

ARTICLE VI

LOW DENSITY RESIDENTIAL

600 LOW DENSITY RESIDENTIAL - RI-1

601 PURPOSE

The RI-1 District is created to provide for single and two family residential and agricultural uses throughout the Township. All RI Districts shall have on-site or sanitary treatment system facilities.

602 PERMITTED USES

Agricultural
Single Family Dwellings and Two Family Dwellings
Accessory Buildings incidental to the principal use, which does not include any activity conducted as a business
Public Schools
Open Space
Dwelling - Earth Shelter Unit (2/16/87)
Religious Institutions

603 CONDITIONALLY PERMITTED USES

Cemeteries (see section 404)
Golf Courses (see section 408)
Home Occupation (see section 409)
Nursing Home (see section 423)
Parks and Playgrounds (see section 411)
Plant Nurseries (see section 412)
Prospecting, Oil and Gas (see section 413)
Riding, Boarding and Show Stables (see section 415)

604 LOT AND YARD REQUIREMENTS

Minimum Building Lot- 20,000 square feet
Minimum Frontage and Width- 100 feet
Minimum Front Yard- Sixty (60) feet
Minimum Rear Yard- Forty (40) feet
Minimum Side Yards- not less than ten (10) feet but the sum of two (2) side yards shall not be less than twenty (20) feet

Percentage of Lot Coverage- All buildings, including accessory buildings shall not cover more than thirty (30) percent of the area of the lot

605 MAXIMUM BUILDING HEIGHT

No residential building shall hereafter be erected or structurally altered to a height exceeding two and one-half (2 ½) stories or thirty-five (35) feet in height.

606 REQUIRED MINIMUM LIVING AREA

Single Family Dwelling - 1,040 square feet
Two Family Dwelling - 800 square feet per unit

607 PERMITTED SIGNS

The provisions of Article XIV shall apply in this District.

608 OFF-STREET PARKING AND LOADING

The provisions of Article XV shall apply in this District.

609 GENERAL REGULATIONS

The provisions of Article III shall apply in this District.

610 LOW DENSITY RESIDENTIAL RI-2

611 PURPOSE

The RI-2 District is created to provide for single family residential and agricultural uses throughout the Township. This District can only be used where central water services are available. All RI Districts shall have on-site or sanitary treatment system facilities.

612 PERMITTED USES

Agricultural

Single Family Dwellings

Accessory buildings incidental to the principal use, which does not include any activity conducted as a business

Public Schools

Open Space

Dwelling - Earth Shelter Unit (2/16/87)

Religious Institutions

613 CONDITIONALLY PERMITTED USES

Golf Courses (see section 408)

Home Occupation (see section 409)

Parks and Playgrounds (see section 411)

Transition Provisions (see section 422)

614 LOT AND YARD REQUIREMENTS

Minimum Building Lot - 12,750 square feet

Minimum Frontage and Width - 85 feet

Minimum Front Yard - Fifty (50) feet

Minimum Rear Yard - Thirty (30) feet

Minimum Side Yards - not less than ten (10) feet but the sum of two (2) side yards shall not be less than twenty (20) feet

Percentage of Lot Coverage - All buildings, including accessory buildings shall not cover more than thirty (30) percent of the area of the lot

615 MAXIMIM BUILDING HEIGHT

No residential building shall hereafter be erected or structurally altered to a height exceeding two and one-half (2 ½) stories or thirty-five (35) feet in height.

616 REQUIRED MINIMUM LIVING AREA

Single Family Dwelling - 1,040 square feet.

617 PERMITTED SIGNS

The provisions of Article XIV shall apply in this District.

618 OFF STREET PARKING

The provisions of Article XV shall apply in this District.

619 GENERAL REGULATIONS

The provisions of Article III shall apply in this District.

620 LOW DENSITY RESIDENTIAL RI-3

621 PURPOSE

The RI-3 District is created to provide for single family residential and agricultural uses throughout the Township. This District can only be used where central water services are available. All RI Districts shall have on-site or sanitary treatment system facilities.

