

**CHAPTER 5  
ZONING DISTRICTS AND REGULATIONS**

**Section 500.00            Zoning Districts and Regulations**

**Section 500.01            Purpose**

The purpose of this Chapter is to establish Zoning Districts in order to carry out the general purposes and objectives set forth in Chapter 1 of this Zoning Resolution, to provide for orderly, sustainable growth and development, to aid in the implementation of the Ravenna Township Land Use Plan, and to protect the property rights of all individuals by assuring the compatibility of uses and practices within districts, in accordance with Section 519.02 of the Ohio Revised Code.

All such regulations shall be uniform for each class or kind of building or other structure or use throughout any zoning district, but the regulations of one zoning district may differ from those in another zoning district.

**Section 500.02            Establishment of Zoning Districts**

For the purpose of promoting the public health and safety of the community, Ravenna Township is hereby divided into zoning districts. Each zoning district shall be of such number, area, shape, kind, common unity of purpose, and adaptability of the use that is deemed most suitable to carry out the purpose of this Resolution.

Ravenna Township is hereby divided into the following zoning districts:

Section 501.00	R-L	Residential Low Zoning District
Section 502.00	R-M	Residential Medium Zoning District
Section 503.00	R-H	Residential High Zoning District
Section 504.00	C-R	Commercial Residential Zoning District
Section 505.00	G-C	General Commercial Zoning District
Section 506.00	G-I	General Industrial Zoning District

**Section 500.03            Official Zoning Map**

The districts established in Section 500.02 shall be shown on the Official Zoning Map, which together with all data, references, explanatory material, and notations shown thereon, is hereby made a part of this Resolution. A legal copy of this map is on file in the office of the Township Fiscal Officer.

**Section 500.04            Zoning Map Legend**

There shall be provided on the Official Zoning Map a legend, which shall list the name of each zoning district and indicate the symbol for that district. A color, combination of colors, or black and white patterns may be used in place of symbols to identify the respective zoning districts in such legend. In addition to such legend, the Official Zoning Map shall provide sufficient space for compliance with Section 500.06.

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### Section 500.05 Interpretation of Zoning District Boundaries

Where uncertainty exists with respect to the boundaries of any of the aforementioned zoning districts as shown on the “Zoning Districts Map of Ravenna Township, Ohio,” the following rules shall apply:

- A. Boundaries indicated as approximately following the centerline of streets and/or highways shall be construed to follow such centerlines.
- B. Boundaries indicated as being parallel and being a set distance from such streets and highways the distance shall be construed to be parallel and be a set distance from such street or highway as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on said zoning map.
- C. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- D. Boundaries indicated as following Township Lot lines and/or City Corporate lines shall be construed to follow such lines.
- E. Boundaries indicated as following shore lines shall be construed to follow such shorelines, and in the event of change to the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines.
- F. Boundaries indicated as following lot lines, shall be construed to follow such lot lines.
- G. Whenever any street or other public way is vacated in a manner authorized by Law, the zoning district adjoining each side of such street or public way shall be automatically extended to the center of such vacation and all areas within the vacation shall be subject to all regulations of the extended district.

### Section 500.06 Zoning Map Amendments

Within fifteen (15) days of the effective date of any change of a zoning district classification or boundary, the Zoning Inspector shall amend, or have amended the Official Zoning Map to reflect such change, and shall note the effective date of such change, together with the appropriate reference to the Resolution authorizing such change. The Official Zoning Map shall then be signed by the Chairman of the Board of Township Trustees and the Township Fiscal Officer.

## Chapter 5 - Zoning Districts and Regulations

### Section 501.00 Residential Low Density Zoning District (R-L)

#### Section 501.01 Purpose

The purpose of the Residential Low Density Zoning District (R-L) is to provide for areas of a rural character that planning studies have indicated would be best suited for low density development due to physical characteristics of the land, environmental constraints, in order to maintain consistency and compatibility with the character of the surrounding neighborhoods and existing agricultural uses.

#### Section 501.02 Uses

Within an R-L District, no building, structure, or premises shall be used, arranged to be used, or designed to be used, except for one or more of the following uses:

##### A. Permitted Uses

##### 1. Residential Uses

Single-family dwellings.

##### 2. Open Space/Recreation Uses

a. Agricultural uses as regulated in Section 630.00.

b. Parks for passive recreational facilities in compliance with Section 612.00.

##### 3. Community Facilities

a. Adult family home in compliance with Section 615.00.

b. Home day care for children and adults in compliance with Section 616.00.

c. Residential facility for up to eight residents in compliance with Section 617.00.

##### 4. Accessory Uses

a. Accessory buildings and uses clearly incidental to the uses permitted on the same premises.

b. Home occupations in compliance with Section 613.00.

c. Outdoor furnace in compliance with Section 609.00.

d. Signs as regulated in Chapter 10.

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### B. Conditionally Permitted Uses

#### 1. Residential Uses

- a. Planned residential developments, subject to Chapter 7 and Subsections 700.10.B.56.
- b. Accessory dwelling units, subject to Chapter 7 and Subsections 700.10.B.30.

#### 2. Open Space/Recreation Uses

Public and private golf courses (except miniature golf), riding academies, and associated dining facilities, subject to Chapter 7 and Subsections 700.10.B.1, 2, 4, 5, 6, 8, 12, 55.

