

ARTICLE THREE - Single Family Low Density Residential District - (R-1)

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**Section 301
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301.01 PURPOSE

The R-1 District is created to provide for single family residential uses at a density of not more than two and four tenths (2.4) dwelling units per gross acre. The minimum lot size required herein is based upon those conditions ordinarily existing in the municipality at the time of adoption. All provisions contained herein are deemed just and necessary to the public health, safety and general welfare of the residents of the municipality.

301.2 PERMITTED USES

In a Single Family Residential District no land or building shall be used or changed in use and no building shall be located, erected, or structurally altered, unless otherwise provided herein, except for one or more of the following:

- A. Single family dwelling

- B. Accessory buildings incidental to the principal use which does not include any activity conducted as a business
- C. Open space

- D. Child Care, Home Operated (1 to 6 children)
- E. Adult Group Residential Facilities
- F. Public Service Facility
- G. Essential Services

301.03 CONDITIONALLY PERMITTED USES

In an R-1 District the following uses shall be classed as conditionally permitted uses and may be permitted by the Board of Zoning Appeals after a recommendation by the Planning Commission and subject to the conditions noted:

- A. Churches
 - 1. For purposes of this ordinance, a church shall be defined as a building designed for the purpose of assembly to worship. All churches shall conform to the following conditions:
 - 2. All buildings, structures, accessory buildings including parking areas or garages shall be setback 50 feet from the side and rear lot lines.
 - 3. Parking shall be provided as follows: 1 space for each four seats.
 - 4. Lights shall be shielded and directed away from adjacent property.
 - 5. Screening of the parking area shall be provided utilizing a dense hedge, tree row, or other suitable landscape device, adequate to visually screen off this area from the residential district.
 - 6. Ingress and egress to the off-street parking area shall be provided from a secondary street where possible with a minimum of two access points 70 feet center to center. All points of entrance or exit shall be located no closer than 200 feet from two intersecting major streets or 100 feet from the intersection of a major and a minor street, or two minor streets.

7. A lot area of one (1) acre per one hundred (100) seats with a minimum development of three (3) acres shall be provided.

B. Cemetery

1. Conditions for Cemetery:

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- a) The site shall not interfere with the development of a locally adopted street system and shall maintain direct access onto a public thoroughfare with a minimum of two points of entry set at 200 feet between centerlines.
- b) The minimum site size shall be no less than 10 acres.
- c) All burial buildings or accessory buildings shall be setback at least 75 feet from any street right-of-way bounding the cemetery. There shall be two side yards and a rear yard of at least 50 feet each. A burial building is defined as any building used for the interment of bodies or other remains of persons who have died, including mausoleums and vaults.
- d) All graves or burial lots shall be setback at least 40 feet from any street right-of-way bounding the cemetery. The site shall provide two side yards and a rear yard at least 40 feet each.
- e) Existing cemeteries may continue to operate as a nonconforming use. Any future expansion of an existing cemetery not covered by a conditional use permit must comply with the requirements as set forth above.

C. Child Care, Home Operated (7 to 12 children)

1. Play yard area must be fenced in with a minimum four (4) foot high fence with a locking gate.
2. The operation of the home based child care will not disrupt normal traffic flow patterns.
3. No exterior signage.

- D. Bed and Breakfast Operation
- E. Home Occupation (see Article I, Section 102.02)
- F. Golf course and country club

1. The site shall contain a minimum of eighty (80) acres for a nine-hole golf course and one hundred and sixty (160) acres for an eighteen-hole course.

- 2. All principal and accessory buildings shall be located not less than one hundred (100) feet from the road right-of-way side line.
- 3. Minimum lot frontage shall be a minimum of sixty (60) feet in addition to the width needed for any desired sign.
- 4. Access to and from the site shall be located so as to minimize traffic hazards and congestion.
- 5. All access drives shall be a minimum of twenty (20) feet in width and constructed of a hard-surfaced material.
- 6. No structure shall be erected in excess of thirty-five (35) feet in height.
- 7. Course layout shall be designed such that all tees, greens and fairways shall be directed away from all surrounding residential areas and roads.
- 8. All principal or accessory buildings and parking areas shall be not less than two hundred (200) feet from any property line of abutting residentially zoned land.
- 9. All signs shall be located at least twenty (20) feet from all road right-of-way side lines and seventy-five (75) feet from any abutting residential property lines.
- 10. No signs shall be greater than three (3) feet in height.
- 11. Lighting of any type shall be directed away from or shielded from any abutting properties so that said lighting will not cast light on adjoining properties.

