

CHAPTER 1280: YARD REQUIREMENTS

Section

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CROSS REFERENCES

Administration, enforcement and penalty - see P. & Z. Ch. 1262

Basis of districting or zoning; classification of buildings and structures - see Ohio R.C. 713.10

Division of municipal corporations into zones - see Ohio R.C. 713.06

Fences - see P. & Z. Ch. 1290

General provisions and definitions - see P. & Z. Ch. 1260

Lot area and width requirements - see P. & Z. Ch. 1278

Outdoor swimming pools - see P. & Z. 1284.05

Restrictions on location, height and bulk of buildings - see Ohio R.C. 713.07 *et seq.*

Variances - see P. & Z. 1264.02

§ 1280.01 COMPLIANCE REQUIRED.

No building, structure or use shall be built, erected, constructed, altered, created or moved upon or onto any entire lot of land, which building, structure or use does not conform to the minimum requirements set forth in this chapter.

(Ord. 75-O-53, passed 6-2-1975)

§ 1280.02 SETBACKS IN R-1 DISTRICTS.

In R-1 Districts:

(a) The minimum front yard setback from the centerline of the roadway or approved private drive shall be 60 feet or 30 feet from the lot line, whichever is greater;

(b) The minimum side yard setback from an adjacent lot line shall be five feet, but in no event less than 50 feet from the centerline of any roadway or approved private drive intersecting the roadway or approved private drive upon which such use fronts; and

(c) The minimum rear yard setback shall be five feet.
(Ord. 94-O-53, passed 11-7-1994)

§ 1280.03 SETBACKS IN B-1 DISTRICTS.

In B-1 Districts:

(a) The minimum front yard setback from the centerline of the roadway or approved private drive shall be 60 feet or 30 feet from the lot line, whichever is greater, but in no event less than 60 feet from the centerline of any roadway or approved private drive intersecting the roadway or approved private drive upon which the use fronts;

(b) The minimum rear yard and side yard setbacks shall be 15 feet; and

(c) The maximum depth of a business zone shall be 250 feet.
(Ord 94-O-28, passed 7-5-1994)

§ 1280.04 SETBACKS IN R-2, B-2, B-3 AND B-4 DISTRICTS.

(a) In R-2 Districts:

(1) The minimum front yard setback from the centerline of the roadway or approved private drive in an R-2A area shall be 80 feet or 50 feet from the lot line, whichever is greater; in an R-2B area shall be 110 feet or 80 feet from the front lot line, whichever is greater; and in an R-2C area shall be 130 feet or 100 feet from the front lot line, whichever is greater;

(2) The minimum side yard setback from an adjacent lot line shall be 15 feet in an R-2A area, shall be 20 feet in an R-2B area and shall be 30 feet in an R-2C area; provided that, for a corner lot the side yard setback shall be not less than 60 feet from the centerline of any roadway or approved private drive;

(3) The minimum rear yard setback shall be not less than 50 feet in an R-2A area, not less than 80 feet in an R-2B area and not less than 100 feet in an R-2C area; and

(4) The setback requirements of R-2A areas shall apply to lots that were recorded prior to the effective date of this section.

(b) In B-2, B-3 and B-4 Districts:

(1) The minimum front yard setback from the centerline of the roadway or approved private drive shall be 80 feet or 50 feet from the lot line, whichever is greater;

(2) The minimum side yard setback from an adjacent lot line shall be 15 feet, but in no event less than 60 feet from the centerline of any roadway or approved private drive intersecting the roadway or approved private drive upon which such use fronts;

(3) The minimum rear yard setback shall be 40 feet; and

(4) The maximum depth of a business zone shall be 400 feet.
(Ord. 98-O-54, passed 10-18-1999)

§ 1280.05 SETBACKS IN R-5 DISTRICTS.

In R-5 Districts:

(a) The minimum front yard setback from the centerline of the roadway or approved private drive shall be 80 feet or 50 feet from the lot line, whichever is greater;

(b) The minimum side yard setback from an adjacent lot line shall be:

(1) One side (no drive or parking): 25 feet;

(2) One side with one-way drive: 40 feet;

(3) One side with two-way drive: 50 feet;

(4) One side with drive (two-way plus one side parking): 70 feet; and

(5) One side with drive (two-way with parking both sides): 90 feet.