#### 3. Community Facilities

- a. Cemeteries, subject to Chapter 7 and Subsections 700.10.B.7, 9, 37.
- b. Churches and their related buildings and other buildings for the purpose of religious worship, subject to Chapter 7 and Subsection 700.10.B.38.
- c. Governmentally owned and/or operated buildings and service facilities subject to Chapter 7 and Subsections 700.10.B. 1, 4, 5, 8, 12, 46.
- d. Public, parochial and private elementary, junior high and high schools and institutions of higher education, subject to Chapter 7 and Subsections 700.10.B.4, 6, 12, 16, 58.

#### 4. Medical Facilities

Institutions for medical care, such as but not limited to hospitals, clinics, medical diagnostic centers and nursing homes subject to Chapter 7 and Subsections 700.10.B.6, 14, 49.

#### 5. Other Uses

- a. Extraction and mining operations, subject to Chapter 7 and Subsection 700.10.B.41.
- b. Flag shape lot, subject to the provisions of Chapter 7 and Section 700.10.B subsection 43.
- c. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Chapter 7 and Section 700.10.B subsection 52.
- d. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures; subject to the provisions of Chapter 7 and Section 700.10.B subsection 60.

#### 6. Accessory Uses

- a. Agritourism uses, subject to Chapter 7 and Subsection 700.10.B.32.

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- b. Bed and breakfast establishments, subject to Chapter 7 and Subsection 700.10.B.35.
- c. Farm related businesses, subject to Chapter 7 and Subsection 700.10.B.42.
- d. Home based businesses, subject to Chapter 7 and Subsection 700.10.B.48.

### **Section 501.03 Area and Yard Regulations**

A. Minimum Lot Area: One and one-half (1-1/2) acres, exclusive of road right-of-way.

B. 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 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.

C. Minimum Frontage on a Street

- 1. Lots with partial or no frontage on a cul-de-sac circle: One-hundred (100) feet.
- 2. Lots with total frontage on a cul-de-sac circle: Sixty (60) feet.

D. Minimum Lot Width at Minimum Building Setback Line: One-hundred (100) feet.

E. Minimum Front Yard Setback

- 1. Lots with partial or no frontage on a cul-de-sac circle: Fifty (50) feet.
- 2. Lots with total frontage on a cul-de-sac circle:

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 fifty (50) feet from the road right-of-way.

F. Minimum Rear Yard Setback: Twenty-five (25) feet.

G. Minimum Side Yard Setback: Fifteen (15) feet for each side.

### **Section 501.04 Minimum/Maximum Floor Area per Building**

A. Minimum living floor area per residential dwelling: 1,100 square feet.

B. Maximum 1<sup>st</sup> floor or building footprint per non-residential building: 30,000 square feet.

### **Section 501.05 Maximum Building Height**

A. Principal Building: Thirty-five (35) feet.

B. Accessory Buildings: Twenty-two (22) feet.

## **Chapter 5 - Zoning Districts and Regulations**

### **Section 501.06      Accessory Buildings**

- A. Shall not be located closer than fifteen (15) feet to any principal building and ten (10) feet from all other non-inhabitable buildings.
- B. Floor Area: Shall be in accordance with Section 610.03.
- C. No accessory buildings shall be located in a front yard area.

### **Section 501.07      Parking and Loading Requirements**

The parking and loading requirements for each use shall be in accordance with the provisions of Chapter 9.

### **Section 501.08      Landscape Buffering**

Landscaping and buffering shall be in accordance with the provisions of Chapter 11.

## Chapter 5 - Zoning Districts and Regulations

### Section 502.00 Residential Medium Density Zoning District (R-M)

#### Section 502.01 Purpose

The purpose of the Residential Medium Density Zoning District (R-M) is to provide for medium density residential development of semi-suburban character in areas of the community to allow for the orderly expansion of services and utilities to prevent excessive demands on sewerage and water systems, streets, schools and other community facilities and services. Additionally, this district provides for a variety of housing types to meet the needs of the community.

#### Section 502.02 Uses

Within an R-M District, no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

##### A. Permitted Uses

##### 1. Residential Uses

Single-family dwellings.

##### 2. Open Space/Recreation Uses

a. Agricultural uses as regulated in Section 630.00.

b. Parks for passive recreational facilities in compliance with Section 612.00.

##### 3. Community Facilities

a. Adult family home in compliance with Section 615.00.

b. Home day care for children and adults in compliance with Section 616.00.

c. Residential facility for up to eight residents in compliance with Section 617.00.

##### 4. Accessory Uses

a. Accessory buildings and uses clearly incidental to the uses permitted on the same premises.

b. Home occupations in compliance with Section 613.00.

c. Outdoor furnace in compliance with Section 609.00.

d. Signs as regulated in Chapter 10.

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### B. Conditionally Permitted Uses

#### 1. Residential Uses

- a. Two-family dwellings subject to Chapter 7 and Subsections 700.10.B.15, 59.
- b. Planned residential developments, subject to Chapter 7 and Subsections 700.10.B.56.
- c. Accessory dwelling units, subject to Chapter 7 and Subsections 700.10.B.30.

#### 2. Open Space/Recreation Uses

- a. Public and private golf courses (except miniature golf), riding academies, and associated dining facilities, subject to Chapter 7 and Subsections 700.10.B.1, 2, 4, 5, 6, 8, 12, 55.

#### 3. Community Facilities

- a. Cemeteries, subject to Chapter 7 and Subsections 700.10.B.7, 9, 37.
- b. Churches and their related buildings and other buildings for the purpose of religious worship, subject to Chapter 7 and Subsection 700.10.B.38.
- c. Governmentally owned and/or operated buildings and service facilities subject to Chapter 7 and Subsections 700.10.B. 1, 4, 5, 8, 12, 46.
- d. Group residential facility, subject to Chapter 7 and Subsection 700.10.B.47.
- e. Public, parochial and private elementary, junior high and high schools and institutions of higher education, subject to Chapter 7 and Subsections 700.10.B.4, 6, 12, 16, 58.

