

CHAPTER 1250
Lot and Yard Requirements

1250.01	Yard, area, and height requirements for dwellings.	1250.03	Existing lots of record.
1250.02	Yard, area, height, and lot coverage requirements for all buildings other than dwellings.	1250.04	Lot review by Village Health Agency.
		1250.05	Application of yard requirements.

CROSS REFERENCES

Division of municipal corporations into zones - see Ohio R.C. 713.06

Restrictions on location, height and bulk of buildings - see Ohio R.C. 713.07 et seq.

Basis of districting or zoning; classification of buildings and structures - see Ohio R.C. 713.10

General provisions and definitions - see P. & Z. Ch. 1240

Administration, enforcement and penalty - see P. & Z. Ch. 1242

Flood Plain Regulations - see P. & Z. Ch. 1252

Conservation District Regulations - see P. & Z. Ch. 1254

Planned Development Regulations - see P. & Z. Ch. 1256

1250.01 YARD, AREA, AND HEIGHT REQUIREMENTS FOR DWELLINGS.

Table I, following the text of this chapter, establishes the minimum yard, area, and height requirements for dwellings and structures accessory to dwellings by district. (Ord. 19-83. Passed 44-83; Ord. 75-96. Passed 11-18-96.)

1250.02 YARD, AREA, HEIGHT, AND LOT COVERAGE REQUIREMENTS FOR ALL BUILDINGS OTHER THAN DWELLINGS.

Table II, following the text of this chapter, establishes the yard, area, lot coverage, and height requirements for all buildings except dwellings and structures accessory to dwellings by district. (Ord. 19-83. Passed 44-83.)

Table III, following the text of this chapter, establishes the maximum density of dwelling units which may be situated on lots. (Ord. 75-96. Passed 11-18-96)

1250.03 EXISTING LOTS OF RECORD.

Any lot of record existing on the effective date of this Zoning Code and held in separate ownership different from the ownership of adjoining lots may be used for the erection of permitted and conditional uses even though its area and width are less than the minimum requirements of this Zoning Code, but only to the extent granted by the Board of Zoning Appeals. (Ord. 19-83. Passed 44-83; Ord. 75-96. Passed 11-18-96.)

1250.04 LOT REVIEW BY VILLAGE HEALTH AGENCY.

Prior to issuance of any zoning permit for any residential, commercial, industrial, public, or semi-public structure, when central water and/or sewage disposal facilities are not available or not used, the Village Health Agency shall be requested to establish the minimum lot area for any permitted or conditional uses in all districts, but in no case shall the lot area be less than that specified in Table I or Table II for the various districts.

If, in the opinion of the Village Health Agency, the development of any such lot or lots, regardless of size, would lead to the creation of a serious health threat, then all zoning permits for such lot or lots shall be withheld and development not permitted until and unless an agreement for appropriate health safeguards can be reached between the owner or his or her agent, the Village Council, and the Village Health Agency. (Ord. 19-83. Passed 4-4-83; Ord. 75-96. Passed 11-18-96.)

1250.05 APPLICATION OF YARD REQUIREMENTS.

(a) Lots which abut on more than one street shall provide the required front yards along every street.

(b) Structures and accessory structures, whether open or closed, such as garages, carports, porches, balconies, or platforms above grade level, shall be considered a part of the structure to which they are attached and shall not project into any required front, side or rear yards except as permitted in this Zoning Code.

(c) When the rear lot line is adjacent to any alley, garages and other accessory structures may be constructed in the required rear yard but shall not be closer than five feet from the side lot line without the written permission of the neighborhood property owner.

(d) Yard requirements shall not apply to steps, overhanging eaves, and cornices. However, these portions of buildings shall not project over any property line or street right of way. (Ord. 19-83. Passed 4-4-83; Ord. 75-96. Passed 11-18-96.)

TABLE I
MINIMUM YARD, AREA, AND HEIGHT REQUIREMENTS FOR DWELLINGS

District	Minimum Lot Width at Bldg. Line (in ft.)	Minimum (1) Lot Area (in sq. ft.) (Per family)	Minimum (2) Yard Depth (in ft.)		Minimum Yard Width (3) (in ft.) Either sum of		Maximum Height of Buildings		Maximum Percent Lot (4) Coverage
			Front	Rear	Side	Side yards	(Stories)	(Feet)	
R-1 Single Family Dwelling	100	20,000	50	40	15	40	2-1/2	35	20
Two Family Dwelling	150	15,000	50	40	15	40	2/1-2	35	20
R-2 Single Family Dwelling	85	13,600	30	30	8	20	2-1/2	35	20