12. Ten parking spaces per hole shall be provided in addition to one (1) space per thirty-five (35) square feet of floor area for public assembly.
13. All parking areas shall be located not less than seventy-five (75) feet from any residential district and fifty (50) feet from the road right-of-way and side property line.
14. All detailed plans for the layout of golf courses, structures and accessory buildings shall be submitted to the Municipal Planning Commission for review. The municipality may request the review of the Lorain County Regional Planning Commission if desired prior to the issuance of a conditional zoning permit. Such review by the Commission shall be advisory to the municipal Zoning Board of Appeals.

15. Fencing: a minimum of six (6) feet in height shall be provided around all recreation areas (tennis courts, swimming pools and shuffle board courts), thereby permitting access only to members or users of the golf course.

16. Pro-shops and sale of goods incidental to the principal use shall be permitted.

17. The sale of food and beverages shall be permitted if contained within the principal building or structure.

G. Park and Playgrounds

1. Conditions for Park or Playground:

- a) Uses permitted shall be softball/baseball fields, multiple use paved areas, landscaped areas, picnic areas, playground apparatus areas, field house, and other uses typically associated with or found within a park or playground.
- b) The minimum total lot size shall be five (5) acres and the minimum total lot width shall be not less than three hundred (300) feet.
- c) A minimum of two access points to the site shall be provided maintaining a distance of 200 feet centerline to centerline.
- d) Ten parking spaces shall be provided for each acre of playground area.
- e) Playground apparatus must be set back fifty (50) feet from any bounding street right-of-way and 10' from side or rear lot line.
- f) Setback requirements for all buildings and accessory structures shall be seventy-five (75) feet from side and rear lot lines and one hundred (100) feet from all bounding road right-of-way.
- g) Setback areas on the site shall be appropriately landscaped to maintain a park-like atmosphere.
- h) When lighting is provided it shall be shielded from adjacent properties.
- i) No permanent amplification equipment shall be permitted.

- j) The sale of food and carbonated beverages shall be permitted provided that it is contained wholly within a field house or enclosed building.

- k) A development plan must be submitted at the time of application for a conditional use permit.

H. Two family dwelling, up and down, side by side (see Article III, Section 304.)

301.4 BUILDING HEIGHT LIMIT

No residential building shall hereafter be erected or structurally altered to a height exceeding two and one-half (2½) stories or thirty-five (35) feet in height.

301.5 REQUIRED LOT AREA

The lot area shall be not less than 18,000 square feet with a lot width of 100 feet.

301.6 YARDS REQUIRED

The following yard requirements shall apply to all yards in an R-1 District: A.

Front Yard - 25 feet, setback.

B. Rear Yard - 40 feet.

C. Side Yard - not less than 8 feet but the sum of two side yards shall not be less than 20 feet.

301.7 PERCENTAGE OF LOT COVERAGE

All buildings including accessory buildings and enclosed structures shall not cover more than 20 percent of the gross area of the lot.

301.8 PERMITTED SIGNS

The provisions of Article IX, Section 901 shall apply in this District.

301.9 OFF-STREET PARKING AND LOADING

The provisions of Article IX, Section 902 shall apply in this District.

301.10 DWELLING REQUIREMENTS

The provisions of Article I, Section 103.06 shall apply in this District.

301.11 CERTIFICATE OF OCCUPANCY

The provisions of Article X, Section 1001 shall apply in this District.

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302.01

Section 302 Single Family Low Density Residential District - (R-2)

302.01	Purpose
302.02	Permitted Uses
302.03	Conditionally Permitted Uses
302.04	Building Height Limit
302.05	Required Lot Area
302.06	Yards Required
302.07	Percentage of Lot Coverage
302.08	Permitted Signs
302.09	Off-Street Parking and Loading
302.10	Dwelling Requirements
302.11	Certificate of Occupancy

302.01 PURPOSE

The R-2 District is created to provide for single family residential uses at a density of not more than two and four tenth (2.4) dwelling units per gross acre. The minimum lot size required herein is based upon those conditions ordinarily existing in the municipality at the time of adoption. All provisions contained herein are deemed just and necessary to the public health, safety and general welfare of the residents of the municipality.

