

**Ravenna Township
Appendix B**

SCHEDULE OF RESIDENTIAL ZONING DISTRICTS¹

	R-L Residential Low Density District	R-M Residential Medium Density District	R-H Residential High Density District	C-R Commercial Residential District²
Minimum Lot Size 1. With Sewer 2. Without Sewer	1.5 acres 1.5 acres	1. 1.5 Acres (Single Fam) 1. 1.5 acres (2 Fam./other) 2. 1.5 acres	1. 8,712 square feet (SF) 1. 20,000 sq. ft. (2 Fam) 1. 1 acre (multi-family) 1. 35,000 sq. ft. (other)	1. 10,890 square feet (SF) 1. 20,000 sq. ft. (2 Fam) 1. 1 acre (multi-family) 1. 30,000 sq. ft. (other)
Lot Depth to Width Ratio for Lots	Any lot, except flag lots and lots with their total frontage on a cul-de-sac, that is created after the effective date of this Zoning Resolution and is less than five (5) acres in size, shall have a depth, which is no greater than six and three-quarters (6-3/4) times the lot's width.			
Minimum Density of Use	Single-family dwelling unit	Single-family dwelling unit	Single-family dwelling unit	Single-family dwelling unit
Minimum Lot Width at Minimum Building Setback Line	100 feet	80 feet (SF) 90 feet (2 Fam.) 100 feet (other)	60 feet (SF) 70 feet (2 Fam.) 100 feet (other)	80 feet (SF) 90 feet (2 Fam.) 100 feet (other)
Minimum Lot Frontage 1. Lots with partial or no frontage on a cul-de-sac circle 2. Lots with total frontage on a cul-de-sac circle	100 feet 60 feet	1. 80 feet (SF) 1. 90 feet (2 Fam.) 1. 100 feet (other) 2. 60 feet	1. 60 feet (SF) 1. 70 feet (2 Fam.) 1. 100 feet (other) 2. 45 feet	1. 80 feet (SF) 1. 90 feet (2 Fam.) 1. 100 feet (other) 2. 60 feet
Minimum Front Setback from R-O-W 1. Lots with partial or no frontage on a cul-de-sac circle 2. Lots with total frontage on a cul-de-sac circle	50 feet	35 feet	35 feet	35 feet
	The distance, at which, the required lot width is achieved, as measured along a straight line intersecting both side lot lines an equal distance from the road right-of-way. The line can not be less than the required setback for lots with partial or no frontage on a cul-de-sac circle.			
Minimum Rear Setback 1. Adjacent to a non-residential use 2. Adjacent to a residential use	25 feet 25 feet	20 feet 20 feet	20 feet 20 feet	35 feet 35 feet

¹ All the information listed on this Table has to do with the minimum requirements for a single-family residential dwelling. For additional information refer to the Zoning District's specific requirements listed in Chapter 5 of this Resolution.

² C-R Zoning District information on this Table is for the minimum requirements of a single-family residential dwelling. Requirements for commercial uses in this district are listed on the Schedule for Commercial Districts.

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Minimum Side Yard Setback 1. Adjacent to a non-residential use 2. Adjacent to a residential use	15 feet each side 15 feet each side	10 feet each side 10 feet each side	10 feet each side 10 feet each side	10 feet each side 10 feet each side
Maximum Building Height 1. Principal Building 2. Accessory Building	35 feet 22 feet	35 feet 22 feet	35 feet 22 feet	35 feet 22 feet

SCHEDULE OF COMMERCIAL ZONING DISTRICTS³

	C-R Commercial Residential District⁴	G-C General Commercial District
Minimum Lot Size 1. With Sewer 2. Without Sewer	30,000 square feet	0.5 acres
Lot Depth to Width Ratio for Lots	Any lot, except flag lots and lots with their total frontage on a cul-de-sac, that is created after the effective date of this Zoning Resolution and is less than five (5) acres in size, shall have a depth, which is no greater than six and three-quarters (6-3/4) times the lot's width.	
Minimum Density of Use	Commercial Use	Commercial Use
Minimum Lot Width at Minimum Building Setback Line	100 feet	100 feet
Minimum Lot Frontage 1. Lots with partial or no frontage on a cul-de-sac circle 2. Lots with total frontage on a cul-de-sac circle	100 feet 60 feet	1. 100 feet (residential) 1. 60 feet (non-residential) 2. 60 feet
Minimum Front Setback from R-O-W 1. Lots with partial or no frontage on a cul-de-sac circle 2. Lots with total frontage on a cul-de-sac circle	35 feet The distance, at which, the required lot width is achieved, as measured along a straight line intersecting both side lot lines an equal distance from the road right-of-way. The line can not be less than the required setback for lots with partial or no frontage on a cul-de-sac circle.	50 feet
Minimum Rear Setback 2. Adjacent to a non-residential use 2. Adjacent to a residential use	35 feet 35 feet (5 feet must be landscaped buffer or complete screen)	10 feet 10 feet (5 feet must be landscaped buffer or complete screen)

³ All the information listed on this Table has to do with the minimum requirements for a commercial use, unless otherwise stated. For additional information refer to the Zoning District's specific requirements listed in Chapter 5 of this Resolution.

⁴ C-R Zoning District information on this Table is for the minimum requirements of a commercial use. Requirements for a single-family residential dwelling use in this district are listed on the Schedule for Residential Districts.

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Minimum Side Yard Setback 1. Adjacent to a non-residential use 2. Adjacent to a residential use	10 feet each side 20 feet each side (5 feet must be landscaped buffer or complete screen)	10 feet 10 feet (5 feet must be landscaped buffer or complete screen)
Maximum Building Height 1. Principal Building 2. Accessory Building	35 feet 22 feet	35 feet 22 feet

SCHEDULE OF INDUSTRIAL ZONING DISTRICTS⁵

	G-I General Industrial District	
Minimum Lot Size 1. With Sewer 2. Without Sewer	2.0 acres	
Lot Depth to Width Ratio for Lots	Any lot, except flag lots and lots with their total frontage on a cul-de-sac, that is created after the effective date of this Zoning Resolution and is less than five (5) acres in size, shall have a depth, which is no greater than six and three-quarters (6-3/4) times the lot's width.	
Minimum Density of Use	Industrial Use	
Minimum Lot Width at Minimum Building Setback Line	100 feet	
Minimum Lot Frontage 1. Lots with partial or no frontage on a cul-de-sac circle 2. Lots with total frontage on a cul-de-sac circle	100 feet 60 feet	
Minimum Front Setback from R-O-W 1. Lots with partial or no frontage on a cul-de-sac circle 2. Lots with total frontage on a cul-de-sac circle	50 feet The distance, at which, the required lot width is achieved, as measured along a straight line intersecting both side lot lines an equal distance from the road right-of-way. The line can not be less than the required setback for lots with partial or no frontage on a cul-de-sac circle.	
Minimum Rear Setback 3. Adjacent to a non-residential use 2. Adjacent to a residential use	25 feet 25 feet (5 feet must be landscaped buffer or complete screen)	
Minimum Side Yard Setback 1. Adjacent to a non-residential use 2. Adjacent to a residential use	20 feet each side 20 feet each side (5 feet must be landscaped buffer or complete screen)	

⁵ All the information listed on this Table has to do with the minimum requirements for an industrial use, unless otherwise stated. For additional information refer to the Zoning District's specific requirements listed in Chapter 3 of this Resolution.

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Maximum Building Height	
1. Principal Building	35 feet
2. Accessory Building	22 feet