622 PERMITTED USES

Agricultural
Single Family Dwellings
Accessory Buildings incidental to the principal use, which does not include any activity conducted as a business
Public Schools
Open Space
Dwelling - Earth Shelter Unit (2/16/87)
Religious Institutions

623 CONDITIONALLY PERMITTED USES

Golf Courses (see section 408)
Home Occupation (see section 409)
Parks and Playgrounds (see section 411)
Transition Provisions (see section 422)

624 LOT AND YARD REQUIREMENTS

Minimum Building Lot - 8,750 square feet
Minimum Frontage and Width - 70 feet
Minimum Front Yard - 30 feet
Minimum Rear Yard - 30 feet
Minimum Side Yards - not less than eight (8) feet but the sum of two side yards shall not be less than sixteen (16) feet
Percentage of Lot Coverage - All buildings including accessory buildings shall not cover more than thirty (30) percent of the area of the lot

625 MAXIMIM BUILDING HEIGHT

No residential building shall hereafter be erected or structurally altered to a height exceeding two and one half (2 ½) stories or thirty-five (35) feet in height.

626 REQUIRED MINIMUM LIVING AREA

Single Family Dwelling - 1,040 square feet

627 PERMITTED SIGNS

The provisions of Article XIV shall apply in this District.

628 OFF STREET PARKING

The provisions of Article XV shall apply in this District.

629 GENERAL REGULATIONS

The provisions of Article III shall apply in this District.

630 RESIDENTIAL PLANNED DEVELOPMENT DISTRICT RPD

631 PURPOSE

The purpose of the RPD Residential Planned Development District is to promote the general public welfare and to pursue the purposes set forth for planned unit developments in the Ohio Revised Code through standards for residential developments which allow a creative and flexible arrangement of lots, buildings, and roads, which encourage significant areas of open space..

RPD District shall only be established in a location where it is determined that service by a public sanitary sewer system is available or will be available as provided in this Resolution.

632 STANDARDS

632.01 Uses: The following shall be permitted uses in the RPD District:

- A. Detached single family dwelling on a private lot
- B. Open space uses
- C. Uses and structures accessory to the permitted uses, as provided in approve final development plan

632.02 Density: Dwellings shall be constructed as a density not greater than 3.2 units per acre of total planned area excluding:

- A. Existing public road right-of-ways
- B. That part of the total area of floodways, floodplains, wetlands, and water bodies which exceed 25% (*i.e. required open space*) of the total planned area

632.03 Lots and Setback Dimensions:

- A. Minimum lot area: 10,000 square feet
- B. Minimum lot width (at the building setback line):
 - 1. Interior lot: 80 feet
 - 2. Corner lot: 100 feet
- C. Minimum lot depth: 110 feet
- D. Minimum lot frontage: 60 feet
- E. Minimum front setback line (yard depth): 40 feet
- F. Minimum rear setback line (yard depth): 30 feet
- G. Minimum side setback line (yard width): 8 feet
- H. Setbacks from planned area boundaries: All dwellings (including decks and other structures attached to dwellings) shall be setback from the:

1. Frontage of existing road right of way: Minimum 60 feet
 2. Other boundaries of the planned area: Minimum 40 feet
 3. Public use areas, such as bikeway and walkway easements and public parks, but excluding easements for utilities or drainage: Minimum 30 feet
- I. Building height shall not exceed 2.5 stories or thirty five (35) feet
 - J. Lots in proposed RPD planned area shall be platted with access to new public or private roads within the development and shall not be platted with frontage on existing roads except where approved in the general and final development plans for purposes of compatibility with existing or planned lots on abutting properties, for efficient lot or street layout, or for other purposes of public benefit specifically stated in the approval.

632.04 Restricted Open Space

- A. Minimum area – at least 25% of the total planned area shall be restricted open space.
- B. Control – Restricted open space shall be owned by a homeowners' association, condominium association, the Township, a land trust, or other conservation organization or entity provided that the Township determines that the owner and controlling authorities will have the capacity to maintain the property in perpetuity in the manner approved by the Township. Ownership or control of restricted open space shall not be altered, transferred or subdivided in any manner without approval of the Zoning Commission and Township Trustees.
- C. Location and Design – The location, design and improvement of restricted open space shall be subject to the approval of the Township in the general and final development plans as provided herein. The location and design of restricted open space shall address the following objectives to the extent feasible and appropriate for the planned area given due consideration to the configuration of the planned area and its surrounds, to the natural features thereof, and to the elements of adopted plans of the Township:
 1. Preserve natural features, including but not limited to watercourses, floodplains, wetlands, woodlands, and wildlife habitats, in a manner which promotes natural functions of the environment.
 2. Establish outdoor spaces available to residents of the project area in a manner which makes them visible and useful in terms of aesthetic value, pedestrian movement and other forms of exercises and outdoor enjoyment, and maximum accessibility thereto by all residents.

