area Per Family Dwelling or Max. Lot Coverage	Front Yard (ft.)	Either Side Yard (ft.)	Sum of Side Yard (ft.)	Rear Yard (ft.)	Maximum Height	
								Stories	Feet
Footnotes:									
<p>A. See Article VII, Section Z for supplemental requirements.</p> <p>B. Because Route 20/23 may be widened at certain locations, no building may be located closer than 175 feet to the centerline of the Route 20/23 right of way. In cases where a lot has a front, side or rear lot line abutting a publically-dedicated access road parallel or perpendicular to US Route 20/23, the minimum front yard shall be 50 feet. See Article VII, Section Z.</p> <p>C. The minimum lot width, minimum lot area per family dwelling or maximum lot coverage, front yard perimeter setback, rear yard perimeter setback, side yard perimeter setback, maximum stories and maximum feet shall meet the requirements set forth in the zoning district that is the closest match to what the building use shall be in the "PUD" district.</p> <p>D. In all residential districts the depth of the lot and/or parcel may not exceed four times its width.</p>									

SECTION B. EXCEPTIONS AND MODIFICATIONS

1. FRONT YARD VARIATION ³

In "R-1", "R-2", "R-3", "R-4," or "R-4A" Districts, when fifty percent (50%) of the developed frontage in one block on one side of the streets has front yards that are greater or less than the minimum front yard required, any building to be erected thereon shall not project beyond the average of the existing front yards, except that a minimum front yard of fifteen feet shall be maintained in all instances. This exception shall not apply in rural areas where density of development is less than one family per acre.

2. FRONT YARD SETBACK OF BUILDING ON PRINCIPAL HIGHWAYS

Notwithstanding the provisions of this chapter, no building or accessory structure on lots fronting on any State, Federal, or arterial street (highway, major) shall be located within 70 feet of the public right-of-way in any district from the existing right of way of such highway or from any proposed right-of-way on any map adopted by the Ohio Department of Transportation. Where there is no officially-established public right of way for a road open to the public, all buildings shall be set back at least 60 feet from the center line of the traveled roadway.

3. FRONT YARD SETBACKS FOR CORNER AND DOUBLE FRONTAGE LOTS ^{4, 5}

Corner lots and lots having frontage on more than one (1) street shall provide the minimum front yard requirements on each street, provided, however, the buildable width of a lot of record shall not be reduced to less than thirty-two (32) feet.

a. On a corner lot, the principal building and its accessory structures shall be required to have the same setback distance from all street right-of-way lines as required for the front yard in the district in which such structures are located (Figure 5.1 and Figure 5.2).

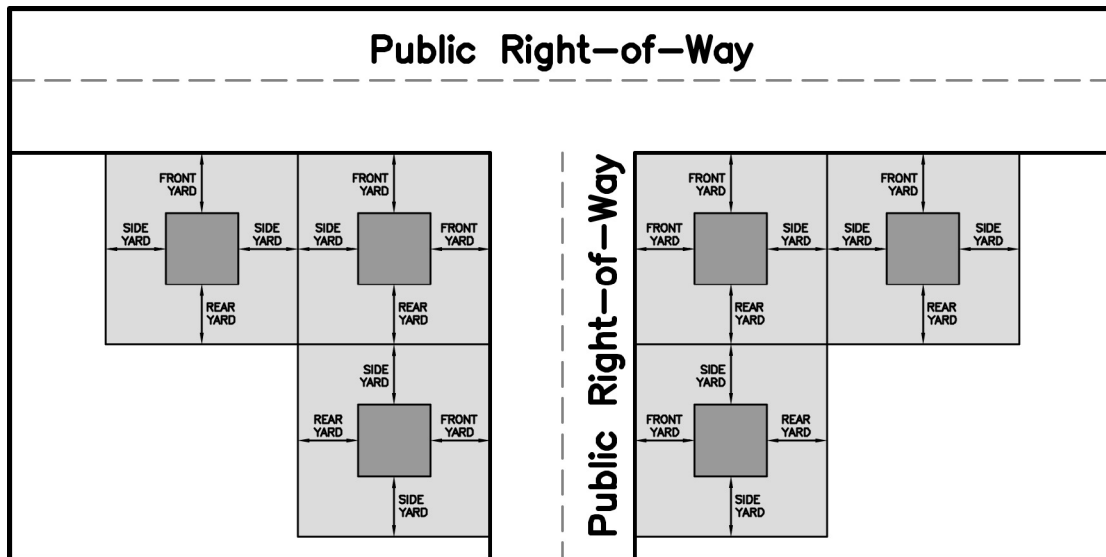


Figure 5.1⁶

³ HISTORY: Amended Effective February 18, 2005

⁴ HISTORY: Amended Effective February 18, 2005

⁵ HISTORY: Amended Effective February 17, 2011

⁶ HISTORY: Amended Effective February 17, 2011

SECTION B. EXCEPTIONS AND MODIFICATIONS (Contd.)

