

**CHAPTER 1137: USE REGULATIONS IN RESIDENTIAL DISTRICTS**

Section

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**§ 1137.01 USE REGULATIONS IN RESIDENTIAL DISTRICTS.**

The regulation of uses of land and buildings in Residential Districts shall be as set forth in the accompanying schedule, which is identified as § 1137.011. Only uses designated as permitted uses shall be allowed and any use not so designated shall be prohibited. (Ord. 1969-182, passed 1-12-70)

**§ 1137.011 SCHEDULE OF PERMITTED USES IN RESIDENTIAL DISTRICTS.**

<i><b>SCHEDULE OF USES</b></i>	<i><b>ZONING USE DISTRICTS *</b></i>				
	<i><b>Single R-1A</b></i>	<i><b>Family R-1B</b></i>	<i><b>Districts R-1C</b></i>	<i><b>General Dwelling District R-2</b></i>	<i><b>Multi-Family District R-3</b></i>
<b>PRINCIPAL PERMITTED USES:</b>					
Farming, nurseries and greenhouses	X	X	X	X	X
Single family dwellings	X	X	X	X	X
Two family dwellings				X	X
Town Houses				X	X
Multi-family dwellings				X	X
Apartment Hotels					X
Public and parochial schools, not including colleges and universities	X	X	X	X	X
Churches	X	X	X	X	X

<b>SCHEDULE OF USES</b>	<b>ZONING USE DISTRICTS *</b>				
	<b>Single R-1A</b>	<b>Family R-1B</b>	<b>Districts R-1C</b>	<b>General Dwelling District R-2</b>	<b>Multi-Family District R-3</b>
Public buildings and properties of a cultural administrative or public service type but not including public utility uses such as storage yards, warehouses or garages	X	X	X	X	X
Public parks and specialized recreation centers not operated for profit	X	X	X	X	X
Nursery schools and day nurseries				X	X
Hospitals and sanitariums				X	X
Convalescent homes, rest homes, homes for the aged				X	X
Rooming, boarding or lodging houses				X	X
Private clubs, lodges, fraternity and sorority houses				X	X
Offices of civic, religious and charitable organizations				X	X
Tourist homes				X	X
Transitional uses along R-district Boundaries in accordance with Chapter 1155	X	X	X	X	
CONDITIONAL PRINCIPAL PERMITTED USES: (Subject to review by Board of Appeals)					
Public utility substations (controlled by section)	X	X	X	X	X
Restricted accessory parking areas	X	X	X	X	X
Cemeteries adjacent to or in extension of existing cemeteries	X	X	X	X	X

<b>SCHEDULE OF USES</b>	<b>ZONING USE DISTRICTS *</b>				
	<b>Single R-1A</b>	<b>Family R-1B</b>	<b>Districts R-1C</b>	<b>General Dwelling District R-2</b>	<b>Multi-Family District R-3</b>
Business, professional and industrial offices, in buildings having external appearance of residential structure, not including the manufacture, sale or storage of goods, and on a lot located on a primary thoroughfare as shown on the official Thoroughfare Plan.				X	X
Professional Barber and Beauty Shops in buildings having the external appearance of a residential structure, not including the manufacture, sale, or storage of goods except for the interior display and sale of hair and personal beauty products only. This to be on a lot located on a primary thoroughfare as shown on the official Thoroughfare Plan				X	X

(Ord. 1998-148, passed 10-26-1998)

## CHAPTER 1154: UNIFORM SINGLE-FAMILY HOME REGULATIONS

### Section

#### 1154.01 Uniform-Single-Family Home Regulations

##### Minimum Single-Family Dwelling Unit Requirements

All single-family dwelling units must meet the following requirements which shall be construed to be the minimum building requirements.

