

VILLAGE OF DENNISON, OHIO

ZONING CODE

ORDINANCE NO. 2052

ADOPTED BY VILLAGE COUNCIL SEPTEMBER 3, 1998

ARTICLE VI

SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICT R-2

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600 **District Objectives**

District regulations are established in this Article to achieve the following objectives:

- 600.1 To regulate the bulk and spacing of buildings and other structures in order to assure proper light, air, privacy and useable open space.
- 600.2 To protect residences from nuisances and objectionable influences such as abnormal vehicular traffic, offensive noises, noxious fumes, odors and dust.
- 600.3 To regulate the density of population in scale with existing and proposed community facilities and services.
- 600.4 To promote the most desirable and beneficial use of land and structures in order to stabilize and protect the character of land development within the Village of Dennison.

601 **Permitted Principal Uses**

To carry out the general purposes of this zoning ordinance and specifically the objectives of Article VI Section 600, the following principal uses are permitted:

- 601.1 Single-family dwellings
- 601.2 Two-family dwellings
- 601.3 Public uses
- 601.4 Quasipublic uses
- 601.5 Plant cultivation
- 601.6 Essential services
- 601.7 Accessory uses

602 **Lot Area Requirements**

The minimum areas of lots which may be used for Single-family dwellings shall be as follows:

- 602.1 The area of a lot for a single-family dwelling shall be 6,250 square feet.

602.2 If a lot is already built on than the area available for a new use shall be that which is remaining after all applicable yard, lot coverage, lot area and off-street parking requirements have been applied to the existing use. If the remaining area is less than 6,250 square feet, than it shall not be available for a new use.

The minimum areas of lots which may be used for Two-family dwellings shall be as follows:

602.3 The area of a lot for a two-family dwelling shall be 8,000 square feet.

602.4 If a lot is already built on than the area available for a new use shall be that which is remaining after all applicable yard, lot coverage, lot area and off-street parking requirements have been applied to the existing use. If the remaining area is less than 8,000 square feet, than it shall not be available for construction of a two-family dwelling.

603 **Lot Coverage Regulations**

In Single-family/two-family residential districts the maximum building coverage of lots used for permitted uses shall be Seventy-Five (75%) percent.

604 **Yard Requirements**

In Single-family/two-family residential districts the minimum required yards for permitted uses shall be as shown following.

604.1 The minimum front yard depth shall be twenty-five (25) feet or equal to the narrowest front yard depth of any building located on a contiguous lot and facing the same street, whichever is less.

604.2 The minimum rear yard depth shall be five (5) feet, or ten (10) feet where the rear lot line is adjacent to a dedicated alley, lane or drive.

604.3 The minimum side yard width shall be five (5) feet on each side, or ten (10) feet where a side lot line is adjacent to a dedicated alley, lane or drive.

604.4 On a corner lot the front yard requirements as stated above shall apply to each side of the lot adjacent to a street.

604.5 On a through lot the front yard requirements as stated above shall apply to each side of the lot adjacent to a street.

605 **Height Regulations**

Within a Single-family/two-family residential district building height for all permitted uses shall not exceed 21/2 stories, or thirty-five (35) feet above grade. This height regulation does not apply to cupolas, antennae, ventilators, chimneys or other appurtenances usually required to be put above the roof and not intended for human occupancy.

606 **Off-Street Parking Requirements**

In Single-family residential districts off-street parking shall be provided as follows for all permitted uses.

606.1 Two (2) off-street parking spaces shall be provided for each dwelling unit.

606.2 All off-street parking required shall be provided on the same lot as the use served on a contiguous lot owned by the same party.

606.3 If the lot is already built on then the required off-street parking spaces for any new use built on the same lot shall be provided only within the area remaining after all applicable yard, lot coverage, lot area and off-street parking requirements have been applied to the existing use.

606.4 The minimum setback for a parking garage or carport which faces a dedicated street, alley, lane or drive shall be twenty (20) feet.

607 Permitted Conditional Uses - Statement of Purpose and Intent

It is hereby recognized that certain uses are essential to a community, however if not properly developed such uses may have characteristics which may be detrimental to and be incompatible with Single-family dwelling units. To cover such matters the Board of Zoning Appeals shall determine that in each case the standards and guidelines thereafter set forth are achieved before granting a Conditional Use Permit. In addition, it shall be determined that each use so permitted shall be in general accord with the Single-family Residential District objectives in Section 500, shall not adversely affect the residential quality of neighborhoods, create undesirable traffic congestion or other hazards, or otherwise impair the safety and general welfare of the residents of the Village of Dennison.

608 Permitted Conditional Uses Defined

The following uses, as defined in Article III of this Ordinance, may be located within Single-family/two-family residential districts provided such uses conform to all regulations and requirements pertaining to conditional uses in Single-family/two-family residential districts and that such uses are consistent with the purpose and intent statement at Section 607.

- 608.1 Three-or more family dwellings
- 608.2 Public Service Facility
- 608.3 Home Occupation
- 608.4 Noncommercial Recreational Facilities
- 608.5 Cemeteries

609 Lot Area Requirements - Conditional Uses

In Single-family/two-family residential districts, the minimum lot area for any conditional use shall be as follows.

609.1 As determined by the Board of Zoning Appeals, but in no case shall be less than 6,250 square feet, and shall not be less than required to provide a site adequate for the main and accessory buildings, off-street parking, accessory uses, and yards and open spaces to accommodate the use and maintain the character of the neighborhood.

609.2 If a lot is already built on then the area available for a new use shall be that remaining after all applicable yard, lot coverage, lot area and off-street parking requirements have been applied to the existing use.

