

Part 2. Lot, Yard, Height and Floor Area Limitations

Zoning Districts and Permitted Uses	Min. Lot Area per Dwelling Unit or Principal Use (sq. ft.)	Min. Lot Width (ft.)	Max. % Coverage of Lot by all Structures	Minimum Yards (ft.)						Maximum Height (ft.)				Minimum Floor Area For Each Dwelling Unit or Principal Use (sq. ft.)		
				Principal Use			Accessory Use			Principal Use		Accessory Use		Single-Story	Garage (Based on a two-car garage size 24'-0" x 26'-0" and a single-car garage 14'-0" x 24'-0")	
				Front	Side		Rear	Accessory Use		Feet	Stories	Feet	Stories			
					One	Both		Side	Rear							
R-1: Single-family dwellings	15,000	90	25	40	12	24	40	5	15	35	2.5	35	2.5	1,600	2,000	624
Other permitted uses **	21,780	150	25	50	15	30	50	15	15	35	3	20	1.5	1,500	1,500	—
R-2: Single-family dwellings	10,000	75	29	35	8	20	30	5	5	35	2.5	20	2	1,300	1,300	624
Other permitted uses**	7,200	60	29	35	10	25	35	5	5	30	2.5	16	1.5	1,200	1,200	—
R-3: Two-family dwellings	11,250	60	32	25 <sup>a</sup>	6	14	25	5	5	35	2.5	35	2.5	1,050	2,000	624****
Single-family dwellings	7,500	60	32	25 <sup>a</sup>	6	14	25	5	5	35	2.5	20	2	1,200	1,200	336

Other permitted uses**	5,000	90	40	30	8	18	30	5	5	30	2.5	15	1.5	80	0	80	—
R-4: Multi-family dwellings	5,625 <sup>b</sup> /unit	60	27	25 <sup>a</sup>	6 <sup>***</sup>	14	25	5	5	35	2.5	20	2	60	0	75	—****
Two-family dwellings	5,625/unit or 11,250	60	—	25 <sup>a</sup>	6	14	25	5	5	35	2.5	20	2	1,000	0	0	0.24****
Single-family dwellings	5,625 <sup>d</sup>	60	—	25 <sup>a</sup>	6	14	25	5	5	35	2.5	20	2	1,200	0	500	336
Other permitted uses**	5,000	90	40	30	8	18	30	9	5	35	3	15	1.5	80	0	80	—

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				Principal Use			Accessory Use	Principal Use		Accessory Use		Single-Story	M		
				Front	Side			Rear	Accessory Use		Feet			Stories	Feet
					One	Both	Side		Rear						
B-1: Business structures	6,000	50	—	40	0 <sup>e</sup>	0	10 <sup>f</sup>	5	5	35	2	35	2.5	—	
Other permitted uses**	6,000	50	25	40	15	30	40	5	5	30	2.5	20	2	800	
B-2: Business structures	5,000	50	—	40	0 <sup>e</sup>	0	10 <sup>f</sup>	5	5	45	3	35	2	—	

Other permitted uses**	5,000	50	25	20	10	20	30	5	5	35	3	20	2	800
B-3: Business structures	0	0	—	0	0 <sup>b</sup>	0	0	0	0	45	3	—	2	—
Other permitted uses**	4,200	50	25	20	8	18	25	5	5	35	3	20	2	800
M-1: Manufacturing structures	87,120	60 <sub>i</sub>	80	35 <sup>j</sup>	0 <sup>k</sup>	0 <sup>k</sup>	10 <sup>l</sup>	—	—	45	—	45	—	—
Other permitted uses**	10,000	100	25	20	20	40	30	20	10	35	2	20	1.5	800

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				Principal Use			Accessory Use			Principal Use		Accessory Use		Single-Story	Multiple-Story	Garage (Based on a two-car garage size 24'-0" x 26'-0" and a single-car garage 14'-0" x 24'-0")
				Front	Side		Rear	Side	Rear	Feet	Stories	Feet	Stories			
					One	Both										
M-2:																
Manufacturing structures	10,000	100	—	25	20 <sub>m</sub>	40	10 <sub>m</sub>	—	—	45	3	—	—	800	800	—
Other permitted uses**	5,000	50	32	20	10	20	30	10	10	40	2	20	1.5	800	800	—
COS:																
Permitted uses**	43,560	209	25	60	30	60	60	30	20	20	2	15	1	800	800	—
PUD:																
Permitted uses**	See Chapter 1262															
MPD:																
Medical park	5,000	60	80	25	10	20	25	10	10	45	.	35	2	800	800	800
<p>* READ: Chapters 1254 and 1260 for conditional use and accessory use regulations and Chapters 1250 and 1252 for supplementary and special district regulations.</p> <p>** Includes permitted and conditionally permitted uses, as listed in Part 1 of this Official Schedule of District Regulations.</p> <p>*** Unless superseded by fire separation requirements of the Ohio Basic Building Code for multiple-family occupancy and type of construction.</p> <p>**** Plus off-street parking for two vehicles in addition to garage requirements.</p>																
<p>a = 35 feet for a lot fronting on a major thoroughfare.</p> <p>b = If 8,400 square feet of green space is provided for every multiple of 3 dwelling units, 2,500 square feet is permitted.</p> <p>c = If 8,400 square feet of green space is provided for every multiple of 3 dwelling units, 5,000 square feet is permitted.</p> <p>d = If 8,400 square feet of green space is provided for every multiple of 3 dwelling units, 2,500 square feet is permitted.</p> <p>e = 10 feet when adjacent to an R District.</p> <p>f = 15 feet when adjacent to an R District.</p> <p>g = 40 feet when adjacent to an R District.</p> <p>h = 30 feet when adjacent to an R District.</p> <p>i = Must be on a major or minor arterial road.</p> <p>j = Or 20 feet from a property line, whichever is greater, but 50 feet when adjacent to an R District.</p> <p>k = 50 feet from structures on adjacent road.</p> <p>l = 40 feet from an R District.</p> <p>m = No accessory structure or use, attached or detached from the principal structure, shall extend beyond the front setback line for any district, as provided in this section.</p>																

(Ord. 186-91. Passed 10-15-92; Ord. 123-94. Passed 4-21-94; Ord. 150-95. Passed 7-6-95; Ord. 192-95. Passed 9-21-95; Ord. 134-98. Passed 4-2-98; Ord. 161-03. Passed 12-18-03; Ord. 162-03. Passed 12-18-03; Ord. 163-03. Passed 12-18-03; Ord. 118-04. Passed 3-18-04; Ord. 161-05. Passed 11-3-05; Ord. 140-08. Passed 6-26-08; Ord. 180-09. Passed 1-21-10; Ord. 107-11. Passed 8-4-11; Ord. 161-11. Passed 9-1-11; Ord. 162-11. Passed 9-1-11; Ord. 187-11. Passed 12-1-11; Ord. 115-12. Passed 3-15-12.)