1. Minimum building width of 22 feet at the narrowest point, exclusive of breezeways, porches, terraces and garages or attachments.
2. Minimum building length of 22 feet at the narrowest point, exclusive of breezeways, porches, terraces and garages or attachments.
  - 3.a. The minimum floor area for a single-family dwelling unit shall be 900 square feet.
    - a.1. The aforementioned minimum may be reduced foot for foot to no lower than 700 square feet for each square foot of a basement or an attached garage space constructed and completed at the same time as the principal structure.

OR

a.2. The aforementioned minimum may be reduced one foot of dwelling space to no lower than 700 square feet of the dwelling for every two square foot of detached garage space constructed and completed at the same time as the principal structure.

4. All single-family dwelling units must be affixed to a permanent foundation and connected to appropriate utilities (water, sewer, electric, etc.). In the case of a manufactured home or industrialized unit, a full masonry foundation will be constructed around the entire perimeter of the unit. No skirting, siding or other materials will be permitted.

5. In the case of a manufactured home, the unit must have a manufacture date of January 1, 1995 or later.

Mobile or manufactured homes constructed prior to January 1, 1995 shall only be permitted within mobile or manufactured home parks.

6. All single-family dwelling units must have a minimum 3:12 residential roof pitch (HUD approved for manufactured homes), conventional residential siding, and six inch minimum eave overhang including appropriate guttering.

7. All single-family dwelling units shall have a functioning hinged door no less than 36" in width and 6'8" in height which shall face the primary address street.

All single-family dwelling units shall have a minimum of one functioning window facing the primary address street. The window shall meet the following requirements:

1. Minimum surface area of 5.7 square feet.
2. Minimum operable sash width of 20".

3. Minimum operable sash height of 24".

Replace existing Mobile Home definition and delete existing Modular Home definition, now reading in relevant part:

**Mobile Home.** Any vehicle manufactured as a single-family dwelling, comprised of one or more units, excluding recreational vehicles, which has been designed and manufactured for transportation on the public streets and highways on its own wheels, arriving at the site ready for occupancy as a dwelling except for normal unpacking, assembly operations and connections to utilities. This definition shall not include a modular home, or an industrialized unit as defined in R.C. § 3781.10.

**Modular Home.** A structure comprised of one or more self-sufficient units, except site preparations, transported on a vehicle from the place of manufacture to a site where it is to be occupied as a dwelling. This definition shall not include a mobile home which has been designed and manufactured for transportation on public streets and highways, on its own wheels and axles.

**New definitions are as follows:**

**Industrialized unit** means a building unit or assembly of closed construction fabricated in an off-site facility, that is substantially self-sufficient as a unit or as part of a greater structure, and that requires transportation to the site of intended use. "Industrialized unit" includes units installed on the site as independent units, as part of a group of units, or incorporated with standard construction methods to form a completed structural entity. "Industrialized unit" does not include a manufactured home as defined in ORC Section 3781.06 (C) (4) or a mobile home as defined by division (O) of section 4501.01 of the Revised Code.

**Manufactured home** means a building unit or assembly of closed construction that is fabricated in an off-site facility and constructed in conformance with the federal construction and safety standards established by the Secretary of Housing and Urban Development pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974," 88 Stat. 700, 42 U.S.C.A. 5401, 5403, and that has a permanent label or tag affixed to it, as specified in 42 U.S.C.A. 5415, certifying compliance with all applicable federal construction and safety standards.

**Mobile home** means a building unit or assembly of closed construction that is fabricated in an off-site facility, is more than thirty-five body feet in length or, when erected on site, is three hundred twenty or more square feet, is built on a permanent chassis, is transportable in one or more sections, and does not qualify as a manufactured home as defined in division (C)(4) of section 3781.06 of the Revised Code or as an industrialized unit as defined in division (C)(3) of section 3781.06 of the Revised Code.