#### 4. Medical Facilities

- a. Congregate care/assisted living facilities, subject to Chapter 7 and Subsection 700.10.B.39.
- b. Funeral Home subject to Chapter 7 and Subsections 700.10.B.4, 7, 44.
- c. Institutions for medical care, such as but not limited to hospitals, clinics, medical diagnostic centers and nursing homes subject to Chapter 7 and Subsections 700.10.B.6, 14, 49.

#### 5. Other Uses

- a. Flag shape lot, subject to the provisions of Chapter 7 and Section 700.10.B subsection 43.
- b. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Chapter 7 and Section 700.10.B subsection 52.



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- c. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures; subject to the provisions of Chapter 7 and Section 700.10.B subsection 60.

### 6. Accessory Uses

Home based businesses, subject to Chapter 7 and Subsection 700.10.B.48.

## Section 502.03 Area and Yard Regulations

### A. Minimum Lot Area

#### 1. Residential

##### a. With Sewer

1. Single-family: One and one-half (1-1/2) acre, exclusive of road right-of-way.
2. Two-family: One and one-half (1-1/2) acres, exclusive of road right-of-way.
3. All other uses: One and one-half (1-1/2) acres, exclusive of road right-of-way.

##### b. Without Sewer

1. Single-family: One and one-half (1-1/2) acres, exclusive of road right-of-way.
2. Two-family: One and one-half (1-1/2) acres per dwelling unit, exclusive of road right-of-way.
3. All other uses: One and one-half (1-1/2) acres, exclusive of road right-of-way.

### B. 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 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.

### C. Minimum Frontage on a Street

#### 1. Lots with partial or no frontage on a cul-de-sac circle

- a. Single-family: Eighty (80) feet.
- b. Two-family: Ninety (90) feet.
- c. All other uses: One-hundred (100) feet.

#### 2. Lots with total frontage on a cul-de-sac circle: Sixty (60) feet.

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### D. Minimum Lot Width at Minimum Building Setback Line

1. Single-family: Eighty (80) feet.
2. Two-family: Ninety (90) feet.
3. All other uses: One-hundred (100) feet.

### E. Minimum Front Yard Setback

1. Lots with partial or no frontage on a cul-de-sac circle: Thirty-five (35) feet.
2. Lots with total frontage on a cul-de-sac circle

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 thirty-five (35) feet from the road right-of-way.

### F. Minimum Rear Yard Setback: Twenty (20) feet.

### G. Minimum Side Yard Setback: Ten (10) feet for each side.

## **Section 502.04 Minimum/Maximum Floor Area per Building**

- A. Minimum living floor area per residential dwelling: 1,100 square feet.
- B. Maximum 1<sup>st</sup> floor or building footprint per non-residential building: 30,000 square feet.

## **Section 502.05 Maximum Building Height**

- A. Principal Building: Thirty-five (35) feet.
- B. Accessory Buildings: Twenty-two (22) feet.

## **Section 502.06 Accessory Buildings**

- A. Shall not be located closer than fifteen (15) feet to any principal building and ten (10) feet from all other non-inhabitable buildings.
- B. Floor Area: Shall be in accordance with Section 610.03.
- C. No accessory buildings shall be located in a front yard area.

## **Section 502.07 Parking and Loading Requirements**

The parking and loading requirements for each use shall be in accordance with the provisions of Chapter 9.

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**Section 502.08      Landscape Buffering**

Landscaping and buffering shall be in accordance with the provisions of Chapter 11.

## Chapter 5 - Zoning Districts and Regulations

### Section 503.00 Residential High Density Zoning District (R-H)

#### Section 503.01 Purpose

The purpose of the Residential High Density Zoning District (R-H) is to provide for high-density residential development in built-up portions of the community or in close proximity where central sewer and water are available or can be available at the time of construction. The district is also established recognizing the community's greater housing demand for single family, two family and multi-family units.

#### Section 503.02 Uses

Within an R-H District, no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

##### A. Permitted Uses

###### 1. Residential Uses

Single-family dwellings.

###### 2. Open Space/Recreation Uses

a. Agricultural uses as regulated in Section 630.00.

b. Parks for passive recreational facilities in compliance with Section 612.00.

###### 3. Community Facilities

a. Adult family home in compliance with Section 615.00.

b. Home day care for children and adults in compliance with Section 616.00.

c. Residential facility for up to eight residents in compliance with Section 617.00.

###### 4. Accessory Uses

a. Accessory buildings and uses clearly incidental to the uses permitted on the same premises.

b. Home occupations in compliance with Section 613.00.

c. Signs as regulated in Chapter 10.

##### B. Conditionally Permitted Uses

###### 1. Residential Uses

a. Two-family dwellings subject to Chapter 7 and Subsections 700.10.B.15, 59.

