

R-1 Single Family Residential District

1118.01 PURPOSE.

The R-1 Single Family Residential District is established primarily to promote a mixture of single-family houses and related educational, cultural, and religious land uses in a residential environment.

(Ord. 1989-81. Passed 1-2-90.)

1118.02 PRINCIPAL PERMITTED USES.

The following provisions apply to R-1 Single Family Residential Districts. Any use not expressly permitted is prohibited:

- (a) One family detached dwelling.
- (b) Publicly owned and operated libraries, parks, and recreation facilities.
- (c) Utility and public service buildings without storage yards.
- (d) Public, parochial, and other private schools.
- (e) Accessory uses and buildings incidental to the above principal uses.

(Ord. 1989-81. Passed 1-2-90.)

1118.03 CONDITIONAL USES.

The following conditional uses may be permitted in the R-1 Single Family Residential District by the Planning Commission pursuant to Section 1115.11 and subject to the following provisions.

(a) Churches:

- (1) Minimum lot width of one hundred fifty feet.
- (2) Minimum site size of three acres.
- (3) All front, side and rear yard space shall be a minimum of fifty feet from adjoining lot lines.
- (4) Wherever the off-street parking area is adjacent to residentially used land, a continuous screening may be required to substantially obscure the parking area.

(b) Nursery Schools and Day Care Centers:

- (1) Structures should have primary access to a collector street.
- (2) Shall meet all State of Ohio or mandatory federal licensing requirements.

(c) Golf Courses:

- (1) The site shall be so planned as to provide all ingress and egress directly onto or from a major or minor thoroughfare of not less than sixty feet of right-of-way width either existing or proposed.
- (2) The site plan shall be laid out to achieve a relationship which will encourage pedestrian and vehicular traffic safety between the major or minor thoroughfare and any proposed service road, entrance, driveway, and parking area.
- (3) Development features including the principal and accessory buildings and structures shall be so located and related as to minimize the possibilities of any adverse effects upon adjacent property. This shall mean that all principal or accessory buildings shall be not less than two hundred feet from any property line

abutting residentially zoned lands; provided that where topographic conditions are such that buildings would be screened from view, the Planning Commission may modify this requirement.

(4) Whenever a swimming pool is to be provided, such pool shall be provided with a protective fence five feet in height, and entry shall be by means of a controlled gate.

(d) Group Homes:

- (1) A group home may not be located within one thousand five hundred feet of any other group home.
 - (2) All parts of the home in residentially zoned areas shall be maintained in a residential character. If in a non-residential district, the structure shall be maintained in the general character of the district in which it is located.
 - (3) The group home shall be licensed by the appropriate state and local licensing agencies before zoning approval.
 - (4) The group home shall have approved Fulton County Health Department or Ohio EPA sanitary facilities.
 - (5) No more than ten clients shall occupy a group home at one time.
- (Ord. 1989-81. Passed 1-2-90.)

(e) Bed and Breakfast and Boarding Homes:

- (1) Shall meet off-street parking requirements.
 - (2) Additional vehicular traffic shall have a negligible impact in the surrounding neighborhoods.
- (Ord. 1993-28. Passed 1-17-94.)

1118.04 AREA, HEIGHT, BULK AND PLACEMENT.

(a) Minimum Lot Size:

Area in Square Feet: 12,500
Width in Feet: 100

In all new subdivisions, 25% of developed lots may be reduced to 12,000 square feet in area and 80 feet in width providing the total of all lots in the development average 12,500 square feet in area and 100 feet in width.

(b) Maximum Height of Main Structures:

In Stories: 2 1/2
In Feet : 35

(c) Minimum Yard Setback in Feet:

Front: 30
Side One: 10
Side Total: 25
Rear: 30

(d) Minimum Floor Area:

In Square Feet: 1,100

(e) Maximum Lot Coverage:

Including All Buildings: 30%

R-2 Single Family Residential District

1119.01 PURPOSE.

The R-2 Single Family Residential District is established primarily to promote a mixture of single-family houses and related educational, cultural, and religious land uses in a residential environment. The R-2 District is intended for smaller lots and higher residential densities than R-1 District.

(Ord. 1989-81. Passed 1-2-90.)

1119.02 PRINCIPAL PERMITTED USES.

All principal permitted uses in the R-1 District. Any use not expressly permitted is prohibited.

