

CHAPTER 1250  
Residence Districts

1250.01	Principally permitted uses; public water and sewer services.	1250.04	Site plan review development.
1250.02	Permitted uses; lot size and bulk requirements.	1250.05	Accessory uses.
1250.03	Conditional uses; lot size and bulk requirements.	1250.06	Use limitations and standards.
		1250.07	Minimum habitable space.

CROSS REFERENCES

Municipal zoning - see Ohio R.C. 713.06 et seq.  
 General provisions and definitions - see P. & Z. Ch. 1240  
 Administration, enforcement and penalty - see P. & Z. Ch. 1242  
 Districts generally and Zoning Map - see P. & Z. Ch. 1244  
 Nonconforming structures, uses and lots - see P. & Z. Ch. 1266  
 Off-street parking and loading - see P. & Z. Ch. 1268  
 Conditional uses - see P. & Z. Ch. 1272  
 Supplementary regulations - see P. & Z. Ch. 1278

**1250.01 PRINCIPALLY PERMITTED USES; PUBLIC WATER AND SEWER SERVICES.**

(a) Residence "A-1" and "A". The Residence "A-1" and "A" District provides space in the Village for medium-density single-family detached residential development. Land in this District shall be served with public water and sewer services.

(b) Residence "B". The Residence "B" District provides space in the Village for medium-density single, two and three-family and multifamily residential development, as well as row house residential development. Land in this District shall be served with public water and sewer services.

(c) Residence "C". The Residence "C" District provides space in the Village for high-density one, two and three-family and multifamily residential development, as well as row house development. Land in this District shall be served by public water and sewer services.

(Ord. 81-11. Passed 7-6-81; Ord. 2003-9. Passed 7-7-03.)







1250.03                      CONDITIONAL USES; LOT SIZE AND BULK  
REQUIREMENTS. (Cont.)

\* Does not prohibit church spires or bell towers.  
(Ord. 81-11. Passed 7-6-81; Ord. 94-9. Passed 6-6-94; Ord. 99-2. Passed 3-15-99.)

1250.04 SITE PLAN REVIEW DEVELOPMENT.

Site plan review development shall be permitted in all Residence Districts pursuant to the provisions of Chapter 1262. (Ord. 81-11. Passed 7-6-81.)

1250.05 ACCESSORY USES.

(a) Accessory uses shall be permitted in all Residence Districts as defined and intended in Chapter 1278.

(b) All uses permitted as accessory to residential dwellings shall meet the additional requirements set forth in Chapter 1278, and home occupations shall comply with the additional requirements set forth in Chapter 1274.

(c) No accessory use shall be located in a required front yard, as provided for in Chapter 1278. (Ord. 81-11. Passed 7-6-81.)

1250.06 USE LIMITATIONS AND STANDARDS.

(a) Parking. All residential structures shall provide two spaces per dwelling unit. All other structures are subject to the parking requirements set forth in Chapter 1268.

(b) Average Front Yard Setbacks. No front yard setback depth shall be required to exceed the average depths of the existing front yards of the lots adjacent to the parcel, if such lots are within the same block and within 100 feet of each other, as required in Chapter 1278.

(c) Double Frontage/Corner Lots. Where lots have street frontage on more than one side, as a corner lot or a double frontage lot does, the required front yard shall be provided on both streets. The buildable width of a lot shall not be reduced to less than forty feet, as required in Chapter 1270.

(d) Keeping Animals in Residence Districts. Residents may keep animals as pets, provided that:

(1) Such use does not create a nuisance by virtue of noise, odor or accumulations of wastes or byproducts.

(2) Keeping of pets is not construed to include breeding activity, kennels or related commercial activity.

(3) No animal is kept which is vicious or poisonous or otherwise presents a hazard to the health or safety of other residents.

(4) No one animal of over 200 pounds in weight is kept as a pet. (Ord. 81-11. Passed 7-6-81; Ord. 95-5. Passed 5-1-95.)

1250.07 MINIMUM HABITABLE SPACE.

No dwelling unit shall be less than 500 square feet for an efficiency, 700 square feet for a one-bedroom unit, 800 square feet for a two-bedroom unit and 900 square feet for a three-bedroom or larger unit.

(Ord. 81-11. Passed 7-6-81.)



Single-family dwelling	A	35%	10,000	60	25*	10	30	35	2-1/2
	B	40%	7,500	50	25**	5/15°	25	35	2-1/2
	C	50%	7,500	45	15	5/12°	15	35	2-1/2

Two-family Dwelling	A		Not permitted						
	B	40%	6,000	60	30	10	35	35	2-1/2
	C	50%	5,000	60	15	5/12°	15	35	2-1/2

Multi-family Dwelling	A		Not permitted						
	B	40%	Site Plan Only 6,000***						
	C	50%	4,000	60	15	5/12°	15	35	2-1/2

- \* Setback shall be 35 feet on streets other than local streets.
- \*\* Setback shall be 30 feet on streets other than local streets.
- \*\*\* 6,000 square feet per unit
  - o One side yard may be 5 feet. However the sum total of both side yards must be as shown.



Public Parks and Playgrounds	A	N/A	10,000	50	N/A	N/A	N/A	N/A	N/A
	B	N/A	10,000	50	N/A	N/A	N/A	N/A	N/A
	C	N/A	10,000	50	N/A	N/A	N/A	N/A	N/A

Cemeteries	A	N/A	N/A	N/A	10	10	10	N/A	N/A
	B	N/A	N/A	N/A	10	10	10	N/A	N/A
	C	N/A	N/A	N/A	10	10	10	N/A	N/A

Off-Street Parking Lots	A		Not Permitted						
	B	75%	N/A	50	10	10	10	N/A	
	C	75%	N/A	50	10	10	10	N/A	

(Ord. 81-11. Passed 7-6-81; Ord. 92-16. Passed 11-2-92; Ord. 2003-3. Passed 4-21-03.)



Churches and Similar Places of Worship	A	40%	20,000	100	50	15	30	35	2-1/2*
	B	50%	10,000	75	30	15	30	60	4*
	C	65%	10,000	75	30	15	30	60	4*

Schools and Cultural Buildings	A	40%	20,000	100	50	15	35	35	2-1/2
	B	50%	10,000	75	30	15	30	60	4
	C	65%	10,000	75	30	15	30	60	4

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