

R-S (Residential Suburban) Zoning

(The purpose of the Residential Suburban District is to provide for areas of very low density residential development.)

Without approval from the Board of Zoning Appeals, the following is required:

New Home Construction and Additions: (Chapter 1213 Area and Bulk)

<u>Minimum</u>		<u>Width</u>	<u>Minimum Distances</u>		
<u>Lot size</u>	<u>Principal Building</u>	<u>at Bldg. line</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
12,000 s.f.	Single-family	75'	25'	10'	25'

Maximum Lot Coverage: **30 percent**
Maximum Height: **2.5 stories or 35' high**

^ePublic sewer is required. **Permit Cost: \$75.00**

“Enclosed” Additions / Structural Remodeling to Principal Building:

The same as the New Home Construction above.

Permit Cost for Enclosed Additions: \$30.00

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“Open” Additions to Principal Building such as Decks or Porches (without a roof):

****CHAPTER 1215.09 SUPPLEMENTAL YARD REQUIREMENTS.**

(4) An **attached and unenclosed porch or deck** (at the same height as the finished first floor level of the principal structure or lower) may project from a principal building into the required rear or side yard setback for a distance that does not exceed twenty percent (20%) of the required yard. For example, if a required rear yard is 25 feet, then an **uncovered porch or deck** may project 5 feet into the required rear yard (leaving a distance of 20 feet to the rear lot line). However, in no case shall an attached unenclosed porch or deck be placed closer than five (5) feet to any lot line. Physical structures relating to barrier free access, such as ramps, shall not be required to comply with setback requirements.

Following the ****guidelines** above for an **unenclosed, uncovered porch or deck**, the following minimum distances are permitted:

Side: 8'
Rear: 20'

Permit Cost for Open Additions: \$30.00

Shed, Garage (Accessory Building – detached from principal building): (Chapter 1215.03)

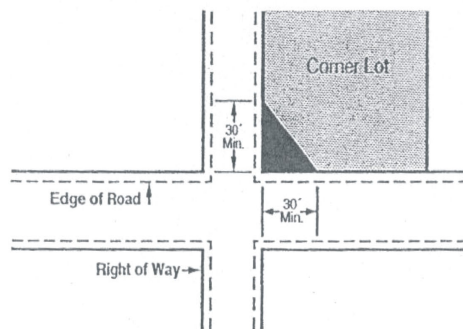
- 1) Must be in a rear yard.
- 2) If **less than 200 sq. ft.** (i.e., 10' x 20', 22' x 8', etc.), it can be located no closer than **3' from side & rear lot lines.**
- 3) If **200 sq. ft. or larger**, it can be located no closer than **5' from the side lot lines and 5' from the rear lot line.**
- 4) If larger than **150 sq. ft.**, it must have a continuous-rim foundation.
- 5) **Chapter 1215.03(b) (7)** Accessory buildings in the RS District may exceed **840** square feet without a variance.
- 6) **Height** - from ground to peak of roof **shall not exceed the height of the residence.**

- 7) The collective size of all detached accessory buildings shall not exceed **ten (10) percent** of **any residential lot**.

Permit Cost: Building size: 0 sq.ft. to 500 sq. ft. - **\$25.00**
Over 500 sq. ft. - **\$35.00**

Fencing, Screening, Walls and Barriers: (Chapter 1215.01)

- 1) **Front yard:** Maximum height of fence is **3 ft.**
Must be of a purely decorative nature. Fence cannot be constructed of chainlink, lattice, etc., or anything deemed unsuitable for decorative fences by the Zoning Official.
[See Chapter 1215.01(g).]
- 2) **Side and Rear yards:** Maximum height is **6 ft.**, except in the immediate area of a swimming pool or patio in the **interior** of a lot, it may be **up to 8 ft.** in height.
- 3) Recommend having fence 1 ft. from the rear and side property lines, but it can be located on the property lines.
- 4) **Corner lots** (at street intersections): no obstructions higher than **two (2) feet** above the adjacent top-of-curb elevation shall be permitted to be planted, placed or erected on any corner lot within a triangular portion of the land. (See illustration.)



Permit Cost: **\$15.00**

Pool: (Chapter 1215.04) (As of April 2012, pool toppers do **not** require a fence permit.)

- 1) The pool cannot be located in the front yard area.
- 2) A pool cannot be closer than **5 ft.** to a **rear or side lot line**.
- 3) There must be a **fence** enclosing the pool (with a self-closing, self-latching, gate (minimum **4 ft.** high gate) **or a pool topper**. The topper, including the pool height, must be a total of at least **6 ft.** high, with no less than a 4" gap between pool and bottom of topper.
- 4) Owner must sign form agreeing to meet the fence & lock requirements.

Permit Cost: **\$10.00** per year (Temporary pool)
\$25.00 one-time fee (Permanent pool)

Large Ponds: (See *Chapter 1215.05* for more info.)

- 1) Conditionally permitted as a part of the overall design of a **subdivision** containing at least **3 acres** of land. Permit fee is **\$75.00**.
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Lot Coverage: Up to **30%** of property may be covered with the principal building, accessory buildings, deck and pool, without approval from the Board of Zoning Appeals.

The **collective size** of all **detached accessory buildings** shall not exceed **ten (10) percent** of any residential lot.

(Percentage of lot coverage = Square footage of buildings ÷ square footage of lot size.)

Updated 2/20/2015.