302.2 PERMITTED USES

In a Single Family Residential District no land or building shall be used or changed in use and no building shall be located, erected, or structurally altered, unless otherwise provided herein, except for one or more of the following:

- A. Single family dwelling
- B. Accessory buildings incidental to the principal use which does not include any activity conducted as a business
- C. Open space
- D. Child Care, Home Operated (1 to 6 children)
- E. Adult Group Residential Facilities

F. Public Service Facility

G. Essential Services

302.03 CONDITIONALLY PERMITTED USES

In an R-2 District the following uses shall be classed as conditionally permitted uses and may be permitted by the Board of Zoning Appeals after a recommendation by the Planning Commission and subject to the conditions noted:

H. Churches (see Article III, Section 301.03)

I. Cemetery (see Article III, Section 301.03)

J. Child Care, Home Operated (7 to 12 children)(see Article III, Section 301.03)

K. Bed and Breakfast Operation

L. Home Occupation (see Article I, Section 102.02)

M. Golf course and country club (see Article III, Section 301.03)

N. Parks and Playgrounds (see Article III, Section 301.03)

O. Two family dwelling (up and down, side by side) (see Article III Section 304)

302.4 BUILDING HEIGHT LIMIT

No residential building shall hereafter be erected or structurally altered to a height exceeding two and one-half (2½) stories or thirty-five (35) feet in height.

302.5 REQUIRED LOT AREA

The lot area shall be not less than 18,000 square feet with a lot width of 100 feet.
(Ord. 2004-2056 11/18/04)

302.6 YARDS REQUIRED

The following yard requirements shall apply to all yards in an R-2 District: A.

Front Yard - 25 feet setback.

B. Rear Yard - 40 feet.

C. Side Yard - not less than 5 feet but sum of two side yards shall not be less than 12 feet.

302.7 PERCENTAGE OF LOT COVERAGE

All buildings including accessory buildings and enclosed structures shall not cover more than 20 percent of the gross area of the lot.

302.8 PERMITTED SIGNS

The provisions of Article IX, Section 901 shall apply in this District.

302.09 OFF-STREET PARKING AND LOADING

The provisions of Article IX, Section 902 shall apply in this District.

302.10 DWELLING REQUIREMENTS

The provisions of Article I, Section 103.06 shall apply in this District.

302.11 CERTIFICATE OF OCCUPANCY

The provisions of Article X, Section 1001 shall apply in this District.

Section 303
Two Family Residential District - (R-3)

303.01	Purpose
303.02	Permitted Uses
303.03	Conditionally Permitted Uses
303.04	Building Height Limit
303.05	Required Lot Area
303.06	Yards Required
303.07	Percentage of Lot Coverage
303.08	Permitted Signs
303.09	Off-Street parking and Loading
303.10	Dwelling Requirements
303.11	Submission of Plans
303.12	Certificate of Occupancy

303.01 PURPOSE

The R-3 District is created to provide for two family residential uses at a density of not more than four and eight tenths (4.8) dwelling units per gross acre. This district can be used as a transition area from single family residential to multifamily residential or non-residential land uses. The minimum lot size required herein is based upon those conditions ordinarily existing in the municipality at the time of adoption. All provisions contained herein are deemed just and necessary to the public health, safety and general welfare of the residents of the municipality.

303.2 PERMITTED USES

In a two family Residential District, no land or building shall be used or changed in use and no buildings shall be located, erected, or structurally altered, unless otherwise provided herein, except for one or more of the following:

- A. Single family dwelling
- B. Zero lot line dwellings, one or more zero lot lines, with six units being the maximum number of units to be joined together.

- C. Two family dwelling (up and down, side by side)
- D. Accessory buildings incidental to the principal use which does not include any activity conducted as a business
- E. Open space
- F. Child Care, Home Operated (1 to 6 children)

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- G. Adult Group Residential Facilities
- H. Public Service Facility
- I. Essential Services

303.3 CONDITIONALLY PERMITTED USES

In an R-3 District the following uses shall be classed as conditionally permitted uses and may be permitted by the Board of Zoning Appeals after a recommendation by the Planning Commission and subject to the conditions noted:

- A. Churches (see Article III, Section 301.03)
- B. Cemetery (see Article III, Section 301.03)
- C. Home occupations (see Article I, Section 102.02)
- D. Child Care, Home Operated (7 to 12 children)(see Article III, Section 301.03)
- E. Bed and Breakfast Operation
- F. Condominium
- G. Parks and playgrounds (see Article III, Section 301.03)

303.4 BUILDING HEIGHT LIMIT

No residential building shall hereafter be erected or structurally

altered to a height exceeding two and one-half (2½) stories or thirty-five (35) feet in height.

303.5 REQUIRED LOT AREA

Each dwelling shall be located on a lot containing not less than 18,000 square feet in area and a lot width of not less than 100 feet.

