

RESIDENTIAL DISTRICT
SECTION 6

PURPOSE:

The purpose of this district is to provide for rural residential development at a low density which will promote the continuation of the predominant rural character of the township and conserve groundwater resources. It is also the intention of this district to allow residential development of sufficiently low density to preclude the creation of public health and safety problems which could result in the need to extend central sewer and/or water facilities in an uneconomical fashion. This district is further intended to encourage the continuance of agricultural production within the Township.

6.1 - PERMITTED USES

The following uses and no other shall be deemed **Class "R"** uses and permitted in all **"R" Districts**.

- 1 - Single family dwellings and buildings accessory thereto.
- 2 - **Signs**: Maximum size: four (4) square feet.
 - (a) - One non-illuminating sign for selling property on which it is located.
 - (b) - Subdivision sign.
 - (c) - Directional signs for users in the community.
- 3 - **Parking**: Must be off street with a minimum of two (2) spaces for each dwelling unit.

6.2 - CONDITIONALLY PERMITTED USES

- 1 - Churches or other buildings for the purpose of religious worship subject to Conditional Zoning Certificate, Section 9. (1), (3), (4), (5), (6), (7), (8), (12), (23).
- 2 - Public, Private, Parochial schools subject to Conditional Zoning Certificate, Section 9. (1), (3), (4), (5), (6), (7), (8), (12), (23).
- 3 - Colleges, Universities subject to Conditional Zoning Certificate, Section 9 (1), (3), (4), (5), (6), (7), (8), (12), (23).
- 4 - Children's Homes, Hospitals, Nursing Homes, Homes for the Aged, Rest Homes subject to Conditional Zoning Certificate, Section 9. (1), (3), (4), (5), (6), (7), (8), (12), (23).

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- 5 - Public Library, Government owned and operated buildings, Quasi public buildings subject to Conditional Zoning Certificate, Section 9. (1), (3), (4), (5), (6), (7), (8), (14), (27).
- 6 - Privately owned, publicly used playgrounds subject to Conditional Zoning Certificate, Section 9. (1), (2), (3), (4), (5), (15), (18).
- 7 - Government owned and operated parks subject to Conditional Zoning Certificate, Section 9. (3)
- 8 - Cemetery subject to Conditional Zoning Certificate, Section 9. (1), (3), (5), (6), (24), (25).
- 9 - Golf Course subject to Conditional Zoning Certificate, Section 9. (2), (3), (4), (5), (10), (18), (12).
- 10 - Radio, Television, TV Communication Transmitters subject to Conditional Zoning Certificate, Section 9. (12) and Section 16.
- 11 - Privately owned, publicly used recreational facilities subject to Conditional Zoning Certificate, Section 9. (1), (2), (3), (4), (5), (10), (18), (36).
- 12 - Multiple Dwellings subject to Conditional Zoning Certificate, Section 9. (1), (12), (26).
- 13 - Rooming, Lodging, Boarding Houses subject to Conditional Zoning Certificate, Section 9. (21).
- 14 - Home Occupations subject to Conditional Zoning Certificate, Section 9. (22), (22A).
- 15 - Roadside Stands for goods produced on the premises. Subject to Conditional Zoning Certificate, Section 9. (5), (27).
- 16 - Strip or Open Mining, Extraction of gravel, Organic resources, subject to Conditional Zoning Certificate, Section 9. (9), (12), (13), (14), (16), (17), (18).
- 17 - Barns: When subject to Conditional Zoning Certificate, Section 9. (28).