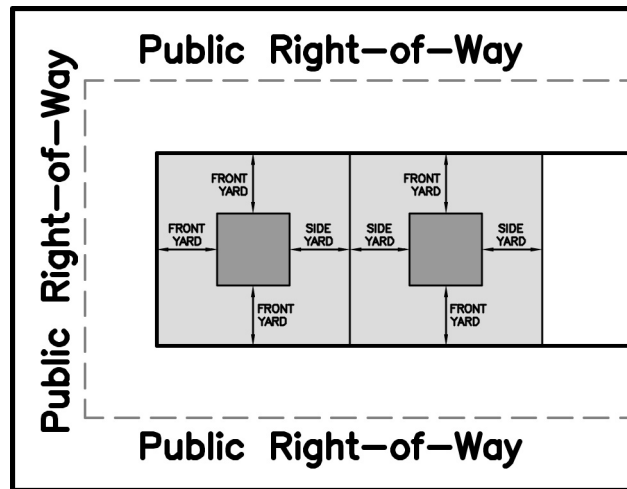


Figure 5.2⁷

- b. Visibility at Intersections.⁸ On a corner lot at the intersection of two (2) public streets within any district, nothing shall be installed, erected, placed, planted, or allowed to grow in such manner as to materially impede vision between a height of two and one-half (2-1/2) feet and ten (10) feet above the center line grades of the intersecting public streets, in the area bounded by the right-of-way lines of such corner lots and a line joining points along the rights-of-way within thirty (30) feet from the point of intersection of the rights-of-way as depicted in Figure 5-3. (Also see Article, Sections J.1 and J.2).

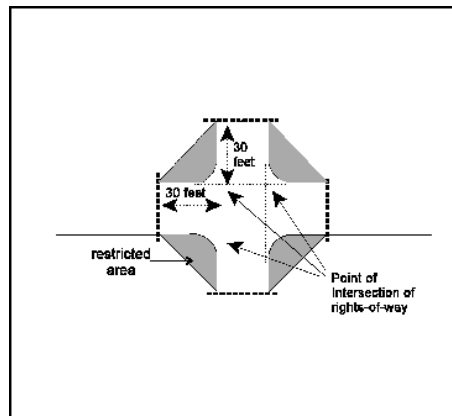


Figure 5-3

⁷ HISTORY: Amended Effective February 17, 2011

⁸ HISTORY: Amended Effective February 18, 2005

SECTION B. EXCEPTIONS AND MODIFICATIONS (Contd.)

4. REAR YARD SETBACKS FOR CORNER AND DOUBLE FRONTAGE LOTS⁹
 Corner lots and lots having frontage on more than one (1) street shall provide a rear yard opposite one of the front yards. It will be the option of the property owner to determine which yard will be designated as the rear yard.
5. DWELLING UNITS ABOVE COMMERCIAL ESTABLISHMENTS
 Where dwelling units are erected above commercial establishments, no side yard is required except when required for a commercial building on the side of a lot adjoining a residential district.
6. NONRESIDENTIAL USES ABUTTING OR OPPOSITE AN "A" OR "R" OR "PUD-R" or "PUD-M" DISTRICT¹⁰
 - a. **Side and Rear Yard Requirements for Nonresidential Uses Abutting Residential Districts.**
 Business and industrial buildings or uses (not including customer/staff parking) shall not be located nor conducted closer to any lot line of an "A", "R", "PUD-R", or "PUD-M" District than the distance specified in the following schedule in Table 5-2, except as provided in paragraph (b) of this subsection. Where the boundary line of two zoning districts divides a lot held in single ownership, the zoning district line shall apply for nonresidential setback purposes.¹¹

Table 5 - 2. Minimum Yard (Feet)

Uses	Side	Rear
Public/Quasi-Public	50	100
Commercial/Office	50	100
Industrial	50	100