3. Establish outdoor spaces which are reasonably central and highly visible design features of the development
4. Preserve valued features of the Township, such as historic buildings, scenic vistas, and traditional activities such as agriculture.

D. No more than 50% of the restricted open space shall be developed for active recreation uses such as golf, court sports, and similar facilities as determined by the Zoning Commission.

632.05 Roads and Utilities – All roads in a planned area shall be public roads except that the Zoning Commission and Township Trustees may approve private roads where it is determined.

- A. That private roads will not prevent or unduly inhibit future extension and completion of public road systems.
- B. That the configuration of such private roads and the provisions for their control, operation, and maintenance will meet the needs of private properties dependent upon them for access and for the provision of public services.
- C. Substantial construction of improvements, including utilities, roads, and drainage, shall commence within one (1) year after the date of the approval of the final development plan or the approval shall become void. All construction of improvements shall be completed within five (5) years after approval of the final development plan.

632.06 Minimum Project Area and Frontage

- A. The land contained within a proposed RPD planned area shall be at least twenty five (25) acres, not including existing public road right of ways. The area contained within the planned area, and all parts of such area, shall be of such shape, dimension, and condition as to provide for a planned residential development which complies with the purpose and standards of Article XVIII.
- B. The RDP planned area shall have a minimum of one hundred (100) feet frontage on existing road right of ways at all locations where new intersections for new public or private roads are proposed to be constructed.

632.07 Professional Landscape Plans Required – The preliminary and detailed landscape plans required for submittal with the general and final development plans herein shall be prepared and stamped by a professional landscape architect licensed in the State of Ohio.

633 Procedures for Map Amendment and Development Plans

The Zoning Commission shall review a proposed zoning map amendment and development plans for an RPD development according to the following provisions. The Zoning Commission shall impose such other reasonable requirement as it deems necessary to ensure compliance with the purpose and standards of Article XVIII.

633.01 Pre-application Review of General Development Plan

The applicant for an RPD District is encouraged to submit the proposed general development plan to the Zoning Inspector for preliminary review and discussion with the Zoning Commission prior to submitting an application for amendment of the zoning map. The purpose of preliminary review and discussion is to provide preliminary and non-binding information to the applicant regarding the proposed general development plan. The Zoning Commission shall not take any formal action or make any commitments with regard to the general development plan or with regard to any subsequent application for amendment of the zoning map. The applicant shall not be required to take any action or to make any commitments as a result of the preliminary reviews.

633.02 Application for Zoning Amendment and Submission of General Development Plan

The applicant shall submit to the Zoning Inspector documents as required by law for amendment of the zoning map in addition to a general development plan application. The application shall demonstrate compliance with the provisions of this Article and shall include, but not be limited to the following documents:

- A. Drawing identifying existing site characteristics, including but not limited to:
 - Boundaries of the total planned area proposed for development, dimensions and total acreage
 - Contour lines at vertical intervals not more than five (5) feet
 - Wetlands, floodways (boundaries and elevations as delineated by the Federal Emergency Management Agency), watercourse and other water bodies
 - Soil classifications
 - Wooded areas, tree lines, hedgerows, and specimen trees, including description of significant vegetation
 - Natural and man-made drainage features
 - Wells
 - Buildings, structures and man-made features on the site and within two hundred (200) feet of the boundary
 - View sheds and unique vistas

- B. General Development Plan (scale not less than 1" = 100') which shall, at minimum, illustrate the following:**
- Summary description of proposed development in the total planned development areas including but not limited to total acreage, number of residential units, density, acreage of restricted open space
 - Sketch layout of typical single family lots
 - Locations of public and private roads
 - Locations of utility systems
 - Locations and layout of storm water facilities, including major open and closed drainage facilities and detention/retention basins
 - Locations of restricted open space and any proposed recreation facilities, including descriptions of natural features to be conserved, buffer areas, and natural features to be altered or impacted
 - Preliminary landscape plan for proposed intersections/entries of new streets with existing public right-of-ways, for all areas of the project area abutting existing public right of ways, and for proposed restricted open space
- C. Outline of proposed restrictions and plan for operation and maintenance of the restricted open space including nature of the responsible entity.**
- D. Outline of proposed structure and membership of the homeowner association (if any), financial resources and expenses, and related information.**
- E. Preliminary design standards and deed restrictions regulating accessory structures and uses such as fences and sheds.**
- F. Description and/or drawing of proposed project phasing for dwellings, public improvements, and open space improvements.**
- G. A letter from a public sewer service provider which establishes, to the satisfaction of the Zoning Commission, that public sanitary sewer service will be available to the proposed development. The letter shall state the schedule on which service will be provided and explain any conditions for such service.**
- H. A written statement signed by the applicant indicating the applicant's understanding and agreement that no final development plan will be approved until evidence of firm commitment for public sanitary sewer service is provided to the satisfaction of the Zoning Commission.**