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- 18 - Airports, Airport Hazard Area subject to Conditional Zoning Certificate, Section 9. (29).
- 19 - Signs: Over 4 square feet subject to Conditional Zoning Certificate, Section 9. (5), (12), (34).
- 20 - Billboards subject to Conditional Zoning Certificate, Section 9. (5), (12), (34).
- 21 - Mobile Home -Single unit not less than 720 square feet subject to Conditional Zoning Certificate, Section 9. (20).
- 22 - Telecommunication Towers, Railroad, Transportation Facilities subject to Conditional Zoning Certificate, Section 9. (10).
- 23 - Open Air Assembly of 500 or more people subject to Conditional Zoning Certificate, Section 9. (2), (9), (33), (32).
- 24 - Government owned and operated buildings subject to Conditional Zoning Certificate, Section 9. (3), (7), (8).
- 25 - Camping and Recreation areas subject to Conditional Zoning Certificate, Section 9. (1), (2), (3), (5), (10), (18), (34).
- 26 - Earth Sheltered Housing subject to Conditional Zoning Certificate, Section 9. (11), (12), (35).
- 27 - Rear Lot Development subject to Conditional Zoning Certificate, Section 9. (36). (Amended 7-19-89; Effective 8-19-89)
- 27 a - Open Space Development subject to Conditional Zoning Certificate, Section 9 (39).
- 28 - Keeping and housing of non-domesticated animals that pose a greater than normal risk to the health and welfare of Township residents. Animals will be determined to be non-domesticated animals that pose a greater than normal risk by the Zoning Inspector. Excluded from such definitions would be animals such as rabbits, raccoons, bison, squirrels and chipmunks. Subject to Conditional Zoning Certificate, Section 9. (37)
- 29 -Parking of oversize commercial vehicles subject to Conditional Zoning Certificate, Section 9, (22), (22A).

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- 30 - If a specific use is proposed that is not listed or provided for herein, the Board of Zoning Appeals may make a determination, upon appeal, that the proposed use is substantially similar to a specific use that is listed or provided for in this section. If the Board finds that a use is substantially similar to a specifically permitted use listed in this section, such use shall be deemed to be a substantially similar use permitted in this district.

In determining that a proposed use is a substantially similar use, the Board shall follow the procedures relating to appeals and variances as specified in this resolution. Upon making a determination that the proposed use is substantially similar, the Board shall notify the Township Zoning Commission, the Township Trustees, and the Township Zoning Inspector of its decision, and shall include in its written findings the reason upon which its decision is based.

- 31 - Standards for Consideration of Substantially Similar Uses.

The following standards shall be considered by the Board when making a determination that a use is substantially similar to a permitted use within this district:

- 1 - The compatibility of the proposed use with the permitted use classification as specified in this resolution.
- 2 - The nature, predominant characteristics, and intensity of the proposed use in relationship to those uses specifically permitted by this resolution in this district.
- 3 - The size, dimension requirements, parking requirements, traffic generation potential, and other regulatory considerations associated with uses specified for this district.

- 32 - Record Maintenance.

The Township Zoning Inspector shall keep a record of all uses found to be substantially similar in use for this district and upon such determination by the Board of Zoning Appeals, such use shall be considered as a permitted use for any applicant within this district.

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6.3 - AREA AND HEIGHT REGULATIONS

1 - No building lot shall be offered for sale, nor permit issued to build, where said lot does not front on either a State Highway, County or Township Road, or proposed road to be built under the approval of the Medina County Engineer, which roadway shall have been completed and approved or is presently under bond for completion and approval.

2 - **Minimum Lot Area:** Whichever is larger, four (4) acres, excluding road right-of-ways, per family unit, or the minimum requirement imposed by Medina County Health Department Regulations for lots with septic tank sewage systems. (Amended 8/17/04; Effective 9/16/04)

(a) - All legally pre-existing lots of record prior to the effective date of this resolution shall be buildable lots.

3 - **In Computing Lot Area:** The computation shall be from the side line of the road right-of-way and not from the center of the road or street.

4 - No building or structure or any portion thereof shall be erected within seventy-five (75) feet of the right-of-way limits of any State or Federal Highway or closer than seventy-five (75) feet from the right-of-way limits of any County or Township road as designated, except where the size of a previously established lot will not permit a setback line as herein before established.

5 - **SIDE YARDS:** For every building erected in an "R" district, there shall be a minimum side lot clearance on each side of said distinct building of not less than twenty (20) feet, which space shall remain open and unoccupied by any buildings or structure. Attached garages or accessory buildings connected with the main building by a breezeway or other permanently constructed connection shall be construed to be part of the main building for the purpose of this section. All accessory buildings shall be at least twenty (20) feet from any dwelling, provided however, that an accessory building may be erected not less than twenty (20) feet from the side lot line, except on corner lots, providing it will be not less than twenty (20) feet from any existing residence.

