

ARTICLE VIII DEVELOPMENT STANDARDS

<p>Section 1. COMPLIANCE WITH REGULATIONS</p>	<p>Section 3. FOOTNOTES TO DEVELOPMENT STANDARDS MATRIX</p>
<p>Section 2. DEVELOPMENT STANDARDS MATRIX</p>	<p>ENDNOTES</p>

Section 1. COMPLIANCE WITH REGULATIONS

Except as hereinafter provided:

1. No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.
2. Every building hereafter erected or structurally altered shall be located on a lot as herein defined and in no case shall there be more than one (1) main building on one (1) lot.
3. Setback from Publicly Established Drainage Ditches. In all districts a setback of forty (40) feet from the top of the nearest bank^A of a publicly established drainage ditch shall be provided for all buildings or structures erected along such ditch.
4. No building shall hereafter be erected or altered to:
 - A. have a greater height;
 - B. accommodate or house a greater number of families;
 - C. have narrower side yards or smaller front and rear yards;
 - D. have a smaller lot area per family;
 - E. have a smaller residential floor area per family; and
 - F. have fewer parking spaces than are specified herein for the district in which such building is located.
5. No part of a yard or other open space required about any building for the purpose of complying with the provisions of this resolution shall be included as a part of a yard or other open space similarly required for another building.
6. No accessory building shall project beyond a required yard line along any street.

Section 2. DEVELOPMENT STANDARDS MATRIX

The height, lot area, lot widths, front and rear yards and side yards; and the ground and floor area requirements for the location and erection of buildings and structures on any lot or tract of land are established and shown on the accompanying table.

DEVELOPMENT STANDARDS MATRIX Height, Lot Area, and Floor Area Requirements													
District Symbol	District	Maximum Height of Buildings ¹		Minimum Depth of Front Yard ²	Minimum Width		Minimum Depth of Rear Yard ⁴	Minimum Lot Area Per Residence	Minimum Lot Width	Minimum Residential Floor Area per Family in Sq. Ft.			
		(Stories)	(Feet)		Either Side ³	Sum of Side Yards				No. Stories	Ground Floor	Per Family	District Symbol
"A-1"	Agricultural	2-1/2	40	75	15	40	50	1 acre	175	1 - 2-1/2	720	720	"A-1"
"S-1"	Special	2-1/2	40	100	15	40	50	2 acre	200	1 - 2-1/2	1,350	1,350	"S-1"
"R-1"	Estate-Residence	2-1/2	40	50	15	40	50	1 acres	150	Less than 2	1,350	1,350	"R-1"
										2 or more	900	1,200	
"R-2"	Suburban Residence	2-1/2	40	40	15	35	50	20,000 sf	100	Less than 2 ^B	1,350 ^B	1,350 ^B	"R-2"
										2 or more ^B	900 ^B	1,200 ^B	
"R-3"	Residence												"R-3"
	Individual Sewage Disposal System												
	Single-Family	2-1/2	40	40	10	35	40	20,000 sf	100	1 - 2-1/2	1,000	1,000	
	Two-Family	2-1/2	40	40	10	35 ⁶	40	15,000 sf	120	1 - 2-1/2	1,000	900	
	Combined Sewage Disposal System												
	Single-Family	2-1/2	40	30	10	25	30	10,000 sf	75 ⁵	1 - 2-1/2	800	800	
	Two-Family	2-1/2	40	30	10	25 ⁶	30	7,5000 sf	85 ⁵	1 - 2-1/2	800	720	
	Multi-Family	2-1/2	40	30	10	25 ⁶	30	5,000 sf	100 ⁵	1 - 2-1/2	800	800	

DEVELOPMENT STANDARDS MATRIX													
Height, Lot Area, and Floor Area Requirements													
District Symbol	District	Maximum Height of Buildings ¹		Minimum Depth of Front Yard ²	Minimum Width		Minimum Depth of Rear Yard ⁴	Minimum Lot Area Per Residence	Minimum Lot Width	Minimum Residential Floor Area per Family in Sq. Ft.			
		(Stories)	(Feet)		Either Side ³	Sum of Side Yards				No. Stories	Ground Floor	Per Family	District Symbol
"R-4"	Multiple Dwelling												"R-4"
	Single-Family	2-1/2	40	30	10	25	30	7,500 sf	60 ⁵	1 - 2-1/2	720	720	
	Two-Family	2-1/2	40	30	10	25	30	5,000 sf	75 ⁵	1 - 2-1/2	720	600	
	Multi-Family	2-1/2	40	30	10	25	30	3,750 sf	90 ⁵	1 - 2-1/2	720	500	
"RMH-1"	Mobile Home Park	N/A	N/A	(Per Ohio Department of Health Standards)						N/A	720	720	"RMH-1"
"B-1"	Neighborhood Business	2	45	10 ^B	10 ^{7B}	20 ^B	10 ⁸	No residence permitted	No residence permitted		No residence permitted		"B-1"
"B-2"	Integrated Community Business	3	45	50	20 ⁷	40	20 ⁸	No residence permitted	No residence permitted		No residence permitted		"B-2"
"B-3"	Highway Business	3	45	50	20 ⁷	40	21 ⁸	No residence permitted	No residence permitted		No residence permitted		"B-3"
"M-1"	Light Industrial	3	45	100	20 ⁹	50	22 ⁸	No residence permitted	No residence permitted		No residence permitted		"M-1"
"M-2"	General Industrial	3	45	100	20 ⁹	50	22 ⁸	No residence permitted	No residence permitted		No residence permitted		"M-2"