- b. Landscaping or Screening Provisions. For nonresidential uses abutting "A" or "R" or "PUD-R" or "PUD-M" Districts, the minimum yards may be reduced to fifty (50) percent of the requirements stated in paragraph (a) of this subsection if acceptable landscaping or screening is provided in accordance with Article VIII, Section D.3 (Visual Screening) and approved by the Zoning Commission. Such screening shall be a masonry or solid fence or landscaping, provided in lieu of such wall or fence, planted with an evergreen hedge or dense planting of evergreen shrubs not less than four (4) feet in height. Parking of automobiles for nonresidential uses may be permitted within ten (10) feet of the boundaries of "A" and "R" and "PUD-R" and "PUD-M" Districts, provided screening is installed as specified herein, subject to approval of a plan by the Zoning Commission.^{12, 13}

⁹ HISTORY: Amended Effective February 17, 2011

¹⁰ HISTORY: Amended Effective February 17, 2011

¹¹ HISTORY: Amended Effective February 18, 2005

¹² HISTORY: Amended Effective February 18, 2005

¹³ HISTORY: Amended Effective February 17, 2011

SECTION B. EXCEPTIONS AND MODIFICATIONS (Contd.)

7. ARCHITECTURAL PROJECTIONS

- a. Open structures such as porches, canopies, balconies, platforms, carports, and covered patios; gas fireplaces and similar architectural projections, shall be considered a part of the building to which attached, and shall not project into the required minimum front, side, or rear yard.
- b. An open, uncovered porch or paved terrace may project into a required front yard for a distance of not more than ten (10) feet, but this shall not be interpreted to include or permit fixed canopies.
- c. A portico or canopy may project into a required side yard, provided every part of such portico or canopy is unenclosed and not less than seven (7) feet from any side lot line.
- d. Projections, such as open or lattice enclosed fire escapes, outside stairways, balconies opening upon fire towers, and the ordinary projections of chimneys and flues into a required yard may be permitted by the Township Zoning Inspector for a distance not to exceed five (5) feet when these are so placed as not to obstruct light and ventilation..
- e. Any exterior building projections, such as the ordinary projection of sills, belt courses, cornices, roof overhang and ornamental features shall not extend a distance over twenty-four (24) inches in a required yard.¹⁴

8. SETBACK FROM ESTABLISHED DRAINAGE DITCHES

In all districts, a setback of forty (40) feet from the center line of an established drainage ditch shall be provided for all buildings or permanent structures erected along such ditch.¹⁵ Enclosed ditches should have a forty (40) foot setback from the center of the pipe. Upon an appeal based on hardship, the BZA may consider reducing the ditch setback requirements to not less than twenty-five (25) feet from the top of the bank.

Temporary structures and fences may be allowed in the ditch setback per the approval of the zoning inspector. Temporary structures shall be placed on skids. During improvements of the drainage ditches, it will be the responsibility of the property owner to remove the temporary structures and/or fences out of the drainage ditch setback areas.¹⁶

9. TWO-FAMILY AND MULTI-FAMILY DWELLINGS¹⁷

A two-family dwelling or multi-family dwellings shall be considered as one (1) building for the purpose of determining front, side, and rear yard requirements. The entire group as a unit shall require one (1) front, one (1) rear, and two (2) side yards as specified for dwellings in the appropriate district. Each individual building shall meet all yard requirements for the appropriate district as though it were on an individual lot. See Article V, Section B.3 and B.4 for corner lots.

10. REAR SETBACK MAY INCLUDE ALLEY

Where a lot abuts upon an alley, one-half (1/2) the alley width may be considered as part of the required rear yard.

¹⁴ HISTORY: Amended Effective February 17, 2011

¹⁵ HISTORY: Amended Effective February 17, 2011

¹⁶ HISTORY: Amended Effective February 17, 2011

¹⁷ HISTORY: Amended Effective February 18, 2005

SECTION B. EXCEPTIONS AND MODIFICATIONS (Contd.)

11. HEIGHT

No building or structure shall be constructed in excess of the height that can be safely protected by all available fire fighting equipment except where in-structure fire protection is provided.

- a. Buildings. The height of buildings specified as maximum height under Table 5.1 may be exceeded for public, quasi-public, or public service buildings, hospitals, institutions, schools, office, industrial, or apartment buildings provided the required front, side, and rear yards are increased by one (1) foot for each foot of additional building height above the height regulations for the district in which the building is located. Industrial buildings and religious places of worship shall not exceed a maximum height of seventy-five (75) feet and all other buildings listed above shall not exceed a maximum height of sixty (60) feet. Approval of the Board of Zoning Appeals will be required to exceed the height limits listed in Table 5.1.
- b. Structures. The height limitations contained in Table 5.1 do not apply to spires, belfries, cupolas, antennas, water or fire tanks, ventilators, chimneys, telecommunication towers, monuments, cooling towers, silos, flagpoles, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except where the height of such structure will present a hazard to the safe landing and takeoff of aircraft at an established airport.