6 - **CORNER LOTS:** The setback building line on a corner lot shall be in accordance with the provisions governing the road or street on which the building faces. If possible, the side yard clearance on the side street shall conform to the setback line for an inside lot on said road or street, but in no event shall said side yard clearance be less than seventy five (75) feet.

7 - **REAR YARDS:** For every building erected in an "R" district, there shall be a minimum rear yard clearance at the rear of said building of at least twenty (20) feet. which space shall remain open and unoccupied by any building or structure.

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8 - SIZE OF DWELLING: Every dwelling unit shall have a minimum first floor or ground floor area exclusive of basements, porches, breezeways, garages or terraces as follows:

One story without basement ----- 1,400 sq. ft. ground floor.

One story with basement -----1,200 sq. ft. ground floor

Split level (1 1/2 story) without basement - 1,200 sq. ft. ground floor

Split level (1 1/2 story) with basement ----- 900 sq. ft. ground floor

Two story without basement ----- 1,000 sq. ft. ground floor

Two story with basement ----- 900 sq. ft. ground floor

In order to qualify for the reduced minimum floor area, the basement shall comprise at least sixty (60) percent of the total horizontal area of the foundation. (Amended 9-11-97; Effective 10-11-97)

9 - HEIGHT: Thirty-five (35) feet maximum.

10 - PROHIBITED USES: Basement houses.

11 - MINIMUM LOT WIDTH: In "R" districts, the minimum lot width, per family unit, shall be no less than two hundred ten (210) feet in width, or if a corner lot, the minimum lot width shall be no less than two hundred ten (210) feet fronting each roadway, exclusive of the roadways.

12 - In case of a **CUL-DE-SAC**, the lot width is computed at the minimum building setback line.

6.4 - LIGHTING

1 - No lighting shall constitute a nuisance to a person of normal sensibilities, and shall not in any way impair safe movemant of traffic on any street or highway.

2 - Exterior lighting shall be designed and maintained so that glare is not cast on adjacent properties, regardless of use, or on adjacent streets or highways.

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6.5 – DRIVEWAYS

- 1 – Maximum one (1) single family dwelling per driveway.
- 2 – All lots shall have a driveway with a minimum width of sixteen (16) feet unobstructed, with a minimum of ten (10) feet driving surface placed in the center of the sixteen (16) foot width. ie; no trees, fencing, shrubs, etc.
- 3 – Where a driveway crosses a filled ravine, the graded surfaces shall have marked seeded banks having a slope not less that three (3) horizontal feet to one (1) vertical foot.
- 4 – Where a curve occurs in a driveway, the inside edge of the drive surface shall have a minimum radius of thirty-five (35) feet.
- 5 – Exact location of a driveway shall be shown on a site plan presented to the Township Zoning Inspector when applying for a Zoning Permit. The proper permits for the driveway from the Medina County Engineer's Office, if on a Township or County road or from the Ohio Department of Transportation, District 4, if on a State Route shall also be presented at this time.
- 6 – All driveways or the beginning of a slope must be a minimum of ten (10) feet from all side and rear lot lines.
- 7 – All applications for a driveway Zoning Permit shall have attached thereto the construction specifications, prepared by a registered civil engineer, with certification to bear a minimum weight as specified by loading requirements of State of Ohio Code HS-20.
- 8 – All driveways shall be hard surfaced. i.e.; concrete, gravel, limestone, asphalt, etc.
- 9 – The driveway shall not be located in a watercourse, drainage ditch or swale. Where the driveway must cross a watercourse, ditch or swale, bridging, culverts, or other means shall be used to prevent flooding and provide for adequate drainage of water flow along the waterway. The building of the driveway shall in no manner inhibit or modify the water flow characteristics of the surrounding areas.
- 10 – If the driveway exceeds five hundred (500) feet in length, there shall be a ten (10) foot by fifty (50) foot long pullout every five hundred (500) feet.

(Amend 8/1/06; Effective 8/31/06)