A **permanent foundation** for a single-family home, industrialized unit, or manufactured home means a permanent masonry or concrete footing and foundation around the entire perimeter of the unit. In addition to the requirement above, a manufactured home must be placed on a footing or foundation approved by the Manufactured Homes Commission pursuant to Chapter 4781, of the Revised Code, to which a manufactured home may be affixed. (Ord. 2008-56, passed 10-27-2008)

ZONING DISTRICT	DWELLING TYPE	MINIMUM LOT SIZE		LOT AREA PER DWELLING UNIT		MAXIMUM FLOOR	MINIMUM YARD DIMENSIONS				MAXIMUM BUILDING HEIGHT		
		Square Feet	Width in Feet	No. Bedrooms	Square Feet		Area Ratio	Front Yard	Side Yard Least Width	Sum of Widths		Rear Yard	Feet
SINGLE FAMILY DISTRICT:													
R-1A	1 family	12,000	80	any	12,000	none	30	6	16	40	30	unlimited	
R-1B	1 family	8,400	70	any	8,400	none	30	5	14	35	30	unlimited	
R-1C	1 family	6,000	50	any	6,000	none	30	5	13	30	30	unlimited	
GENERAL DWELLING DISTRICT:													
R-2	1 family	6,000	50	any	6,000	none	30	5	13	30	30	unlimited	
	2 family	8,000	65	any	4,000	none	30	5	13	30	30	unlimited	
	Town house* or multi-family	As needed to comply with lot area and yard requirements		0	2,500	0.4	30	Each yard, 1/6 of sum of height and length of building walls most nearly parallel with side lot line					2
MULTI-FAMILY				1	3,000	0.4	30						2
				2	3,500	0.4	30						2
				3 or more	4,000	0.4	30						2

DISTRICT:															
R-3	2 family	8,000	65	any	4,000	none	30	5	13	30	30	30	30	2	
		As needed to comply with lot area and yard requirements		0	1,200	1.0	30	Each yard, 1/6 of sum of height and length of building walls most nearly parallel with side lot line		30	30	30	30	2	
	Multi-family	As needed to comply with lot area and yard requirements		1	1,600	1.0	30	Each yard, 1/6 of sum of height and length of building walls most nearly parallel with side lot line		30	30	30	30	2	
				2	2,400	1.0	30			30	30	2			
				3 or more	2,800	1.0	30			30	30	2			
	Multi-family		As needed to comply with lot area and yard requirements		0	1,200	1.0	30	Each yard, 1/6 of sum of height and length of building walls most nearly parallel with side lot line		30	30	30	2	
					1	1,600	1.0	30			30	30	2		
					2	2,400	1.0	30			30	30	2		
	Multi-family		As needed to comply with lot area and yard requirements		3 or more	2,800	1.0	30	Each yard, 1/6 of sum of height and length of building walls most nearly parallel with side lot line		30	30	30	2	

\* See definition of "Dwelling Town House" for additional requirements as to privately occupied area, maximum number and minimum width of dwelling units. (Ord. 1969-182, passed 1-12-70)

**§ 1151.012 SCHEDULE OF LOT SIZE AND YARD REGULATIONS FOR NON-DWELLING STRUCTURES.**

In addition to the requirements set forth in the foregoing schedule § 1151.011(A), all non-dwelling structures shall comply with the requirements of the following schedule:

<b>NON-DWELLING STRUCTURE</b>	<b>Minimum Lot Size</b>		<b>Minimum Yard (feet)</b>		
	<b>Area (acres)</b>	<b>Width (feet)</b>	<b>Front</b>	<b>Side</b>	<b>Rear</b>
				<b>(least width)</b>	
School buildings and accessory structures	5	200	30	25	50
Hospitals and sanitariums	2	200	30	25	50
Churches	Sufficient to comply with yard and parking requirements		30	25	30
All other structures	Sufficient to comply with yard and parking requirements		30	18	30

**§ 1151.013 COURTS FOR DWELLINGS.**

In any district where dwellings are permitted, the regulations for courts in dwelling structures shall be as follows:

(A) Required court for apartment dwellings of three stories must be an outer court.