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- b. Multi-family dwellings up to a total of five (5) dwelling units per acre, subject to Chapter 7 and Subsection 700.10.B.51.
  - c. Planned residential developments, subject to Chapter 7 and Subsections 700.10.B.56.
  - d. Accessory dwelling units, subject to Chapter 7 and Subsections 700.10.B.30.
2. Community Facilities
- a. Churches and their related buildings and other buildings for the purpose of religious worship, subject to Chapter 7 and Subsection 700.10.B.38.
  - b. Day Care Facilities for Children and Adults, subject to Chapter 7 and Subsection 700.10.B.40.
  - c. Governmentally owned and/or operated buildings and service facilities subject to Chapter 7 and Subsections 700.10.B. 1, 4, 5, 8, 12, 46.
  - d. Group residential facility, subject to Chapter 7 and Subsection 700.10.B.47.
  - e. Public, parochial and private elementary, junior high and high schools and institutions of higher education, subject to Chapter 7 and Subsections 700.10.B.4, 6, 12, 16, 58.
3. Medical Facilities
- a. Congregate Care/Assisted Living Facilities, subject to Chapter 7 and Subsection 700.10.B.39.
  - b. Funeral Home subject to Chapter 7 and Subsections 700.10.B.4, 7, 44.
  - c. Institutions for medical care, such as but not limited to hospitals, clinics, medical diagnostic centers and nursing homes subject to Chapter 7 and Subsections 700.10.B.6, 14, 49.
4. Other Uses
- a. Flag shape lot, subject to the provisions of Chapter 7 and Section 700.10.B subsection 43.
  - b. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Chapter 7 and Section 700.10.B subsection 52.
  - c. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures; subject to the provisions of Chapter 7 and Section 700.10.B subsection 60.
5. Accessory Uses
- Home Based Businesses, subject to Chapter 7 and Subsection 700.10.B.48.

**Section 503.03 Area and Yard Regulations**

A. Minimum Lot Area

1. Residential Uses

- a. Single-family: 8,712 square feet, exclusive of road right-of-way.
- b. Two-family: 20,000 square feet, exclusive of road right-of-way.
- c. Multi-family: One (1) acre, exclusive of road right-of-way.

2. All other uses: 35,000 square feet, exclusive of road right-of-way.

B. 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 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.

C. Minimum Frontage on a Street

1. Lots with partial or no frontage on a cul-de-sac circle:

- a. Single-family: Sixty (60) feet.
- b. Two-family: Seventy (70) feet.
- c. All other uses: One-hundred (100) feet.

2. Lots with total frontage on a cul-de-sac circle: Forty-five (45) feet.

D. Minimum Lot Width at Minimum Building Setback Line

- 1. Single-family: Sixty (60) feet.
- 2. Two-family: Seventy (70) feet.
- 3. All other uses: One-hundred (100) feet.

E. Minimum Front Yard Setback

- 1. Lots with partial or no frontage on a cul-de-sac circle: Thirty-five (35) feet.
- 2. Lots with total frontage on a cul-de-sac circle

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 thirty-five (35) feet from the road right-of-way.

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D. Minimum Rear Yard Setback: Twenty (20) feet.

E. Minimum Side Yard Setback: Ten (10) feet for each side.

**Section 503.04 Minimum/Maximum Floor Area per Building**

A. Residential

1. Single-family and two-family per residential dwelling: 1,100 square feet.

2. Multi-family, minimum floor area per dwelling unit

a. Efficiency 500 square feet

b. One (1) bedroom 600 square feet

c. Two (2) bedroom 700 square feet

d. Three (3) bedroom 800 square feet

e. Four (4) bedroom 900 square feet

B. Maximum 1<sup>st</sup> floor or building footprint per non-residential building: 30,000 square feet.

**Section 503.05 Maximum Building Height**

A. Principal Building: Thirty-five (35) feet.

B. Accessory Buildings: Twenty-two (22) feet.

**Section 503.06 Accessory Buildings**

A. Shall not be located closer than fifteen (15) feet to any principal building and ten (10) feet from all other non-inhabitable buildings.

B. Floor Area: Shall be in accordance with Section 610.03.

C. No accessory buildings shall be located in a front yard area.

**Section 503.07 Parking and Loading Requirements**

The parking and loading requirements for each use shall be in accordance with the provisions of Chapter 9.

**Section 503.08 Landscape Buffering**

Landscaping and buffering shall be in accordance with the provisions of Chapter 11.

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### Section 504.00 Commercial Residential Zoning District (C-R)

#### Section 504.01 Purpose

The purpose of the Commercial Residential Zoning District (C-R) is to encourage mixed-use (residential-commercial uses) development that permits the location and operation of retail stores and other businesses on a limited basis and provides a variety of residential housing choices. The regulations of this district are established to encourage and accommodate flexible land development practices in order to promote the economical and efficient use of land and reduce infrastructure costs through unified development by allowing for mixed-use structures, including but not limited to, those with commercial/ retail uses on the ground floor and residential dwellings or offices on the upper floors. The requirements are designed to allow for the flexible spacing of lots and buildings in order to encourage the separation of pedestrian and vehicular circulation in order to create a functional and interesting residential and commercial environment for the community.

#### Section 504.02 Uses

Within a C-R District, no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

##### A. Permitted Uses

##### 1. Residential Uses

Single-family dwellings.

##### 2. Open Space/Recreation Uses

- a. Agricultural uses as regulated in Section 630.00.
- b. Parks for passive recreational facilities in compliance with Section 612.00.

##### 3. Community Facilities

- a. Adult family home in compliance with Section 615.00.
- b. Home day care for children and adults in compliance with Section 616.00.
- c. Residential Facility for up to eight residents in compliance with Section 617.00.

##### 4. Commercial and Office Uses

- a. Banks and other financial institutions.
- b. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, coffee shops, restaurants (sit down and carry out), pizza shops and ice cream parlors.