Each zero lot line dwelling shall be located on a lot containing not less than 9,000 square feet in area and a lot width of not less than 60 feet.

303.6 YARDS REQUIRED

The following yard requirements shall apply to all yards in an R-3 District:

A. Front Yard - 25 feet, setback.

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B. Rear Yard - 40 feet.

C. Side Yard - Not less than 5 feet but sum of two side yards shall not be less than 12

feet. For zero lot line dwellings located on the interior of the lot there are no side yard setback requirements. Exterior zero lot line dwellings must maintain a minimum side yard setback of twelve (12) feet (see illustration B, Section 102 page 30).

303.7 PERCENTAGE OF LOT COVERAGE

All buildings including accessory buildings and enclosed structures shall not cover more than 20 percent of the gross area of the lot.

303.8 PERMITTED SIGNS

The provisions of Article IX, Section 901 shall apply in this District.

303.9 OFF-STREET PARKING AND LOADING

The provisions of Article IX, Section 902 shall apply in this District.

303.10 DWELLING REQUIREMENTS

The provisions of Article I, Section 103.06 shall apply in this District.

303.11 SUBMISSION OF PLANS

The provisions of Article 10, Section 1006-Site Plan Review shall apply in this District.

303.12 CERTIFICATE OF OCCUPANCY

The provisions of Article X, Section 1001 shall apply in this District.

SECTION 304
Multiple Family Residence District - (R-4)

304.01	Purpose
304.02	Permitted Uses
304.03	Conditionally Permitted Uses
304.04	Building Height Limit
304.05	Exceptions of Height Limits
304.06	Required Lot Area/Lot Width
304.07	Required Yards
304.08	Minimum Gross Floor Area Per Dwelling Unit
304.09	Accessory Structures
304.10	Corner Lots
304.11	Percentage of Lot Coverage
304.12	Minimum Livable Open Space
304.13	Minimum Recreation Space
304.14	Distance Between Buildings on the Same Lot
304.15	Required Court Dimensions
304.16	Permitted Signs
304.17	Off-Street parking and Loading
304.18	General Regulations
304.19	Submission of Plans
304.20	Certificate of Occupancy

304.01 PURPOSE

The R-4 District is created to provide for a variety of housing types to include garden apartments, townhouses, condominiums or other housing facilities of a similar character and density and in those areas suitable for such developments within the Municipality. This District may be used only when public sewer and water services are available or when water and adequate sewage treatment plants are provided.

304.02 PERMITTED USES

No land or building in the R-4 District shall be used or structurally altered except for one or more of the following uses:

- A. Two family dwellings

- B. Multiple family dwellings (Three or more)
- C. Zero lot line dwellings (having one or more zero lot lines, with six units being the maximum number of units to be joined together).

- D. Church, provided it shall be located not less than seventy-five (75) feet from any lot in any R District
- E. Child Care, Home Operated (1 to 6 children)
- F. Accessory use clearly incidental and customary to the operation of the above uses shall be permitted
- G. Public Service Facility
- H. Essential Services

304.03 CONDITIONALLY PERMITTED USES

In a R-4 District the following uses shall be classed as conditionally permitted uses and may be permitted by the Board of Zoning Appeals after a recommendation by the Planning Commission and subject to the conditions noted:

- A. Churches (see Article III, Section 301.03 A)
- B. Child Care, Home Operated (7 to 12 children)(see Article III, Section 301.03 C)
- C. Golf courses and country clubs (see Article III, Section 301.03 F)
- D. Parks and Play grounds (see Article III, Section 301.03 G)
- E. Professional Office Building or Clinic for Medical or Dental purposes (see Article III, Section 301.03)
- F. Child Care Center

304.04 BUILDING HEIGHT LIMIT

No residential building shall hereafter be erected or structurally altered to a height exceeding two and one-half (2½) stories or thirty-five (35) feet in height.

304.05 EXCEPTIONS OF HEIGHT LIMITS

The height limitations of this ordinance shall not apply to church spires, belfries, cupolas, and domes not intended for human occupancy, monuments, water towers, transmission towers, chimneys, smoke stacks, derricks, conveyors, flagpoles, radio towers, masts and aerials. Such uses and associated height limitations shall be approved by the Board of Zoning Appeals.