633.03 Zoning Amendment Procedures and Review of General Development Plan

- A. Review, hearings, and recommendations for the requested zoning map amendment shall be conducted as set forth in the Ohio Revised Code. The general development plan application shall be an integral part of the zoning map amendment application and shall be reviewed in the same process.
- B. The Zoning Inspector shall distribute the general development plan to the following for review and comment. Reports, comments, or expert opinions provided by such parties shall be made available to the Zoning Commission for review.
 - 1. Regulatory agencies having statutory authority to review and approve any aspect of the proposed development, including, but not limited to the Lorain County Planning Commission, Lorain County General Health Department, Lorain County Engineer, and the Ohio EPA
 - 2. Other agencies which the Township determines to have relevant technical expertise
 - 3. Relevant Township administrative officials, including the Township legal advisor
 - 4. Consultants retained by the Township

633.04 Significance of Approved General Development Plan – Subsequent to amendment of the zoning map creating the requested RPD District, the approved general development plan shall:

- A. Establish the development framework for the project, including the general location and dimensions of lots, open space, densities, recreational facilities, and street alignments.
- B. Authorize the applicant to proceed with detailed planning and design of the final development plan in reliance on the approved map amendment and general development plan.
- C. Establish a benchmark for the Zoning Commission to consider and approve or disapprove amendments to the general development plan where it determines that such amendments are equal to or better than the approved general development plan.
- D. Authorize the applicant to apply for all other regulatory approvals for the project.

633.05 Final Development Plan – Subsequent to approval of a map amendment adopting a proposed RPD zoning district and approval of a general development

plan, the applicant shall submit a final development plan for review and approval. The final development plan may be submitted for the entire project or for each construction phase.

- A. **Submittal Requirements:** The application for final development plan shall include:
1. **Site plan (scale not less than 1" = 100')** illustrating:
 - Boundaries of the proposed development, accurate dimensions and total acreage
 - Exact location and dimensions of private streets, common drives and public right-of-ways
 - Exact lot lines and area of each proposed lot
 - Exact locations of environmental conservation areas and cut/no disturb areas
 - Exact dimensions of restricted open space
 - Plans for proposed open space improvements
 2. **Grading plan**
 3. **Detailed landscaping plan for new landscaping including but not limited to: landscaping, entry features and signs for proposed intersections/entries of new streets with existing public right-of-ways; for all proposed restricted open space; and for all parts of the project area which abut existing public right-of-ways**
 4. **Declaration, articles of incorporation and code of regulations and other final covenants and restrictions and maintenance agreements for all common areas and restricted open space, including regulations for accessory uses and structures.**
 5. **Conditions imposed by other regulatory agencies**
 6. **A firm written commitment, to the satisfaction of the Zoning Commission, for the installation of public sanitary sewer service.**
- B. **Review for Completeness – Within ten (10) days after receipt of the application, the Zoning Inspector shall determine if it includes all elements required by Section 1803.04A. On the date when it is determined complete and the fee has been paid, the Zoning Inspector shall officially accept the application.**
- C. **Distribution for Review:**
1. **The Zoning Inspector shall distribute the application to the relevant agencies, officials, and consultants as provided in Section 1803.02B. Reports, comments, or expert opinions provided by such parties shall be made available to the Zoning Commission for review.**
 2. **The Township's Legal Advisor shall review the declaration, articles of incorporation and bylaws or code of regulations and any other easements, covenants, restrictions and maintenance agreements. The legal advisor shall provide an opinion to the**

Zoning Commission addressing the compliance of these documents with requirements of this Article.

