

CHAPTER 10 RESIDENTIAL DISTRICTS

SECTION 10.1 – R-1A, R-1B, R-1C – ONE FAMILY RESIDENTIAL DISTRICT

These districts are the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density single-unit dwellings plus certain other facilities, which serve the residents living in the district. PUD housing may exist in any of the above residential zoning districts.

A. Permitted Principal Uses

1. One-family dwellings (R-1A, R-1B, R-1C), not including trailer or tent dwellings.
2. Churches and similar places of worship, provided such use is adjacent to a school or commercial area and/or access is by means of roads, designated as primary or secondary thoroughfares by definition of a major thoroughfare.
3. Public community center buildings, parks, playgrounds, and golf courses, except miniature golf courses.
4. Public and parochial elementary, junior, and senior high schools.
5. Resident housing in conjunction with churches or schools.
6. Any horticulture applications provided that they do not cause a nuisance.

B. Accessory Uses

1. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
2. Accessory uses in the R-1 District are those accessory buildings and accessory uses customarily incidental to the principal uses permitted in the district.

C. Conditional Uses

The following uses are allowed in any R-1 Residential District, provided a conditional use permit is granted by the BZA as provided in Chapter 7.

1. Recreation areas or buildings operated by membership clubs for the benefit of their members and not for gain, provided that any principal building, accessory building or out-of-doors swimming pool shall be located not closer than 200 feet from any adjoining land zoned for a residential use.
2. Public owned or leased buildings, public utility buildings, telephone exchanges, transformer stations and substations, except garages and maintenance buildings.
3. Private schools, institutions of higher learning and libraries.
4. Alternate Energy Generation Systems.

SECTION 10.2 – R-2 – MULTI-FAMILY RESIDENTIAL DISTRICT

This district recognizes the existence of older residential areas of the Village where larger houses have been or can be converted from single-family to two-family residences in order to extend the economic life of those structures and allow the owners to justify the expenditures for repairs and modernization. This district also allows the construction of new two-family residences where slightly greater densities are permitted.

A. Permitted Principal Uses

1. Two-family dwellings (R-2), not including trailer or tent dwellings.
2. Churches and similar places of worship, provided such use is adjacent to a school or commercial area and/or access is by means of roads, designated as primary or secondary thoroughfares by the definition of a major thoroughfare.
3. Public community center buildings, parks, playgrounds, and golf courses, except miniature golf courses.
4. Public and parochial elementary, junior, and senior high schools.
5. Resident housing in conjunction with churches or schools.
6. Nursery schools, provided the minimum state and local governing agency standards set forth are met for all such nursery schools (ORC 5101:2-12-11).
7. Any horticulture applications provided that they do not cause a nuisance.

B. Accessory Uses

1. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
2. Accessory uses in the R-2 District are those accessory buildings and accessory uses customarily incidental to the principal uses permitted in the district.

C. Conditional Uses

The following uses are allowed in any R-2 Residential District, provided a conditional use permit is granted by the BZA as provided in Chapter 7.

1. Recreation areas or buildings operated by membership clubs for the benefit of their members and not for gain, provided that any principal building, accessory building or out-of-doors swimming pool shall be located not closer than 200 feet from any adjoining land zoned for a residential use.
2. Public owned or leased buildings, public utility buildings, telephone exchanges, transformer stations and substations, except garages and maintenance buildings.
3. Private schools, institutions of higher learning and libraries.
4. Alternate Energy Generation Systems.

SECTION 10.3 – R-3 – MULTI-FAMILY RESIDENTIAL DISTRICT

This District provides for medium density residential areas of the Village that may serve to separate areas of more intense use from areas of lower intensity of uses. This district allows for the construction of apartment buildings and related uses. The maximum gross density per acre shall be ten (10) units.

A. Permitted Principal Uses

Permitted uses in R-3 Districts:

1. Those principal uses permitted in R-2
2. Single Family Dwellings
3. Two Family Dwellings
4. Multi-family Dwellings

B. Accessory Uses

1. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
2. Accessory uses in the R-3 District are those accessory buildings and accessory uses customarily incidental to the principal uses permitted in the district.

C. Conditional Uses

The following uses are allowed in any R-3 Residential District, provided a conditional use permit is granted by the BZA as provided in Chapter 7.

1. Those conditional uses permitted in R-2 Districts
2. Public libraries
3. Convalescent or nursing homes
4. Dormitories and group housing
5. Fraternities, sororities, clubs, lodges, social or recreational buildings or properties not for profit
6. Tourist homes
7. Motels
8. Hospitals, clinics and sanitariums for human care
9. Mortuaries
10. Churches and similar places of worship
11. Parish houses in conjunction with churches or schools
12. Public and parochial schools
13. Public community center buildings, parks, playgrounds and golf courses
14. Offices of surgeons, physicians, dentists and other similar professional persons concerned with the community health and medical treatment of persons
15. Offices of architects, engineers and artists

16. Offices in which the personnel will be employed for work in executive, administrative, legal, writing, clerical, stenographic, accounting, insurance or similar enterprises
17. Alternate Energy Generation Systems.

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