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- c. Personal service establishments, including, but not limited to, barber shops, beauty salons, shoe repair shops, tailor and dressmakers.
- d. Professional and business offices, including, but not limited to accountants, architects, doctors, dentists, engineers, insurance agents, lawyers, printing/copying services, real estate brokers, travel agents and other professionals similar in character and impact to those listed.
- e. Retail establishments, including, but not limited to, antique stores, appliance stores, art supply shops, book stores, clothing and shoe stores, drug stores, electronic stores, florists, furniture stores, gift shops, hardware stores, office supply stores, and jewelry stores.
- f. Studios for dance, music, or photography and interior design.
- g. Mixed-use structures containing any combination of permitted uses, including but not limited to, commercial/ retail uses on the ground floor and residential dwellings or offices on the upper floors.

### 5. Accessory Uses

- a. Accessory buildings and uses clearly incidental to the uses permitted on the same premises.
- b. Home occupations in compliance with Section 613.00.
- c. Signs as regulated in Chapter 10.

### B. Conditionally Permitted Uses

#### 1. Residential Uses

- a. Two-family dwellings subject to Chapter 7 and Subsections 700.10.B.15, 59.
- b. Multi-family dwellings up to a total of five (5) dwelling units per acre, subject to Chapter 7 and Subsection 700.10.B.51.
- c. Planned residential developments, subject to Chapter 7 and Subsections 700.10.B.56.
- d. Accessory dwelling units, subject to Chapter 7 and Subsections 700.10.B.30.

#### 2. Open Space/Recreation Uses

- a. Amusement and outdoor commercial recreational facilities, including but not limited to batting cages and miniature golf courses, subject to Chapter 7 and Subsections 700.10.B.2, 5, 6, 12 and 16.
- b. Public and private recreational facilities, such as but not limited to bowling alley, indoor archery, handball, tennis, and skating facilities swimming pools, golf courses,

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tennis clubs, riding academies, and associated dining facilities, subject to Chapter 7 and Subsections 700.10.B.2, 4, 5, 6, 8, 12, 21, 55.

### 3. Community Facilities

- a. Cemeteries, subject to Chapter 7 and Subsections 700.10.B.7, 9, 37.
- b. Churches and their related buildings and other buildings for the purpose of religious worship, subject to Chapter 7 and Subsection 700.10.B.38.
- c. Day Care Facilities for Children and Adults, subject to Chapter 7 and Subsection 700.10.B.40.
- d. Group residential facility, subject to Chapter 7 and Subsection 700.10.B.47.
- e. Governmentally owned and/or operated buildings and service facilities subject to Chapter 7 and Subsections 700.10.B. 1, 4, 5, 8, 12, 46.
- f. Public, parochial and private elementary, junior high and high schools and institutions of higher education, subject to Chapter 7 and Subsections 700.10.B.4, 6, 12, 16, 58.

### 4. Medical Facilities

- a. Animal hospitals, veterinary offices and clinics, subject to Chapter 7 and Subsection 700.10.B.33.
- b. Congregate care/assisted living facilities, subject to Chapter 7 and Subsection 700.10.B.39.
- c. Funeral home subject to Chapter 7 and Subsections 700.10.B.4, 7, 44.
- d. Institutions for medical care, such as but not limited to hospitals, clinics, medical diagnostic centers and nursing homes subject to Chapter 7 and Subsections 700.10.B.6, 14, 49.

### 5. Commercial and Office Uses

- a. Car washes, subject to Chapter 7 and Subsections 700.10.B.7, 36.
- b. Gasoline service stations and auto service facilities, subject to Chapter 7 and Subsections 700.10.B.7, 45.
- c. Hotels and motels subject to Chapter 7 and Subsections 700.10.B.2, 5, 6, 8, 11, 12.
- d. Mini/self storage facilities, subject to Chapter 7 and Subsection 700.10.B.50.
- e. Motor vehicle sales/repair facilities to include but nor limited to automobiles, boats and farm equipment, subject to Chapter 7 and Subsections 700.10.B.9, 12, 18, 45.

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- f. Planned residential business developments, subject to Chapter 7 and Subsections 700.10.B.56.
  - g. Planned business developments, subject to Chapter 7 and Subsections 700.10.B.56.
6. Other Uses
- a. Flag shape lot, subject to the provisions of Chapter 7 and Section 700.10.B subsection 43.
  - b. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Chapter 7 and Section 700.10.B subsection 52.
  - c. Wireless telecommunication service facilities that are not public utilities subject to Chapter 7 and Subsection 700.10.B.60.
7. Accessory Uses
- a. Bed and breakfast establishments, subject to Chapter 7 and Subsection 700.10.B.35.
  - b. Home based businesses, subject to Chapter 7 and Subsection 700.10.B.48.

### Section 504.03 Area and Yard Regulations

#### A. Minimum Lot Area

- 1. Residential Uses
  - a. Single-family: 10,890 square feet, exclusive of road right-of-way.
  - b. Two-family: 20,000 square feet, exclusive of road right-of-way.
  - c. Multi-family: One (1) acre, exclusive of road right-of-way.
- 2. All other uses: 30,000 square feet, exclusive of road right-of-way.

#### B. 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 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.

#### C. Minimum Frontage on a Street

- 1. Lots with partial or no frontage on a cul-de-sac circle
  - a. Single-family: Eighty (80) feet.
  - b. Two-family: Ninety (90) feet.

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c. All other uses: One-hundred (100) feet.