(c) The minimum side yard setback from the centerline of any roadway or approved private drive intersecting the roadway or approved private drive upon which such use fronts shall be 50 feet;

(d) The minimum rear yard setback shall be 25 feet;

(e) The minimum distance between multifamily dwelling unit buildings shall be 50 feet; and

(f) The minimum setbacks for accessory uses shall be as follows:

(1) *Drive or parking areas.* The minimum distance from drive or parking areas to the dwelling unit building shall be 20 feet, except that access drives to covered porticos attached to the dwelling unit building may be within ten feet of the building if not more than 50 feet of such drive is within 20 feet of a front or rear wall, and except for access drives to attached garages which approach perpendicularly to front or rear walls, and except for service drives which approach buildings perpendicularly to a service entrance only. Minimum distance from rear and side lot lines shall be ten feet.

(2) *Walks.* The minimum distance for walks paralleling buildings shall be as follows: walks to front and rear walls, 16 feet; walks to side walls, ten feet. The minimum distance from rear and side lot lines shall be six feet.

(3) *Play and recreation areas.* Play and recreation areas, including garden plots, shall be 30 feet from the building.

(4) *Garages.* Garages fully and partially enclosed may be permitted adjacent to the dwelling unit building or in the basement thereof. Garages and other auxiliary buildings shall conform to the setback requirements for buildings.

(Ord. 94-O-53, passed 11-7-1994)

§ 1280.06 SETBACKS IN R-3 DISTRICTS.

In R-3 Districts:

(a) The minimum front yard, side yard and rear yard setbacks shall be not less than as shown in the table below:

<i>Area</i>	<i>Front Yard (Ft.) (From Centerline) (2)</i>	<i>Front Yard (Ft.) (From Lot Line) (2)</i>	<i>Side Yard (Ft.) (1)</i>	<i>Side Yard (Ft.) (Corner Lot) (1)</i>	<i>Rear Yard</i>
3A	80	50	20	30	50
3B	110	80	25	40	80
3C	120	90	25	50	90
3D	130	100	30	70	100

(1) For minimum required distance from a private roadway, add 30 feet.
 (2) The greater front yard setback shall be used.

(b) The requirements of this section do not apply if a lot was designated as a separate lot on a duly recorded plat of an allotment or was a separately owned and recorded lot, on the effective date of Ord. 70-O-118. In such cases, the minimum side yard setback from an adjacent lot line shall be 15 feet but in no event less than 60 feet from the centerline of any roadway or approved private drive intersecting the roadway or approved private drive upon which such use fronts. The setback requirements of R-3A areas shall apply to lots that were recorded subsequent to the effective date of Ord. 70-O-118, but prior to the effective date of this section.

(Ord. 98-O-54, passed 10-18-1999)

§ 1280.07 SETBACKS IN B-5 DISTRICTS.

In B-5 Districts:

(a) The minimum front yard setback from the centerline of the roadway or approved private drive shall be 80 feet or 50 feet from the lot line, whichever is greater.

(b) The minimum rear yard setback shall be 40 feet.

(c) The minimum side yard width on each side shall be 15 feet, measured from the side lot line or from any required buffer zone.

(Ord. 94-O-28, passed 7-5-1994)

§ 1280.08 SETBACKS IN CONSERVATION DEVELOPMENTS IN R-2 AND R-3 DISTRICTS.

(a) The minimum front, side and rear yards in Conservation Developments in R-2 and R-3 Districts shall be not less than as follows:

<i>Area Designation</i>	<i>Minimum Yard</i>		
	<i>Front</i>	<i>Side</i>	<i>Rear</i>
R-2A; R-3A	35	15	30
R-2B; R-3B	35	20	50
R-3C	40	20	50
R-2C; R-3D	50	25	60

(b) In a condominium single-family development, dwellings shall be separated by a space equal to two times the side or rear yard required for the area designation in which dwellings are located.

(Ord. 04-O-42, passed 8-30-2004)