(Ord. 1989-81. Passed 1-2-90.)

1119.03 CONDITIONAL USES.

All conditional uses permitted in the R-1 District.

(Ord. 1989-81. Passed 1-2-90.)

1119.04 AREA, HEIGHT, BULK AND PLACEMENT.

(a) Minimum Lot Size:

Area in Square Feet: 9,500

Width in Feet: 75

In all new subdivisions, 25% of developed lots may be reduced to 7,600 square feet in area and 60 feet in width providing the total of all lots in the development average 9,500 square feet in area and 75 feet in width.

(b) Maximum Height of Main structures:

In Stories: 2 -1/2

In Feet: 35

(c) Minimum Yard Setback in Feet:

Front: 25

Side One: 8

Side Total: 16

Rear: 25

(d) Minimum Floor Area:

In Square Feet: 900

(e) Maximum Lot Coverage:

Including All Buildings: 30%

R-3 SINGLE FAMILY RESIDENTIAL DISTRICT

1120.01 PURPOSE.

The R-3 Single Family Residential District is established primarily to promote a mixture of single family houses and related educational, cultural and religious land uses in a residential environment. The R-3 District is intended for smaller lots and higher residential density in subdivisions and established neighborhoods in the City.

(Ord. 1989-81. Passed 1-2-90.)

1120.02 PRINCIPAL PERMITTED USES.

All principal permitted uses in the R-1 and R-2 Districts. Any use not expressly permitted is prohibited.

(Ord. 1989-81. Passed 1-2-90.)

1120.03 CONDITIONAL USES.

(a) All conditional uses as permitted in R-1 Districts.

(b) Conversion of single-family dwellings to two and three family dwellings. A residence may not be converted to accommodate an increased number of dwelling units unless:

- (1) The yard dimensions shall meet the yard dimensions required by the Zoning Regulations for new structures.
- (2) The lot area equals the lot area requirements for new structures.
- (3) The floor area per dwelling unit is not reduced to less than that which is required for new construction.
- (4) The owner or operator must obtain all appropriate permits.

(5) The conversion is otherwise in compliance with this Zoning Code, the City Building Code and all other relevant Codes and ordinances.

(6) An evaluation of the conversion shall be conducted by the Planning Commission in regard to the impact the conversion may make on the surrounding neighborhood.

(c) Zero lot line structures pursuant to Chapter 1135.

(Ord. 1989-81. Passed 1-2-90.)

1120.04 AREA, HEIGHT, BUILDING AND PLACEMENT.

(a) Minimum Lot Size:

Area in Square Feet: 6,500

Width in Feet:60

In all new subdivisions, 25% of the developed lots may be reduced to 5,200 square feet in area and 52 feet in width providing the total of all lots in the development average 6,500 square feet in area and 60 feet in width excluding designated Zero Lot Line lots pursuant to Chapter 1135.

(b) Maximum Height of Main Structures:

In Stories: 2 1/2

In Height: 35

(c) Minimum Yard Setback in Feet:

Front: 20

Side One: 8

Side Total: 16

Rear: 20

(d) Minimum Floor Area:

In Square Feet: 720

(e) Maximum Lot Coverage:

Including all buildings: 30%

(Ord. 1989-81. Passed 1-2-90.)

R-4 Single Family Residential District

1121.01 PURPOSE.

The R-4 Multiple Family Residential District is designated to permit a more intensive residential use of land with various types of attached single family houses, townhouses, and apartments. Those areas would be located near major thoroughfares and have good accessibility and between single family residential areas and other non-residential uses. Various sizes of residential accommodations, for ownership or rental, would thereby be provided to meet the needs of the different age and family groups in the community.

(Ord. 1989-81. Passed 1-2-90.)

1121.02 PERMITTED PRINCIPAL USES.

The following provisions apply to all R-4 Multiple-Family Residential Districts. Any use not expressly permitted is prohibited.

- (a) All permitted principal uses in the R-1, R-2, and R-3 Districts, subject to the terms and conditions provided therein.
- (b) Two-family and three-family dwelling units.
- (c) Multiple-family dwelling units including townhouses, apartments and row or terrace dwellings.
- (d) Condominiums.
- (e) Accessory uses and buildings customarily incidental to the above permitted principal uses.

(Ord. 1989-81. Passed 1-2-90.)