2. Lots with total frontage on a cul-de-sac circle: Sixty (60) feet.

### D. Minimum Lot Width at Minimum Building Setback Line

1. Single-family: Eighty (80) feet.

2. Two-family: Ninety (90) feet.

3. All other uses: One-hundred (100) feet.

### F. Minimum Front Yard Setback

1. Lots with partial or no frontage on a cul-de-sac circle: Thirty-five (35) feet.

2. Lots with total frontage on a cul-de-sac circle

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 thirty-five (35) feet from the road right-of-way.

### G. Minimum Rear Yard Setback: Thirty-five (35) feet.

The rear yards of any non-residential lot that abuts a residential use shall have a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

### H. Minimum Side Yard Setback

1. For Residential Properties

a. Ten (10) feet residential to residential.

b. Ten (10) feet residential to commercial.

2. For All Other Properties

a. Ten (10) feet non-residential to non-residential

b. Twenty (20) feet non-residential to residential.

3. The side yards of any non-residential lot that abuts a residential use shall have a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

## Section 504.04 Minimum/Maximum Floor Area per Building

### A. Residential

1. Single-family and two-family per residential dwelling: 1,100 square feet.

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2. Multi-family, minimum floor area per dwelling unit as follows:

- a. Efficiency 500 square feet
- b. One (1) bedroom 600 square feet
- c. Two (2) bedroom 700 square feet
- d. Three (3) bedroom 800 square feet
- e. Four (4) bedroom 900 square feet

B. Maximum 1<sup>st</sup> floor or building footprint per non-residential building: 30,000 square feet.

**Section 504.05 Maximum Building Height**

A. Principal Building: Thirty-five (35) feet.

B. Accessory Buildings: Twenty-two (22) feet.

**Section 504.06 Accessory Buildings**

A. Shall not be located closer than fifteen (15) feet to any principal building and ten (10) feet from all other non-inhabitable buildings.

B. Floor Area: Shall be in accordance with Section 610.03.

C. No accessory buildings shall be located in a front yard area.

**Section 504.07 Parking and Loading Requirements**

The parking and loading requirements for each use shall be in accordance with the provisions of Chapter 9.

**Section 504.08 Landscape Buffering**

Landscaping and buffering shall be in accordance with the provisions of Chapter 11.

**Section 504.09 Special Operating Hours in C-R Zoning District**

To control the hours of business operations and to protect the residents of the community from unwarranted nuisances, any person(s) engaged in a commercial and/or office use in the C-R Zoning District shall not keep open any store, shop, restaurant or diner or other place of trade, entertainment or place of business, or illuminated signage, under his control in this zoning district after 11:00 p.m. nor shall any person(s) open and operate such store, shop, or other uses as specified in this subsection before 6:00 a.m. without first obtaining a variance for permission to operate within the hours of 11:00 p.m. and 6:00 a.m.

However, nothing contained in this section shall be construed to preclude a governmental

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facility, hotel, motel, gas station or any institution providing medical care from operating any time of the day or night and using appropriate signage to identify the business.

### **Section 504.10          Variances Procedures for Operating Hours in C-R Zoning District**

A variance to operate within the hours of 11:00 p.m. and 6:00 a.m. may be granted by the Board of Zoning Appeals, if in their opinion, the health, safety and well being of the residents of the zoning district would not be adversely affected. The Board of Zoning Appeals shall consider the following as part of its review in accordance with Section 405.00 of this Resolution, to either grant or deny the application to operate within the hours of 11:00 p.m. and 6:00 a.m.:

- A. The location of the premises in relation to residential uses.
- B. The type of business, expected traffic generation, etc.
- C. The size of the property, lighting, etc.
- D. The proposed hours of operation.
- E. Demonstrated need on the part of the applicant.

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### Section 505.00 General Commercial Zoning District (G-C)

#### Section 505.01 Purpose

The purpose of the General Commercial Zoning District (G-C) is to accommodate multi-purpose retail and business development, with regulations designed to minimize the flow of local traffic and to allow integrated groupings of stores and businesses. This district is intended to create and protect business areas for the retailing of goods and services and to provide professional and business services to serve a large trade area.

#### Section 505.02 Uses

Within a G-C District, no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

##### A. Permitted Uses

##### 1. Open Space/Recreation Uses

- a. Agricultural uses as regulated in Section 630.00.
- b. Parks and recreational facilities in compliance with Section 612.00.

##### 2. Community Facilities

- a. Adult family home in compliance with Section 615.00.
- b. Home day care for children and adults in compliance with Section 616.00.
- c. Residential facility for up to eight residents in compliance with Section 617.00.

##### 3. Commercial and Office Uses

- a. Banks and other financial institutions.
- b. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, coffee shops, restaurants (sit down and carry out), pizza shops and ice cream parlors.
- c. Personal service establishments, including, but not limited to, barber shops, beauty salons, shoe repair shops, tailor and dressmakers.
- d. Professional and business offices, including, but not limited to accountants, architects, doctors, dentists, engineers, insurance agents, lawyers, printing/copying services, real estate brokers, travel agents and other professionals similar in character and impact to those listed.
- e. Retail establishments, including, but not limited to, antique stores, appliance stores, art supply shops, book stores, clothing and shoe stores, drug stores, electronic stores,

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florists, furniture stores, gift shops, hardware stores, office supply stores, and jewelry stores.

- f. Studios for dance, music, or photography and interior design.
- g. Theaters, auditoriums and assembly halls.
- h. Mixed-use structures containing any combination of permitted uses, including but not limited to, commercial/ retail uses on the ground floor and residential dwellings or offices on the upper floors.

