

CHAPTER 1246
R-1 Residence District

- 1246.01 Permitted Uses.
1246.02 Lot area; floor area; yards; building height; off-street parking.

CROSS REFERENCES

Division of municipal corporations into zones – see Ohio R.C. 713.06
Restriction in location of buildings and structures – see Ohio R. C. 713.07
Restrictions on the height of buildings and structures – see Ohio R.C. 713.08
Restrictions on bulk and location of buildings and structures, percentage of lot occupancy and set-back building lines – see Ohio R.C. 713.09
Basis of districting or zoning; classification of buildings and structures – see Ohio R.C. 713.10
Administrative board; powers and duties – see Ohio R.C. 713.11
Notice and hearing on zoning regulations – see Ohio R.C. 713.12
Violations may be enjoined – see Ohio R.C. 713.13
Provisions relating to all districts - see P. & Z. Ch. 1260
Fences – see P. & Z. Ch. 1262
Off-street parking – see P. & Z. Ch. 1264
Swimming Pools – see P. & Z. Ch. 1268
Nonconforming uses – see P. & Z. Ch. 1268

1246.01 PERMITTED USES

In the R-1 Residence District, no premises shall be used and no building shall be erected or used except for one of the following purposes:

- (a) Single-family dwelling
- (b) Public library or art gallery
- (c) Churches or other places of public worship
- (d) Public or private schools, provided that the curriculums are similar to those of public schools
- (e) Parks, playgrounds and community buildings owned or operated by public agencies
- (f) Home occupations
- (g) The office of a physician, dentist, attorney, engineer or other professional person
- (h) Private garages and other accessory buildings that are normally appurtenant to uses permitted in this district. A private swimming pool will be permitted.
- (i) A church or public bulletin board, 12 square feet or less in area, or in a temporary sign, hire or sale of a building or premises, 10 square feet or less in area.
- (j) Police and fire stations

- (k) Auto parking, provided that junk cars unfit for operation on the highways shall be stored only within a building.

1246.02 LOT AREA; FLOOR AREA; YARDS; BUILDING HEIGHT; OFF-STREET PARKING

Requirements as to minimum lot area per family, minimum floor area, minimum yards and maximum height, as set forth in Ch. 1260, and as to off-street parking, as set forth in Ch. 1264, shall all apply to buildings hereafter erected, relocated, structurally altered or rebuilt in the R-1 Residence District.