- D. Review and Approval by Township. The Zoning Commission shall review the final development plan and the comments received from agencies, official, legal advisor, and consultants. The commission shall determine if the final development plan is in compliance with the general development plan and with all provision of this Article and shall take one of the following actions:
1. Approve the application for final development plan as submitted
 2. Approve the final development plan subject to specific conditions deemed necessary to ensure compliance and to further the purposes of this Zoning Resolution
 3. Deny approval of the final development plan

Failure of the Zoning Commission to act within sixty (60) days from the date on which the application was officially accepted by the Zoning Inspector, or within an extended period agreed by the applicant shall at the election of the applicant be deemed a denial of the final development plan.

633.06 Fees

Fees and escrow funds for Township expenses for professional counsel and consultants incurred in the review of a proposed RPD District and plans shall be as established by resolution of the Township Trustees.

640 COTTAGE HOUSING DISTRICT (CHD)

641 PURPOSE

The Cottage Housing District (CHD) is an overlay district created to provide an opportunity for the redevelopment or adaptive reuse of properties for single-family cottage housing, similar in density to the adjacent neighborhood. Renovation or rehabilitation of property shall be consistent with surrounding zoning and overall zoning plan for the Township and provide alternatives for properties under conditions where restoration in compliance with existing zoning is not economically practical. The design must provide for housing to be developed around a common open area, whereby the compact nature of the development minimizes the impact of development on the site. This district can only be used where central water and sewer services are available. This district is not to be used for undeveloped land (see RPD)

642 PERMITTED USES

Single family homes
Restricted open space
Common open area
Detached garages
Parking garages
Clubhouses

643 LOT AND YARD REQUIREMENTS

Number of units – minimum of four (4) units and a maximum of twelve (12) units

Acreage required – minimum of two (2) acres

Density – maximum of four (4) units per acre

Minimum frontage – seventy (70) feet

Minimum front yard setback **for building area** – fifty (50) feet from the road right-of-way

Minimum side yard setback **for building area** – thirty (30) feet minimum and shall be screened and buffered as approved by Zoning Commission

Minimum rear yard **for building area** – thirty (30) feet and buffering in accordance with site plan as approved by Zoning Commission

Minimum distance between building – sixteen (16) feet

Percentage of lot coverage – thirty percent (30%) maximum

644 MAXIMUM BUILDING HEIGHT

Twenty-five (25) feet, however, anything above eighteen (18) feet shall have a sloped roof with a minimum of a 4/12 pitch.

645 REQUIRED MINIMUM LIVING SPACE

There shall be a twelve hundred (1,200) square feet minimum living space requirement, excluding basements and porches. In addition, an attached garage may be up to a maximum of four hundred (400) square feet. If there is a detached garage, it can be up to a maximum of five hundred (500) square feet and it must be on the opposite side of the dwelling away from the open space.

646 PERMITTED SIGNS

The provisions of Article XIV shall apply to this District

647 OFF STREET PARKING

Must meet provisions of Article XV and one additional parking space for visitor parking per dwelling unit shall be provided.

648 GENERAL REGULATIONS

The provisions of Article III shall apply only when more restrictive than the Cottage Housing District resolution.

- A. Sidewalks shall be a minimum of four (4) feet in width and tied to existing sidewalks where abutting the same.
- B. Safety service issues must meet Federal, State, and Local fire code restrictions.
- C. Restricted open space shall be thirty percent (30%) of lot coverage.
- D. Common open area shall be four hundred (400) square feet per unit with fifty percent (50%) of the units to abut common open area.

- E. Common drives/condominium. private drives attached to local streets or collector streets shall be maintained by owner/association for plowing, salting, repairing and any other issues.
- F. Drainage and easement – refer to Ohio Water Rights Laws, Storm water Management Phase II and Ohio Revise Code Section 504.21 Erosion Control.
- G. Porches shall be a minimum of sixty (60) square feet with a minimum depth of six (6) feet.
- H. Dumpsters/trash enclosures shall be wholly enclosed and buffered if deemed necessary per specifications during site plan review. Fencing or enclosures shall be maintained in good physical repair.

649 BUFFERING REQUIREMENTS

The provisions of Article XI, Section 1107 through Section 1107.05 shall apply.

The following definitions shall be added to Article II:

Restricted Open Space for Cottage Housing District: Established to encourage the maintenance of natural features of the land and limit building to a compact state to allow for pavilions, gardening, and limited recreational uses.

Common Open Area for Cottage Housing District: Shall be four hundred (400) square feet per unit with fifty percent (50%) of the units to abut the Common Open Area.

Building Area for Cottage Housing District: The area used for the total number of cottage housing units per lot.

