

## TITLE SEVEN – ZONING USE DISTRICT REGULATIONS

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### CHAPTER 1161 “R-4” Residential District.

- 1161.01 Permitted Uses.
  - 1161.02 Conditionally Permitted Uses.
  - 1161.03 Building Height.
  - 1161.04 Required Lot Area and Lot Width.
  - 1161.05 Yards Required.
  - 1161.06 Percentage of Lot Coverage.
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  - 1161.08 Off-Street Parking and Loading Requirements.
  - 1161.09 General Regulations.
  - 1161.10 Wind Generator(s): Low and High Impact Regulations.
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#### CROSS REFERENCES

- Computation of required yards - See P. & Z. 1133
  - Rear Dwellings – See P. & Z. 1133
  - General Regulations - See P. & Z. 1181
  - Off-Street Parking and Loading Requirements – See P. & Z. 1183
  - Signs - See P. & Z. 1185
  - Special provisions - See P. & Z. 1187
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#### **1161.01 PERMITTED USES.**

In a “R-4” Residential District, no land or building shall be used or changed in use and

No building shall be located, erected, or structurally altered,

Unless otherwise provided herein,

Except for one or more of the following:

Public uses.

Semipublic uses.

Single-family dwelling.

Two-family dwelling.

Accessory uses.

(Ord. 5-97. Passed 2-4-97.)

**1161.02 CONDITIONALLY PERMITTED USES.**

In a "R-4" Residential District, the following uses shall be classed as conditionally permitted uses and may be permitted by the Board of Zoning Appeals,

Subject to the general conditions as set forth in Chapter 1137, and

Subject to the conditions noted:

- A. Bed & Breakfast (see Chapter 1151).
- B. Child Day Care Center/Type A Family Day Care Home\_(see Chapter 1157).
- C. Home Occupation (see Chapter 1131).
- D. Nursing Home (see Chapter 1157).
- E. Plant Nursery (see Chapter 1157).
- F. Professional Services (see Chapter 1157).
- G. Recreational Facility (see Chapter 1151).
- H. Manufactured Home Park.
  - 1. All manufactured home parks shall comply with the requirements of Ohio Administrative Code Chapter 3701 promulgated by the Ohio Public Health Council in accordance with Chapter 3733 of the Ohio Revised Code.
  - 2. The proposed site shall contain:
    - a. Not less than ten (10) acres, and
    - b. It shall have not less than twenty-five (25) manufactured home spaces at first occupancy.
  - 3. The minimum width of the manufactured home development shall not be less than two-hundred (200') feet.  
  
The ration of width to depth shall not exceed one to five (1:5).
  - 4. The minimum floor area of each manufactured home development shall be at least seven-hundred (700) square feet.

The manufactured home must be completely skirted with materials similar to the unit in color and material to prevent uncontrolled access to the unit.

5. The maximum building height shall be thirty (30') feet.
6. A greenbelt planting strip of twenty (20') feet shall be placed around the entire perimeter of the park.

No structure of any type shall be allowed to locate within this strip.

7. No commercial sales of any type,

Except the sale of manufactured homes for use on the premises shall be permitted to occur within the park.

(Ord. 5-97. Passed 2-4-97.)

### **1161.03 BUILDING HEIGHT LIMIT**

No building shall hereafter be erected or structurally altered to a height exceeding thirty-five (35') feet.

(Ord. 5-97. Passed 2-4-97.)

### **1161.04 REQUIRED LOT AREA AND LOT WIDTH.**

#### **A. Single-Family Dwelling.**

1. Minimum lot area shall be ten thousand, five hundred (10,500) square feet.
2. Minimum lot width shall be seventy (70') feet.

#### **B. Two-Family Dwelling.**

1. Minimum lot area for a two-family dwelling shall be twelve thousand (12,000) square feet.
2. Minimum lot width shall be eighty (80') feet.

(Ord. 5-97. Passed 2-4-97.)

### **1161.05 YARDS REQUIRED**

The following minimum yard requirements shall apply to all yards in an "R-4" District.

- A. Front Yard: - Twenty-five (25') feet

B. Rear Yard: - Twenty-five (25') feet

C. Side Yard: - Ten (10') feet each side  
(Ord. 5-97. passed 2-4-97.)

**1161.06 PERCENTAGE OF LOT COVERAGE.**

All buildings including accessory buildings shall not cover more than forty (40%) percent of the lot area.  
(Ord. 5-97. Passed 2-4-97.)

**1161.07 PERMITTED SIGNS.**

The provisions of Chapter 1185 shall apply in this district.  
(Ord. 5-97. Passed 2-4-97.)

**1161.08 OFF-STREET PARKING AND LOADING.**

The provisions of Chapter 1183 shall apply to this district.  
(Ord. 5-97. Passed 2-4-97.)

**1161.09 GENERAL REGULATIONS.**

The provisions of Chapter 1181 shall apply in this district.  
(Ord. 5-97. Passed 2-4-97.)

**1161.10 WIND GENERATOR(S): LOW AND HIGH IMPACT REGULATIONS.**

The provisions of Chapter 1187 shall apply.