District	Minimum Lot Width at Bldg. Line (in ft.)	Minimum (1) Lot Area (in sq. ft.) (Per family)	Minimum (2) Yard Depth (in ft.)		Minimum Yard Width (3) (in ft.) Either sum of		Maximum Height of Buildings		Maximum Percent Lot (4) Coverage
			Front	Rear	Side	Side yards	(Stories)	(Feet)	
R-2a Single Family Dwelling	70	9,800	30	30	8	20	2-1/2	35	20
R-2b Zero Lot Line Single Family Dwelling	70	9,800	30	30	0	12	2-1/2	35	20
R-3 Single Family Dwelling	60	7,200	10	25	5	10	2-1/2	35	30
Two-Family Dwelling	60	3,600	10	25	5	10	2-1/2	35	30
Multiple Family Dwelling	120	3,600	10	25	10	25	3	45	30
R-3a Zero Lot Line Single-Family Dwelling	60	7,200	10	25	0	5	2-1/2	35	30
R-4 Single-Family Dwelling	60	7,200	10	25	5	10	2-1/2	35	30
Two-Family Dwelling	60	3,600	10	25	5	10	2-1/2	35	30
Multiple-Family Dwelling	120	2,500	10	25	10	25	3	45	40
R-C, C-1, C-2 and I Single-Family Dwelling	60	7,200	10	25	5	10	2-1/2	35	30
Two Family Dwelling	60	3,600	10	25	5	10	2-1/2	35	30
Multiple-Family Dwelling	120	2,500	10	25	10	25	3	45	40
Mixed Use Dwelling	None	2,500	10	20	None	None	3	45	50

- (1) See Section 1250.04 if central water and/or sewage facilities are not available.
- (2) Except when an adjacent building is closer to the front lot line, in which case that distance shall be the minimum front yard depth.
- (3) Except that lots having less than sixty feet lot width shall have a minimum yard width of five feet for either side and ten feet for the sum of side yards.

- (4) The percent of lot coverage shall mean the percentage of all building coverage (including all structures, garages, carports, etc.) on the total area of the lot on which such buildings are located. (Ord. 19-83. Passed 4-4-83; Ord. 75-96. Passed 11-18-96)

**TABLE II
BASIC YARD, AREA, HEIGHTS AND LOT COVERAGE REQUIREMENTS
FOR ALL BUILDINGS OTHER THAN DWELLINGS**

District	Minimum Lot Width (in ft.)	Minimum Lot Area (1)	Minimum (2) Depth (in ft.)		Minimum Yard Width Each Side Yard (in ft.)	Maximum Height of Buildings		Maximum Percent Lot (4) Coverage
			Front Yard (2)	Rear Yard		(Stories)	(Feet)	
R-1	150	1 acre	50	40	30	3	40	20
R-2	150	30,000 sq. ft.	30	30	20	3	40	20
R-3	100	15,000 sq. ft.	10	25	10	3	40	40
R-4	100	15,000 sq. ft.	10	25	10	3	40	40
R-C	60	10,800 sq. ft.	10	25	5	3	40	40
C-1	None	None	10	20	None	3	45	50
C-2	None	None	10	20	None	3	45	No Restriction
C-2a	None	None	0	20	None	3	45	No Restriction
I, I-1	None	None	20	20	None	3	45	No Restriction
PD	See Planned Development Regulations							

- (1) See Section 1250.04 if central water and/or sewage facilities are not available.
- (2) Except when the existing or an adjacent building is closer to the front lot line, in which case that distance shall be the minimum front yard depth.
- (3) The percent of lot coverage shall mean the percentage of all building coverage (including all structures, garages, carports, etc.) on the total area of the lot on which such buildings are located. (Ord. 19-83. Passed 4-4-83; Ord. 75-96. Passed 11-18-96.)

**TABLE III
MAXIMUM DWELLING UNIT DENSITIES**

<u>DISTRICT</u>	<u>DWELLING UNIT TYPE</u>	<u>MAXIMUM DWELLING UNITS ALLOWED PER ACRE</u>
R-1	Single Family	2.18
	Two Family	2.90

<u>DISTRICT</u>	<u>DWELLING UNIT TYPE</u>	<u>MAXIMUM DWELLING UNITS ALLOWED PER ACRE</u>
R-2	Single Family	3.20
R-2a	Single Family	4.44
R-3	Single Family	6.05
	Two Family	12.10
	Multiple Family	12.10
R-4	Single Family	6.05
	Two Family	12.10
	Multiple Family	17.42
R-C, C-1, C-2, I	Single Family	6.05
	Two Family	12.10
	Multiple Family	17.42
	Mixed Use	17.42

(Ord. 75-96. Passed 11-18-96)