(B) Least width and maximum length shall be the same as required for courts in dwellings in group housing developments as set forth in § 1149.055(1). (Ord. 1969-182, passed 1-12-70)

**§ 1151.02 REQUIREMENTS IN THE O-I OFFICE AND INSTITUTIONAL DISTRICT.**

In all office and institutional districts, lot size, lot coverage, floor area ratio, yard and building height requirements shall be as set forth in the sections hereunder. (Ord. 1969-182, passed 1-12-70)

**§ 1151.021 MINIMUM LOT SIZE DIMENSIONS.**

No minimum lot size or dimensions are required. However, such lot size and dimensions shall be adequate to comply with the maximum coverage and minimum yard requirements of these development standards. (Ord. 1969-182, passed 1-12-70)

**§ 1151.022 MAXIMUM COVERAGE OF LOT BY BUILDINGS.**

Principal and accessory buildings shall not occupy more than 25% of the area of a lot. (Ord. 1969-182, passed 1-12-70)

**§ 1151.023 FLOOR AREA RATIO.**

The ratio of floor area to lot area shall not exceed 0.5, provided that, where a lot in the O-I District adjoins,



along 1/2 or more of the total perimeter of its property line, land located in the R-3 Multi-family District, the floor area ratio may be increased to 1.0. (Ord. 1969-182, passed 1-12-70)

**§ 1151.024 MINIMUM FRONT YARD DEPTH.**

The minimum depth of the front yard shall be equal to the height of the building, but in no case shall be less than 30 feet. (Ord. 1969-182, passed 1-12-70)

**§ 1151.025 MINIMUM SIDE AND REAR YARDS.**

Based on the dimensions of building wall parallel or most nearly parallel with the side or rear lot line, the width of side yard and depth of rear yard shall be determined in accordance with the following formula:

$$\frac{\text{Height of wall} + \text{length of wall}}{4} = \text{Width or depth of yard}$$

Provided, however, that no side yard width or rear yard depth shall be less than 15 feet. (Ord. 1969-182, passed 1-12-70)

**§ 1151.026 MAXIMUM BUILDING HEIGHT.**

No limitation, provided that the front yard requirement is complied with; provided further that, for any building located within 200 feet of any lot in any R-1 or R-2 District, the building height shall be limited to 30 feet (Ord. 1969-182, passed 1-12-70)

**§ 1151.03 REQUIREMENTS IN THE O-I-A OFFICE-INSTITUTIONAL-APARTMENT DISTRICT.**

In all Office-Institutional-Apartment Districts, lot size, lot coverage, floor area ratio, yard, court and building, height requirements shall be the same as those set forth in § 1151.02 for the O-I District. The floor area ratio of buildings exclusively for elderly housing and limited to such use by legally binding agreements or other documents may be increased to 1.4. (Ord. 1969-182, passed 1-12-70)

**§ 1151.04 REQUIREMENTS FOR NON-DWELLING STRUCTURES IN COMMERCIAL AND INDUSTRIAL DISTRICTS.**

In all commercial and industrial districts, the lot area, yard and building height requirements for non-dwelling structures shall be as set forth in the sections hereunder. (Ord. 1969-182, passed 1-12-70)

**§ 1151.041 MINIMUM FRONT YARD DEPTH.**

Minimum front yard depth shall be the height of the building, but not less than 30 feet except in the C-3 Central Core Business District for which no front yard shall be required. (Ord. 1969-182, passed 1-12-70)

**§ 1151.042 THE SCHEDULE OF SIDE AND REAR YARD DIMENSIONS.**

The schedule of side and rear yard dimensions shall be as follows:

(A) Yard adjoining a lot line in a nonresidential district: No side yard or rear yard is required, but a use serviced from the side or rear shall have access thereto for loading and unloading in accordance with § 1153.02.