610 Lot Coverage Regulations - Conditional Uses

In Single-family/two-family residential districts the maximum building coverage of lots used for permitted conditional uses is Seventy-Five (75%) percent.

611 Yard Requirements - Conditional Uses

In Single-family/two-family residential districts the minimum required yards for permitted conditional uses shall be the same as those in Section 604.

612 Height Regulations - Conditional Uses

In Single-family/two-family residential districts the maximum height regulations shall be the same as those in Section 605.

613 Off-Street Parking Requirements - Conditional Uses

613.1 In Single-family/two-family residential districts the off-street parking requirements for all permitted conditional uses shall be as follows. References to employees refer the number of employees on duty during normal peak periods. A building occupied by one use shall provide off-street parking spaces as required for that specific use. A building or a group of buildings occupied by two or more uses shall provide spaces for not less than the sum of the spaces required for each use.

- (a) Church or other place of worship, auditoriums, gymnasiums, stadiums – one(1) for each five(5) seats in the main auditorium or assembly room.
- (b) Art galleries, libraries, museums - Ten(10) plus one(1) additional for each 300 SF of floor area in excess of 2,000 SF.
- (c) Elementary, middle and Jr. High Schools - One(1) for each two(2) employees,. plus one(1) for each seven(7) seats in the main auditorium or assembly room.
- (d) Sr. High Schools, trade and vocational schools, colleges - One(1) for each five(5) seats in the main auditorium or assembly room or four(4) for each classroom, whichever is greater.
- (e) Hospitals - One(1) for each bed.
- (f) Community Centers - One(1) for each 250 SF of gross floor area.
- (g) Private Golf Clubs - Forty(40) for each nine holes plus one (1) for each employee.

613.2 Each side of an off-street parking area which is less than ten(10) feet from another lot located in a Single-family/two-family residential district shall be screened by a dense evergreen hedge or a solid natural-finish wooden fence. Such hedges and fences shall not be less than four(4) feet or more than six(6) feet in height.

613.3 Adequate area shall be provided on each lot for the accumulation of snow which is removed from the off-street parking areas located on the lot.

613.4 If a lot is already built on then the required off-street parking spaces for any new use built on the same lot shall be provided only within the area remaining after all applicable yard, lot coverage, lot area and off-street parking requirements have been applied to the existing use and provided that this tract has not been designated for parking provided under subsection 612.5 hereof, or otherwise restricted.

613.5 All required off-street parking spaces shall be provided on the same lot as the use served, or on a contiguous lot owned by the same party.

614 Design and Arrangement of Permitted Conditional Use Buildings in Single-Family/Two-Family Residential Districts

In Single-family/two-family residential districts permitted conditional use buildings shall be designed and arranged in such a manner as to enhance rather than detract from the overall quality of the surrounding area. All proposed developments shall conform to the following standards and guidelines.

614.1 All permitted conditional use buildings shall relate harmoniously to the terrain, other buildings and the surrounding neighborhood with respect to location and orientation.

614.2 At least one(1) tree shall be planted for every 5,000 SF of lot area.
Existing trees shall be counted toward compliance with this requirement.

614.3 Plantings such as shrubs, bushes and low ornamental trees shall be provided in such quantities and located in such areas as is necessary to ensure that the proposed development is compatible and harmonious with nearby uses.

615 **Permitted Accessory Uses**

In Single-family/two-family residential districts accessory uses, buildings or structures may be established provided such uses are customarily accessory and clearly incidental and subordinate to the permitted principal or conditional uses. Accessory uses in Single-family/two-family residential districts may include the following.

- 615.1 Garages, storage sheds or other similar structures.
- 615.2 Home occupations in or directly attached to any dwelling.
- 615.3 The keeping of household pets including dogs, cats, rabbits, monkeys, canaries, parakeets and other kindred animals and fish usually kept as household pets is permitted. Domesticated animals including horses, mules, donkeys, cows, bulls, swine, sheep, goats, fowl and others shall not be permitted except on lots of two(2) or more acres, and any structure used for housing or storing such animals shall be at least one hundred(100) feet from all lot lines.
- 615.4 No more than one(1) identification sign shall be permitted for each use provided that such sign does not exceed two(2) SF.
- 615.5 Fences, walls and hedges shall be permitted provided that they are not electrified and that barbed wire does not constitute any part of such fences, walls or hedges. No fence, wall or hedge shall exceed a height of six(6) feet above the finished grade. The gate(s) shall be the same height as the rest of the fence. Gate shall open from the inside.
- 615.6 Private swimming pool that is incidental to a permitted principal use. Under this subsection a "Private Swimming Pool" means any pool, be it ground level or elevated, where swimming is normally permitted, not located within a completely enclosed building, and containing or normally capable of containing water to a depth at any point greater than one and one-half (1 1/2) feet. No such swimming pool shall be allowed unless it complies with the following conditions and requirements:
 - (1) The pool is intended to be used solely for the enjoyment of the occupant and guests of the permitted principal use of the property on which it is located.
 - (2) The pool, accessory building, patio or other structures shall not be located in any front yard or within any side or rear yard setbacks.
 - (3) The swimming pool of ground level pools, an area five (5) feet beyond and surrounding elevated pools, or the entire rear or side property on which the pool is located shall be enclosed within a permanent fence not less than five (5) feet in height. Such a fence shall be erected around a swimming pool before it is filled with water.
 - (4) No lighting used on or with respect to any swimming pool shall be directed or reflected outside the premises on which the swimming pool is located to such an extent that it interferes materially with the use and enjoyment of any other premises.
 - (5) The area of the pool, elevated decks and accessory buildings will be included as part of the total lot coverage permitted in the Zoning District where the pool is located.