Section 3. FOOTNOTES TO DEVELOPMENT STANDARDS MATRIX

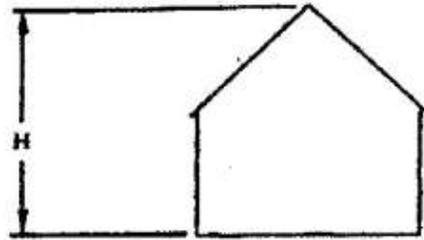
1. Height

The height regulations prescribed herein shall not apply to: public, semipublic or public service buildings, hospitals, institutions or schools; television and radio towers; church spires; belfries; monuments; tanks; water and fire towers; stage towers or scenery lofts; cooling towers; ornamental towers and spires; chimneys; elevators; bulkheads; smokestacks; conveyors; and flagpoles, except where the height of such structures are limited in supplemental regulations or will constitute a hazard to the safe landing and takeoff of military, public, commercial and private aircraft at an established airport.

ROOF TYPES AND BUILDING HEIGHT

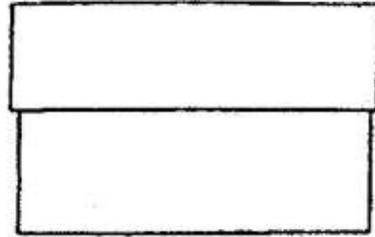
These diagrams are included in Articles VIII and XVIII.

H = HEIGHT OF BUILDING

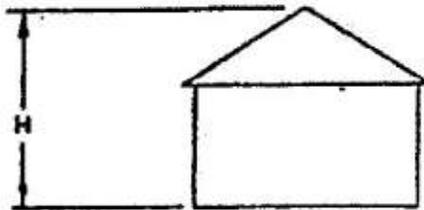


END VIEW

GABLE ROOF

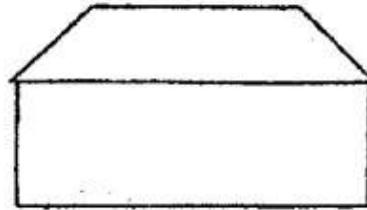


SIDE VIEW

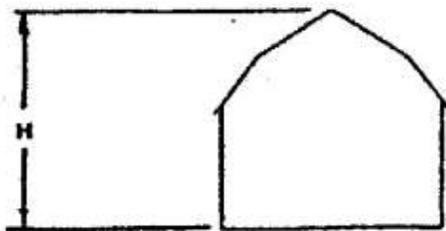


END VIEW

HIP ROOF

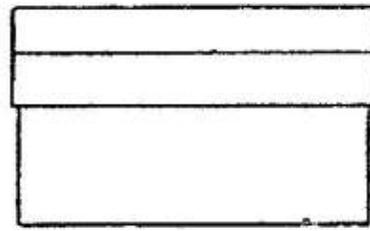


SIDE VIEW

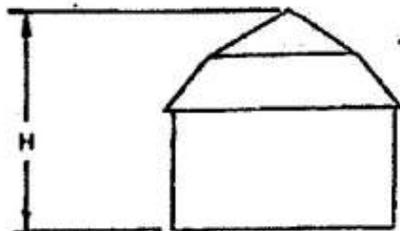


END VIEW

GAMBREL ROOF

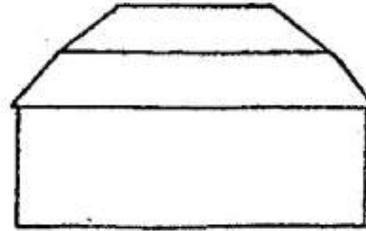


SIDE VIEW



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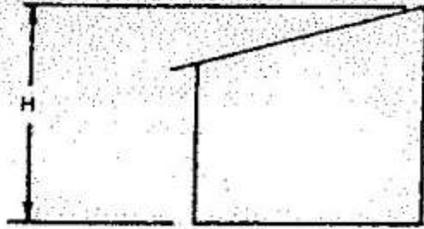
MANSARD ROOF



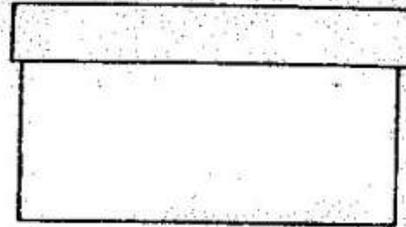
SIDE VIEW

ROOF TYPES AND BUILDING HEIGHT

These diagrams are included in Articles VIII and XVIII.