304.06 REQUIRED LOT AREA AND LOT WIDTH

	<u>Lot Area</u>	<u>Lot Width</u>
Zero Lot Line Dwelling	7,200	60 feet
Two-Family Dwelling	10,000	80 feet
Multiple Family Dwelling (three or more)	3,600	100 feet for one unit + 5 additional feet per unit (measured at the building setback line)

304.07 REQUIRED YARDS

Zero Lot Line / Two Family Dwelling -

Front Yard - thirty-five feet (35 ft.) (measured from the right-of-way line)

Side Yard - Ten feet (10 ft.) (each side) (For zero lot line dwellings located on the interior of the lot there are no side yard setback requirements. Exterior zero lot line dwellings must maintain a minimum side yard setback of twelve (12) feet (see Article One- Section 102.2 Illustration B: Zero Lot Lines, page 25)).

Rear Yard - Forty feet (40 ft.).

Multiple Family Dwellings -

Front Yard - Forty feet (40 feet) measured from the right-of-way side line.

Side Yard - The minimum side yard is to be the height of the building most nearly parallel with the side lot line or where the side or rear lot line adjoins a zoning district that permits detached single family dwellings, the side yard setback shall be the height of the building or fifty feet (50 feet), whichever is greater.

Rear Yard - Forty feet (40 feet).

304.08 MINIMUM GROSS FLOOR AREA PER DWELLING UNIT

Within the R-4 Multiple-Family Residential District, no building shall be erected, reconstructed or converted for use as a dwelling unless the following minimum gross floor area per dwelling unit is provided:

- A. Efficiency Suites - 500 square feet;
- B. One Bedroom Dwelling Unit - 650 square feet;

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- C. Two Bedroom Dwelling Unit - 900 square feet;
- D. Three Bedroom Dwelling Unit - 1,200 square feet;
- E. Four or More Bedroom Dwelling Unit - 1,500 square feet.

304.09 ACCESSORY STRUCTURES

All accessory structures not attached to the principal structures shall be setback 20 feet from the principal building and not less than 5 feet from the side and/or rear lot lines.

304.10 CORNER LOTS

The provisions of Article I, Section 103 shall be in force and effect in this District.

304.11 PERCENTAGE OF LOT COVERAGE

All buildings including accessory buildings and enclosed structures shall not cover more than 30 percent of the gross area of the lot.

304.12 MINIMUM LIVABLE OPEN SPACE

A minimum of forty-five (45) percent of the gross land area shall be livable open space for the use and enjoyment of the residents of the project.

Livable open space is the minimum required non-vehicular open space unobstructed to the sky, generally in lawn areas (including required yard areas that are left as lawn areas) or paved areas for recreation. The minimum recreation space performance standard listed for this district shall be included as a part of the livable open space. No parking spaces, loading areas or access drives can be included as part of the livable open space to be provided on the lot.

304.13 MINIMUM RECREATION SPACE

A minimum of ten percent (10%) of the gross land area shall be usable recreation space. The recreation space shall be counted as a part of the required livable open space. Recreation areas shall be located a minimum distance of twenty (20) feet from all principal buildings.

The recreation space can include open space for both passive and active recreation. Passive recreation facilities might include common sitting areas in the form of sun decks or garden areas. Active recreation areas may include swimming pools, tennis courts, shuffle board courts, playgrounds and play-fields, or tot lots.

304.14 DISTANCE BETWEEN BUILDINGS ON THE SAME LOT

No principal building shall be closer to any other principal building than the average of the heights of said buildings and a minimum separation of twenty feet (20 ft.) is required.

304.15 REQUIRED COURT DIMENSIONS

Outer Courts: The width of any outer court shall be not less than the average height of the walls forming said court. The depth of an outer court formed by walls on three sides, shall be not greater than one and one-half times the width.

Inner Courts: The least dimension of an inner court shall be not less than 40 feet.

An open and unobstructed passageway shall be provided at the grade level of each inner court. Such passageway shall have a cross section area and sufficient headroom to permit the passage of fire fighting equipment and shall be continuous from the inner court to a yard or an unobstructed open area between buildings.

304.16 PERMITTED SIGNS

The provisions of Article IX, Section 901 shall apply in this District.

304.17 OFF-STREET PARKING AND LOADING

The provisions of Article IX, Section 902 shall apply in this district.

304.18 DWELLING REQUIREMENTS

The provisions of Article I, Section 103.06 and Article 10, Section 1006-Site Plan Review shall apply in this district.

304.19 SUBMISSION OF PLANS

The provisions of Article X, Section 1006 - Site Plan Review shall apply in this District.

304.20 CERTIFICATE OF OCCUPANCY

The provisions of Article X, Section 1001 shall apply in this District.