

CHAPTER 1260
Provisions Relating to All Districts

- 1260.01 Lot area per family
- 1260.02 Floor area per family.
- 1260.03 Yards.
- 1260.04 Building height.
- 1260.05 Industrial parks.

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 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

1260.01 LOT AREA PER FAMILY

(a) In any use district in which any of the following residential uses are permitted, each dwelling hereafter erected, relocated or rebuilt shall provide a minimum lot area per family within such district as required by the following schedule:

<u>Use</u>	<u>District Where Permitted</u>	<u>Minimum Lot Area Per Family (in sq. ft.)</u>
Single-family dwelling	R-1 Residence	10,800
Single-family dwelling	C-1 Commercial	7,200
Two-family dwelling	C-1 Commercial	7,200
Multifamily dwelling	C-1 Commercial	7,200

(b) Dwellings may not hereafter be built, rebuilt or structurally altered in the C-1 Commercial District when such dwellings are located in the same building as a commercial use.

(c) In any district in which residential uses are permitted, on lots of record at the time of passage of this Zoning Code having areas and widths less than the minimums set forth in this Zoning Code, the erection, enlargement, or rebuilding of a single-family dwelling may be permitted, regardless of contrary provisions of this section and Sections 1260.02 and 1260.03, provided that there are two side yards of not less than five feet each and a front and rear yard of not less than twenty-five feet each. This subsection shall apply only if the owner furnishes substantial proof of inability to acquire, at a reasonable price, additional land from adjoining property to provide the required lot area and width.

1260.02 FLOOR AREA PER FAMILY.

In any use district in which any of the following residential uses are permitted, each dwelling hereafter erected, relocated, structurally altered or rebuilt shall provide a minimum of floor area per family within such a district as required by the following schedule:

<u>Use</u>	<u>District Where Permitted</u>	<u>Minimum Floor Are Per Family (in sq. ft)</u>
Single-family dwelling	R-1 Residence	
Two bedroom		1,200
Three bedroom		1,350
Single-family dwelling	C-1 Commercial	1,000
Two-family dwelling	C-1 Commercial	800
Multifamily dwelling	C-1 Commercial	
One bedroom		650
Two bedroom		800
Efficiency apartment	Any District	450

1260.03 YARDS.

(a) Any building hereafter erected, enlarged, relocated or rebuilt in any of the following districts shall have minimum yard dimensions and shall be built on a lot having a minimum width at the building line as required by the following schedule:

<u>Use</u>	<u>District</u>	<u>Lot Width</u>	<u>Deep</u>	<u>Minimum Yard Dimensions</u>		
				<u>Front</u>	<u>Side</u>	<u>Rear</u>
R-1	Residence	90	120	35	10	40
C-1	Commercial	No Min.		25	No Min., except as provided in subsection (b) hereof	

(b) When any building is erected, relocated or rebuilt on a lot in a C-1 District which is adjacent to an R-1 District, there shall be provided a side yard and a rear yard as required in the adjacent Residence District. A lot in the C-1 District shall be considered adjacent to a Residence District although a street or other public way is interposed between such lot and the Residence District.

(c) Where a lot of record is located at the intersection of two or more streets, there shall be a front yard of not less than twenty-five feet on the main street and not less than twenty-five feet along the side street, except that the buildable width of such lot shall not be reduced to less than twenty-eight feet. No accessory building shall project beyond the front yard line on either street.

(d) In any Residence District, no fence, structure or planting higher than thirty-six inches shall be maintained beyond the front or side yard building line where a lot of record is located at the intersection of two or more streets.

(e) When forty percent or more of the frontage of one side of a street in any block is improved with buildings that have a front yard that is greater or less than the required front yard in the district, now new or reconstructed building in that block shall project beyond the average front yard so established.

(f) Where a side yard is provided, but not required, such yard shall be not less than five feet in width.

(g) More than one main institutional, public or semipublic commercial or industrial building may be located upon a lot, provided that no such building or portion thereof is located outside the buildable area of the lot.

(h) Every part of a required yard shall be open to the sky except where accessory buildings are permitted in a rear yard and except for the ordinary projections of sills, belt courses, cornices and ornamental features projecting not more than eighteen inches and eaves projecting not more than two feet. Parking spaces may be provided in the required side and rear yards of any district but shall not be permitted in the required minimum front yard in R-1 Districts.

(i) Open or lattice-enclosed fire escapes, fireproof outside stair ways, balconies opening upon fire towers and ordinary projections of chimneys and flues into the rear yard may be permitted for a distance of not more than five feet, but only where the same are so placed as not to obstruct light and ventilation.

(j) Accessory buildings may be built in the required rear yard, but such accessory buildings shall not occupy more than forty percent of the required rear yard. No accessory building shall be nearer than five feet to any lot line.

Any storage building to be erected that measures twelve feet by twelve feet or less may be located five feet from either or both the rear and the side yard property lines, and shall require a zoning permit fee of ten dollars (\$10.00). Any storage building larger than twelve feet by twelve feet shall require a zoning permit fee of twenty-five dollars (\$25.00).

Wood decks and tree houses are considered accessory buildings and structures. As such, a permit is required prior to the construction or erection of the same. A permit will be issued only upon approval of site plans, drawings and diagrams for the construction of wood decks and tree houses by the Zoning Inspector. No storage purposes are permitted in any tree house. No permit shall be required for a tree house except when constructed upon posts in or upon the ground.

(k) No boat or trailer may be stored in any of the required yards except the rear yard. No occupied house trailer may be kept on any residential lot.

1260.04 BUILDING HEIGHT.

(a) No building hereafter erected, relocated, structurally altered or rebuilt in any district shall exceed the heights set forth in the following schedule:

<u>District</u>	<u>In Stories</u>	<u>Maximum Height Permitted</u> <u>In Feet</u>
R-1 District	2-1/2	35
C-1 Commercial	2	35

(b) Accessory buildings erected in a required rear yard shall not exceed twenty feet in height.

(c) The height limitations of this Zoning Code shall not apply to:

- (1) Church spires;
- (2) Belfries;
- (3) Monuments;
- (4) Tanks;
- (5) Water towers;
- (6) Fire towers;

- (7) Stage towers or scenery lofts;
- (8) Cooling towers;
- (9) Ornamental towers and spires;
- (10) Radio and television towers; antennae or ariels;
- (11) Chimneys;
- (12) Elevator bulkheads;
- (13) Smoke stacks;
- (14) Conveyors;
- (15) Flag poles; and
- (16) Public, semipublic or public service buildings, hospitals, institutions or schools

Where such uses are permitted, they may be erected to a height not exceeding sixty feet. Churches and temples may be erected to a height not exceeding seventy-five feet when the required side and rear yards are each increased by one foot for each foot of additional building height above the height regulations herein specified for the district in which the building is located.

In any District, any building damaged more than 50 per cent must be torn down or repaired within one year to the satisfaction of the Zoning Inspector.