1121.03 CONDITIONAL USES.

- (a) All conditional uses in the R-1, R-2, and R-3 Districts subject to the regulations herein.

(b) Hospitals:

- (1) All such hospitals shall be developed only on sites consisting of at least ten acres.
- (2) The proposed site shall have at least one property line abutting a major thoroughfare as defined in the Wauseon Comprehensive Plan. All ingress and egress to the off-street parking area for guests, employees, and staff, as well as any other uses of the facilities, shall be directly onto major thoroughfares.
- (3) In the event one or more boundaries of the proposed site lies opposite or contiguous to a residential district, the minimum distances between any hospital structure or accessory use and residential district boundary shall be at least one hundred feet for buildings containing two stories or less. For buildings above two stories, the building shall be set back from the initial one-hundred-foot setback an additional ten feet for each foot of additional height above two stories.
- (4) The minimum setback from any street line shall not be less than forty feet for buildings containing two stories or less, while buildings above two stories shall be set back an additional ten feet for each foot of additional height above two stories.

(Ord. 1989-81. Passed 1-2-90.)

(5) The minimum distance from any non-residential lot line shall not be less than twenty-five feet unless the following conditions exist:

A. The structure which is to be built upon the adjoining property would be an “accessory use” if located on the same premises.

B. The owners of both parcels consent to a waiver of the twenty-five-foot setback requirement.

C. The structure to be constructed within the twenty-five-foot setback area consists of a permanent sheltered pedestrian walkway between the hospital and the accessory use building.

(Ord. 1998-23. Passed 12-21-98.)

(6) Ambulance and delivery areas shall be obscured from all residential view with a wall at least six feet in height.

(7) The development plan shall show any future construction and protected maximum patient census.

(c) Housing for the Elderly.

All housing for the elderly shall be provided as a planned unit development and may provide for the following:

(1) Cottage type dwellings and/or apartment type dwelling units.

(2) Common services containing but not limited to central dining rooms, recreational rooms, central lounge, and workshops.

(3) All dwelling units shall consist of at least three hundred fifty square feet not including kitchen and sanitary facilities.

(4) Total coverage of all buildings, including dwelling units and related service buildings, shall not exceed 50% of the total site exclusive of any dedicated public right-of-way.

(d) Convalescent and/or Nursing Home.

Convalescent and/or nursing home when the following conditions are met:

(1) The site shall be so developed as to create a land to building ratio on the parcel whereby for each one bed in the convalescent home there shall be provided not less than one thousand five hundred square feet of land area.

(2) No building shall be closer than forty feet from any property line.

(e) Zero lot line structures pursuant to Chapter 1122. (MH-1 Manufactured Home Park District)

(Ord. 1989-81. Passed 1-2-90.)

1121.04 SITE PLAN REVIEW.

A site plan shall be reviewed by the Planning Commission when the total number of principal buildings exceeds one building per lot.

(Ord. 1989-81. Passed 1-2-90.)

1121.05 AREA, HEIGHT, BULK AND PLACEMENT.

(a) Minimum Lot Size:

Area in square feet per unit

Single Story- SS

Additional Stories- AS

Townhouse- TH

Efficiency and 1 Bedroom Unit

2800- SS

2240- AS

4000- TH

2 Bedroom Unit

4000-SS

3200-AS

5200-TH

3 Bedroom Unit

5200-SS

4160-AS

7000-TH

4 or more Bedroom Unit

7000-SS

5600-AS

7000-TH

(b) Minimum Floor Area:

Area in square feet per unit

Efficiency: 400

1 Bedroom: 600

2 Bedroom: 750

3 Bedroom: 950

4 or more bedroom: 1100

(c) Maximum Height of Main Structure:

In Stories: 3

In Feet: 35

(d) Frontage in Feet:

Not less than 60 feet fronting along any public thoroughfare.

(e) Minimum Yard Setback in Feet.

Front: 30

Side One: 10

Side Total: 20

Rear: 20

Between Buildings: 20

(f) Maximum Lot Coverage:

Including all buildings: 50%

(Ord. 1989-81. Passed 1-2-90.)

(g) All trash receptacles shall be screened from public view by solid fencing, wall and/or other device approved by the Code Administrator. The area containing the trash receptacle shall have a setback of ten (10) feet from side and rear property lines and a setback of ten (10) feet from all main buildings.

(Ord. 2002-3. Passed 4-15-02.)