

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2020-31**

**REPEALING SECTION 1248.03 “SPATIAL REQUIREMENTS” OF THE CODIFIED
ORDINANCES OF THE VILLAGE OF YELLOW SPRINGS, OHIO AND ENACTING
NEW SECTION 1248.03 “SPATIAL REQUIREMENTS”**

Whereas, Codified Ordinance Section 1248.03 of the Village of Yellow Springs, Ohio provides the dimensional and spatial requirements for new construction in Residential Zoning Districts; and

Whereas, Village Council has determined that it would be in the best interest of the Village to adopt a new Section 1248.03 entitled “Spatial Requirements” of the Codified Ordinances of the Village of Yellow Springs, Ohio to clarify where to measure setbacks from on a proposed structure;

**NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO
HEREBY ORDAINS THAT:**

Section 1. Section 1248.03 entitled “Spatial Requirements” of the Codified Ordinances of the Village of Yellow Springs, Ohio be repealed.

Section 2. A new Section 1248.03 entitled “Spatial Requirements” of the Codified Ordinances of the Village of Yellow Springs, Ohio be enacted to read as set forth on Exhibit A with new language underlined and **bolded** and deleted language in ~~strike through~~, which is attached hereto and incorporated herein.

Section 3. This ordinance shall take effect and be in full force on the 30th day following passage.

Brian Housh, President of Council

Passed: 11-16-2020

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL

Housh__Y__

MacQueen__Y____

Stokes_Y__

Kreeger__Y__

Curliss____Y__

EXHIBIT A

1248.03 SPATIAL REQUIREMENTS.

(a) All lots and buildings shall meet the minimum area and width requirements of [Table 1248.03](#). New lots shall not be created, except in conformance with these requirements.

Zoning District	Minimum Lot Area (Sq. Ft.)¹	Minimum Lot Width (Ft.)
R-A, Low-Density Residential	7,500	60
R-B, Moderate-Density Residential	6,000²	50
R-C, High-Density Residential	4,800³	40

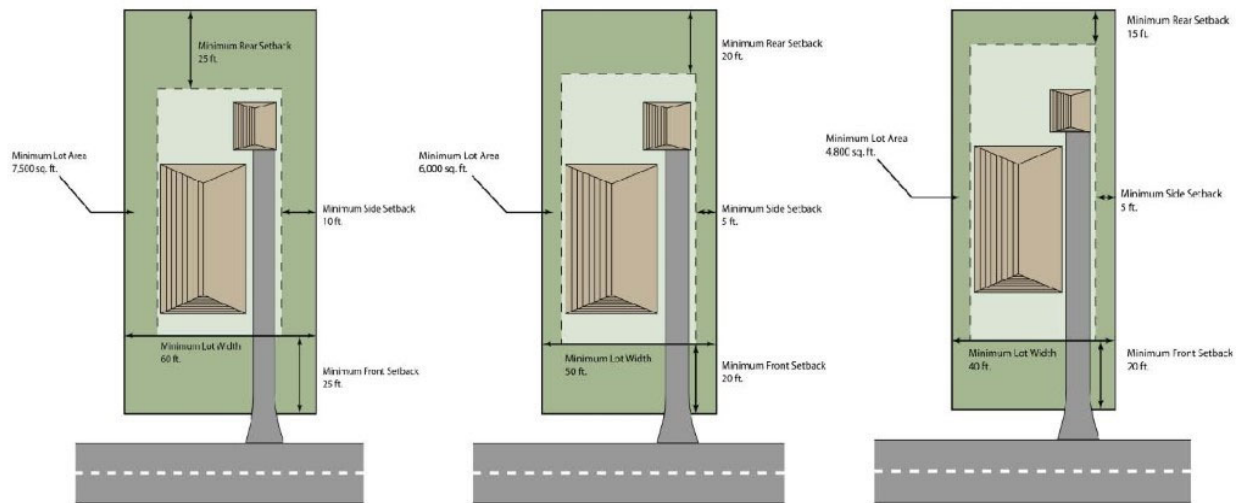
1 Public water and sanitary sewer is required for all property in these districts.
2 Two-family and attached single-family dwellings and multi-family dwellings are permitted a density up to 8 units per acre.
3 Two-family, attached single-family and multi-family dwellings are permitted a density up to 14 units per acre.

(b) All structures and their placement on a lot shall conform to the minimum dimensional requirements listed in [Table 1248.03a](#).

Table 1248.03a Dimensional Requirements: Residential Districts						
Zoning District	Maximum Building Height (Ft./stories)	Minimum Yard Setbacks (Ft.)			Max. Lot Coverage (%)	
		Front	Side			Rear
			Total	Least		
R-A	35/2.5	25	20	10	25	35
R-B	35/2.5	20	15	5	20	40
R-C	35/3	20	10	5	15	50

4 Average established setback shall apply, where applicable, in accordance with Section [1260.02\(a\)](#).

5 A structure as measured from its furthest extension must be located outside the minimum setback areas.



(Ord. 2013-19. Passed 9-16-13; Ord. 2016-18. Passed 9-19-16; Ord. 2016-31. Passed 11-21-16; Ord. 2017-05. Passed 4-17-17.)