### 4. Accessory Uses

- a. Accessory buildings and uses clearly incidental to the uses permitted on the same premises.
- b. Signs as regulated in Chapter 10.

## B. Conditionally Permitted Uses

### 1. Open Space/Recreation Uses

- a. Amusement and outdoor commercial recreational facilities, including but not limited to batting cages and miniature golf courses, subject to Chapter 7 and Subsections 700.10.B.2, 5, 6, 12 and 16.
- b. Public and private recreational facilities, such as but not limited to bowling alley, indoor archery, handball, tennis, and skating facilities swimming pools, golf courses, tennis clubs, associated dining facilities, subject to Chapter 7 and Subsections 700.10.B.2, 4, 5, 6, 8, 12, 21, 55.

### 2. Community Facilities

- a. Churches and their related buildings and other buildings for the purpose of religious worship, subject to Chapter 7 and Subsection 700.10.B.38.
- b. Day Care Facilities for Children and Adults, subject to Chapter 7 and Subsection 700.10.B.40.
- c. Group residential facility, Class I, Type A subject to Chapter 7 and Subsection 700.10.B.47.
- d. Governmentally owned and/or operated buildings and service facilities subject to Chapter 7 and Subsections 700.10.B. 1, 4, 5, 8, 12, 46.
- e. Public, parochial and private elementary, junior high and high schools and institutions of higher education, subject to Chapter 7 and Subsections 700.10.B.4, 6, 12, 16, 58.



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### 3. Medical Facilities

- a. Animal hospitals, veterinary offices and clinics, subject to Chapter 7 and Subsection 700.10.B.33.
- b. Congregate care/assisted living facilities, subject to Chapter 7 and Subsection 700.10.B.39.
- c. Institutions for medical care, such as but not limited to hospitals, clinics, medical diagnostic centers and nursing homes subject to Chapter 7 and Subsections 700.10.B.6, 14, 49.

### 4. Commercial and Official Uses

- a. Bars, taverns and nightclubs, subject to Chapter 7 and Subsections 700.10.B.2, 6, 12.
- b. Carpenter, cabinet, upholstery, plumbing, heating, air conditioning shops and similar establishments, subject to Chapter 7 and Subsections 700.10.B.9, 12, 18, 22.
- c. Car washes, subject to subject to Chapter 7 and Subsections 700.10.B.7, 36.
- d. Car and truck leasing, subject to Chapter 7 and Subsections 700.10.B.6, 7, 12, 18.
- e. Gasoline service stations and auto service facilities, subject to Chapter 7 and Subsections 700.10.B.7, 45.
- f. Hotels and motels subject to Chapter 7 and Subsections 700.10.B.2, 5, 6, 8, 11, 12.
- g. Motor vehicle sales/repair facilities to include but nor limited to automobiles, boats and farm equipment, subject to Chapter 7 and Subsections 700.10.B.9, 12, 18, 45.
- h. Park and ride lots, subject to Chapter 7 and Subsections 700.10.B.6, 7, 12, 18, 54.
- i. Planned business developments, subject to Chapter 7 and Subsections 700.10.B.56.
- j. Private parking lots and parking garages, including but not limited to "pay-to-park" lots, subject to Chapter 7 and Subsections 700.10.B.6, 7, 12, 18, 54.

### 5. Other Uses

- a. Flag shape lot, subject to the provisions of Chapter 7 and Section 700.10.B subsection 43.
- b. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Chapter 7 and Section 700.10.B subsection 52.
- c. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures; subject to the provisions of Chapter 7 and Section 700.10.B subsection 60.

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### Section 505.03 Area and Yard Regulations

A. Minimum Lot Area: One-half (1/2) acre, exclusive of road right-of-way

B. 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 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.

C. Minimum Frontage on a Street:

1. Lots with partial or no frontage on a cul-de-sac circle

a. Residential: One-hundred (100) feet.

b. Non-residential: Sixty (60) feet.

2. Lots with total frontage on a cul-de-sac circle: Sixty (60) feet.

D. Minimum Lot Width at Minimum Building Setback Line: One-hundred (100) feet.

E. Minimum Front Yard Setback

1. Lots with partial or no frontage on a cul-de-sac circle: Fifty (50) feet.

2. Lots with total frontage on a cul-de-sac circle

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 fifty (50) feet from the road right-of-way.

F. Minimum Rear Yard Setback: Ten (10) feet.

The rear yards of any non-residential lot that abuts a residential district shall have a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

G. Minimum Side Yard Setback: Ten (10) feet for each side.

The side yards of any non-residential lot that abuts a residential district shall have a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

### Section 505.04 Minimum/Maximum Floor Area Requirements

Floor area for any building may be of any size, providing all yard set back distances, parking, landscape and other applicable requirements are satisfied.

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### **Section 505.05      Maximum Building Height**

- A. Principal Building: Thirty-five (35) feet.
- B. Accessory Buildings: Twenty-two (22) feet.

### **Section 505.06      Accessory Buildings**

- A. Shall not be located closer than fifteen (15) feet to any principal building and ten (10) feet from all other non-inhabitable buildings.
- B. Floor Area: Shall be in accordance with Section 610.03.
- C. No accessory buildings shall be located in a front yard area.

### **Section 505.07      Parking and Loading Requirements**

The parking and loading requirements for each use shall be in accordance with the provisions of Chapter 9.

### **Section 505.08      Landscape Buffering**

Landscaping and buffering shall be in accordance with the provisions of Chapter 11.

