

ARTICLE 5

DISTRICT REGULATIONS

SECTIONS 500-505

DISTRICT REGULATIONS

500 Compliance with Regulations.

The regulations for each district set forth by this Resolution shall be minimum regulations and shall apply uniformly to each class of kind of structure or land, except as hereinafter provided:

1. No buildings, structure, or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located;
2. No building or other structure shall be erected or altered:
 - a. to provide for greater height or bulk;
 - b. to accommodate or house a greater number of families;
 - c. to occupy a greater percentage of lot area;
 - d. to have narrower or smaller rear yards, front yards, side yards, or other open spaces;than herein required, or in any other manner be contrary to the provisions of this Resolution;
3. No yard or lot existing at the time of passage of this Resolution shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Resolution shall meet at least the minimum requirements set forth herein.
4. No building permit shall be issued for any residence structure unless it has first been established to the satisfaction of the Zoning Inspector, that the structure will not alter substantially the esthetic appearance of the immediate neighborhood.

501 Official Schedule of District Regulations Adopted

District regulations shall be as set forth in the Official Schedule of District Regulations hereby adopted and declared to be a part of this Resolution and in Article 6 of this Resolution, "Supplementary District Regulations."

502 **Identification of the Official Schedule of District Regulations.**

The Official Schedule of District Regulations shall be identified by the signature of the Chairman of the Board of Township Trustees.

503 **Districts.**

1) **Definitions:**

- a. Thoroughfare - A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route.
- b. Collector - A street that primarily carries traffic from local streets to thoroughfares, including the principal entrance and circulation routes within residential subdivisions.
- c. Local Street - A street primarily for providing access to residential or other abutting property.

2) **Regulations:**

- a. R-1 - Agricultural and Rural Residential

Purpose: The purpose of this District is to accommodate a single family residential development of low density that will promote the continuation of the predominately rural residential character of this zone.

Setbacks: From Right of Way

- 1. Thoroughfare 75 ft.
- 2. Collector 75 ft.
- 3. Local Street 50 ft.
- 4. Sideyard/backyard /alley 30 ft.

Frontage: 130 ft. **Lot size:** 40,000 sq. ft. minimum.

Minimum floor area: 1,200 sq. ft.

Maximum height limit: 35 ft.

Garage maximum height: 20 ft.

Accessory building maximum height: 20 ft.

Accessory Building setback: 10 ft.

- b. R-2 Single family residential

Purpose: The purpose of this district is to accommodate residential development at three single family dwellings per acre with group Sewer and/or water

Setbacks: From Right of Way

- 1) Thoroughfare 75 ft.
- 2) Collector 50 ft
- 3) Local Street / Alley 30 ft.
- 4) Side yard/backyard 10 ft.

Frontage:

- 1) Group water and sewer 80 ft. (13,500 sq. ft. min. lot Size)
- 2) Group sewer only 80 ft. (20,000 sq. ft. min. lot size)

Minimum floor area: 1,200 sq. ft.

Maximum height limit: 35 ft.

Garage maximum height: 20 ft.

Accessory building height: 20 ft.

Accessory building setback 10 ft.

c. C-N Commercial Neighborhood District

Purpose: This district is established for uses to accommodate the sale of retail goods and personal services purchased for daily or weekly needs.

Setbacks: From Right of Way

- 1) Thoroughfare N/A
- 2) Collector 75 ft.
- 3) Local Street 50 ft.
- 4) Side yard/backyard 30 ft.

Frontage: 130 ft.

Lot size - To be determined by building size - setbacks - water and sewer regulations.

Maximum height limit: 35 ft.

d. C-G Commercial General District

Purpose: Areas along major highways or thoroughfares which provide sales and services oriented to highway users and residents of more than one neighborhood.

Setbacks: From Right of Way

- 1) Thoroughfare 75 ft.
- 2) Collector- 75 ft.
- 3) Local Street, N/A
- 4) Side yard/backyard 30 ft.

Frontage: 130 ft.

Lot size: To be determined by building size - setbacks - water and sewer regulations.

Maximum height limit: 35 ft.

e. I-G Industrial General District

Purpose: This District is established to provide for industrial uses such as manufacturing, storage, warehousing and disposal.

Setbacks: From Right of Way

- 1) Thoroughfare 75 ft.
- 2) Collector 75 ft.
- 3) Local Street 75 ft.
- 4) Side yard/backyard 75 ft.

Frontage: 200 ft.

Lot Size: To be determined by building size - setbacks - water and sewer regulations.

R-2, C-N, C-G, I-G- Any lot in any district not having group sewer must meet R-1 lot sizes.

Setback requirements for driveways in ALL DISTRICTS, 5 ft. from property line.

Setback requirements for R-1, R-2, C-N, C-G, may be waived by the Zoning Inspector to conform with the contiguous existing structures as deemed necessary.

504 Site Plans Required.

All permitted uses proposed to be developed, expanded, modified, or otherwise established in any existing or to be zoned R-1, R-2, C-G, C-N and I-G Districts shall be permitted and zoning certificates issued only after site plans, as specified herein have been submitted for review and approval by the Zoning Inspector. All conditionally permitted uses proposed to be developed, expanded, modified or otherwise established in any existing or to be zoned districts shall be permitted only after site plans, as specified in Article 9, have been submitted for review and approval by the Board.

505 Site Plan Requirements.

All applications for Zoning Certificates shall be accompanied by a plan in duplicate, drawn to scale showing the actual dimensions of each lot the size and location of each building erected or to be erected upon each lot, exterior building plans, and such other information as may be necessary to enable the Township Zoning Inspector to determine that the structure or proposed structure and use of land will conform to the provisions of this Resolution. Additionally, a physical site plan is strongly recommended to be developed by the Tuscarawas County Soil & Water Conservation District. A record of such applications and plans shall be kept in the office of the Township Trustees.

DISTRICT REGULATION CHART

	Res. 1	Res. 2	C-N	C-G	I-G
Frontage	130 ft.	80 ft.	130 ft	130 ft	200 ft.
Setback	1. = 75ft 2. =75ft 3. = 50ft 4. = 30 ft.	1. 75ft 2. = 50ft. 3. = 30ft. 4. = 10ft.	1. = N/A 2. =75 ft. 3. = 50 ft. 4. = 30 ft.	1. = 75 ft 2.= 75ft 3. = N/A 4. = 30 ft.	1. = 75ft 2. = 75ft 3. = 75ft 4. = 75 ft.
Floor Area	1,200 sq. ft	1,200 sq. ft	N/A	N/A	N/A
Lot Size	40,000 sq. ft	1 = 13,500 sq. ft 2. = 20,000 sq. ft	N/A	N/A	N/A
Max Height	35 ft.	35 ft	35ft.	35ft.	N/A
Garage Ht.	20ft.	20ft.	N/A	N/A	N/A
Acc Bld Ht	20ft.	20ft.	N/A	N/A	N/A

LEGEND

Setback

1. Thoroughfare A general term denoting a highway primary for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route.

2 Collector A street which primarily carries traffic from local streets to thoroughfares, including the principal entrance and circulation routes within residential subdivisions.

3. Local Street - A street primarily for providing access to residential or other abutting property.

4. Sideyard/ Backyard

Lot Size:

For R-2 "1." is for group water and sewer.

"2." is for group sewer only.

5. Accessory Building Setback 10'

6. Driveway Setback 5'