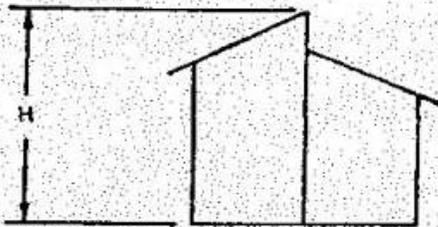


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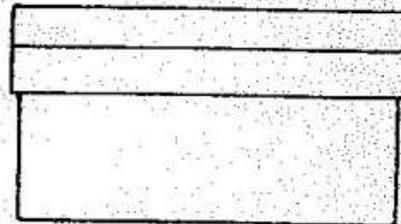


SIDE VIEW

SHED

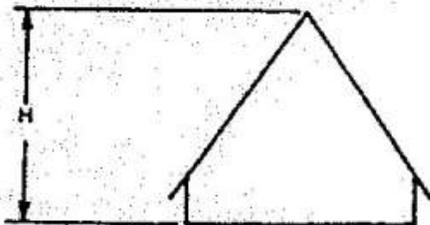


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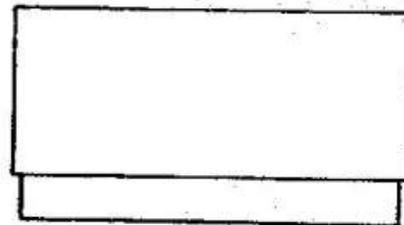


SIDE VIEW

SPLIT ROOF



END VIEW



SIDE VIEW

A FRAME

2. Front Yards

- A. When forty (40) percent or more of the frontage on one side of the street between two intersecting streets is improved with buildings that have a front yard which is greater or less than the required front yard in the district, no building shall project beyond the average front yard so established, provided, however, that a front yard depth shall not be required to exceed fifty (50) percent in excess of the front yard otherwise required in the district in which the lot is located.
- B. A front yard of 100 foot depth shall be required for lots in all districts fronting on a Federal or State highway.
- C. Corner lots shall meet the requirements of Article IX, Section 4.
- D. On lots having double frontage, the required front yard shall be provided on both streets.
- E. 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.
- F. Outdoor advertising signs hereinafter erected shall conform to the front yard requirements of the district in which they are located.

3. Side Yards

- A. No accessory buildings shall be permitted in a required side yard unless permitted elsewhere in this Zoning Code.
- B. An eave building projection may extend to a distance not to exceed two and one half feet (2 ½) feet into a required yard^C.
- C. The ordinary projections of sills, belt courses, cornices, and ornamental features may extend to a distance not to exceed eighteen (18) inches into a required yard.
- D. A porte-cochère or canopy may project into a required side yard, provided every part of such porte-cochère or canopy is unenclosed and not less than seven (7) feet from any side lot line.

4. Rear Yards

- A. Where a lot abuts upon an alley, one-half (½) the alley width may be considered as part of the required rear yard.
 - B. An Accessory buildings not exceeding twenty (20) feet in height, may occupy not to exceed thirty (30) percent of the area of a required rear yard; and unenclosed parking spaces may occupy not to exceed ninety (90) percent of the area of a required rear yard; but no accessory building shall be closer than ten (10) feet to the main building nor closer than ten (10) feet to any rear lot line.
 - C. The ordinary projections of sills, belt courses, cornices, and ornamental features may extend to a distance not to exceed eighteen (18) inches to a required yard.
 - D. Open or lattice-enclosed fire escapes, outside stairways and balconies opening upon fire towers and the ordinary projections of chimneys and flues into a rear yard may be permitted by the Township Zoning Inspector for distance not to exceed five (5) feet when these are so placed as not to obstruct light and ventilation.
5. Minimum lot frontage shall not be less than seventy-five (75) percent of the minimum lot width permitted specifically for subdivision eyebrow, cul-de-sac, and/or radius lots.
 6. For the purpose of side yard regulation, a two-family dwelling or multiple-family dwelling shall be considered as one building occupying one lot.
 7. A side yard of not less than fifteen (15) feet in width in a "B-1 District and thirty (30) feet in width in a "B-2" and "B-3" District shall be provided on the side of a lot adjoining a residential district.^C

8. A rear yard of not less than fifteen (15) feet in a "B-1" District and not less than forty (40) feet in "B-2", "B-3" and "M-1" Districts is required where a lot abuts upon a residential district.
9. A side yard equivalent to the height of the structure adjacent to the side property line, but not less than forty (40) feet, is required where a lot in a manufacturing district adjoins a residential district.

ARTICLE VIII ENDNOTES

- A Section 1 – COMPLIANCE – Resolution Amended October 2011
- B Section 2 – MATRIX – Resolution Amended October 2011
- C Section 3 – FOOTNOTES – Resolution Amended October 2011