## Chapter 5 - Zoning Districts and Regulations

### Section 506.00 General Industrial Zoning District (G-I)

#### Section 506.01 Purpose

The General Industrial Zoning District (G-I) is established to:

- A. Provide in appropriate and convenient locations, sufficient areas for industrial and manufacturing activities that include basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.
- B. Provide for manufacturing, office, wholesale and distribution establishments that actively store or process goods and supplies outdoors.
- C. Provide for establishments that utilize processes in which dust, smoke, fumes, glares, odors or other objectionable elements can be controlled, and that do not involve any process or materials that are potentially dangerous or hazardous processes.

#### Section 506.02 Uses

##### A. Permitted Uses

##### 1. Open Space/Recreation

Parks for passive recreational facilities in compliance with Section 612.00.

##### 2. Industrial Uses

- a. Manufacturing, processing, servicing, assembly or repair facilities, which will not be injurious or offensive to adjacent properties, and consistent with the purpose of this district, such as but not limited to cosmetics, electronic instruments, food products, musical instruments, pharmaceuticals, small appliances, toiletries and toys.
- b. Metal processing such as fabrication, stamping, extrusion, welding, finishing, polishing, and assembly of products such as: cameras, clocks, jewelry, cutlery, small appliances, toys, electronic and electrical supplies, tools, dies, and instruments for engineering, medical or musical professions.
- c. Plastic or rubber molding and extrusion.
- d. Printing, reproduction or duplicating facilities.
- e. Warehousing.
- f. Wholesale establishments.

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### 3. Accessory Uses

- a. Accessory buildings and uses clearly incidental to the uses permitted on the same premises.
- b. Outdoor furnace in compliance with Section 609.00.
- c. Signs as regulated in Chapter 10.

### B. Conditionally Permitted Uses

#### 1. Industrial Uses

- a. Manufacturing, processing, servicing, assembly or repair facilities, which will not be injurious or offensive to adjacent properties, and consistent with the purpose of this district that require outdoor processing and/or storage yards greater than 50% of the maximum floor area of the principal building, such as but not limited to, Contractor yards, lumber yards, and railroad facilities, subject to Chapter 7 and Subsections 700.10.B. 2, 6, 12, 13, 16, 18, 21.
- b. Ohio EPA composting facility Class III, subject to Chapter 7 and Subsections 700.10.B.2, 6, 12, 13, 16, 18, 21.
- c. Planned industrial developments, subject to Chapter 7 and Subsections 700.10.B.56.
- d. Recycling center, subject to Chapter 7 and Subsections 700.10.B.2, 6, 12, 13, 16, 18, 21.
- e. Research and testing facilities, including laboratories, subject to Chapter 7 and Subsections 700.10.B. 5, 6, 12, 13, 18, 21, 22.

#### 2. Other Uses

- a. Adult entertainment uses, subject to the provisions of Chapter 7 and Section 700.10.B subsection 31.
- b. Flag shape lot, subject to the provisions of Chapter 7 and Section 700.10.B subsection 43.
- c. Non-commercial land filling to change grade and/or elevation of property, subject to the provisions of Chapter 7 and Section 700.10.B subsection 52.
- d. Wireless telecommunication service facilities that are not public utilities, subject to Chapter 7 and Subsection 700.10.B.60.

### **Section 506.03      Area and Yard Regulations**

- A. Minimum Lot Area: Two (2) acres, exclusive of road right-of-way.

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### B. 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 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.

### C. Minimum Frontage on a Street

1. Lots with partial or no frontage on a cul-de-sac circle: One-hundred (100) feet.
2. Lots with total frontage on a cul-de-sac circle: Sixty (60) feet.

### D. Minimum Lot Width at Minimum Building Setback Line: One-hundred (100) feet.

### E. Minimum Front Yard Setback

1. Lots with partial or no frontage on a cul-de-sac circle: Fifty (50) feet.
2. Lots with total frontage on a cul-de-sac circle

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 fifty (50) feet from the road right-of-way.

### F. Minimum Rear Yard Setback: Twenty-five (25) feet.

The rear yards of any non-residential lot that abuts a residential use shall have a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

### G. Minimum Side Yard Setback: Twenty (20) feet for each side.

The side yards of any non-residential lot that abuts a residential use shall have a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

## **Section 506.04 Outdoor Storage Yards**

Outdoor storage must be located in the side or rear yard and provide complete screening from adjoining properties by a solid fence or wall and vegetative landscaping in accordance with the applicable sections of Chapter 8 shall be a minimum of six (6) feet to a maximum height of eight (8) feet in height and compatible with the principal building. No materials shall be stored so as to project above the fence or wall. There is no maximum size requirement for a storage yard.

## **Section 506.05 Minimum/Maximum Floor Area Requirements**

Floor area for any building may be of any size, providing all yard set back distances, parking, landscape and other applicable requirements are satisfied.

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### **Section 506.06      Maximum Building Height**

- A. Principal Building: Thirty-five (35) feet.
- B. Accessory Buildings: Twenty-two (22) feet.

### **Section 506.07      Accessory Buildings**

- A. Shall not be located closer than fifteen (15) feet to any principal building and ten (10) feet from all other non-inhabitable buildings.
- B. Floor Area: Shall be in accordance with Section 610.03.
- C. No accessory buildings shall be located in a front yard area.

### **Section 506.08      Parking and Loading Requirements**

The parking and loading requirements for each use shall be in accordance with the provisions of Chapter 9.

### **Section 506.09      Landscape Buffering**

Landscaping and buffering shall be in accordance with the provisions of Chapter 11.