

1155.01 SCHEDULE OF DISTRICT DIMENSION AND AREA REQUIREMENTS.

The minimum yard dimensions, minimum lot area by district and per unit, minimum floor area per unit, maximum height of buildings or structures, maximum percentage of lot coverage by buildings or structures, and modification of these requirements, (except as provided in Section [1153.035](#) (SR) Senior Residential District, Section [1153.09](#), (R-PUD) Planned Unit Residential Development District, Section [1153.095](#), (I-PUD) Planned Unit Industrial Development District, Section [1153.097](#), C-PUD Planned Unit Commercial Development District and Section [1153.10](#), Minimum Distances Between Buildings), are set forth in the following table, entitled "Schedule of Dimension and Area Requirements by District and notes (a) through (j) which follow thereafter. (Ord. 08-108. Passed 5-2-08.)

SCHEDULE OF DIMENSION AND AREA REQUIREMENT BY DISTRICT								
REQUIREMENTS	DISTRICT							
	<i>R-1</i>	<i>R-1A</i>	<i>R-2</i>	<i>R-3</i>	<i>GC</i>	<i>CB</i>	<i>I-O</i>	<i>I</i>
FRONT YARDS DEPTH (FEET)								
Lots occupied by dwellings	50	40	40	40	--	--	--	--
Other principal permitted uses	60	60	60	60	60	15	60(e)	60
SUM OF SIDE YARD WIDTH (FEET)								
Lots occupied by:								
Single-Family Dwellings (d)	30(d)	20(d)	25(d)	20(d)	--	--	--	--
Two-Family Dwellings(d)	--	--	25(d)	20(d)	--	--	--	--
Multi-Family Dwellings(d)	--	--	--	30(d)	--	--	--	--
Other principal permitted uses	30	20	40	40	40(a)	none(a)	40(a)	50(a)
WIDTH OF SMALLEST SIDE YARD (FEET)								
Single-Family Dwellings(d)	10(d)	10(d)	8(d)	8(d)	--	--	--	--
Two-Family Dwellings(d)	--	--	8(d)	8(d)	--	--	--	--
Multi-Family Dwellings(d)	--	--	10(d)	--	--	--	--	--
Other principal permitted uses	10	10	15	15	15(a)	none(a)	20(a)	20(a)
REAR YARDS - DEPTH (FEET)	50	30	30	30 2	0(b)	none (b)	none(b)	20(b)
	<i>R-1</i>	<i>R-1A</i>	<i>R-2</i>	<i>R-3</i>	<i>GC</i>	<i>CB</i>	<i>I-O</i>	<i>I</i>
MINIMUM LOT WIDTH (FEET)								
Single-Family Dwellings	100	70	70	70	--	--	--	--
Two-Family Dwellings	--	--	85	85	--	--	--	--
Multi-Family Dwellings	--	--	--	100	--	--	--	--
Other principal permitted uses	100	85	85	100	150	none(c)	200	200
MINIMUM LOT FRONTAGE (FEET) (ON PUBLIC STREET)								
Single-Family Dwellings	60	45	40	40	--	--	--	--
Two-Family Dwellings	--	--	50	50	--	--	--	--
Multi-Family Dwellings	--	--	--	60	--	--	--	--
Other principal permitted uses	60	60	50	60	90	none(c)	200	--
MINIMUM LOT AREA (SQ. FT.)								
Single-Family Dwellings	20,000	9,800	9,800	9,800	--	--	--	--
Two-Family Dwellings	--	--	17,000	11,900	--	--	--	--
Multi-Family Dwelling	--	--	--	14,900	--	--	--	--
Other principal permitted uses	20,000	14,450	14,450	9,800	none(c)	none(c)	65,000	

								2.0 acre
MINIMUM LOT AREA PER UNIT (SQ. FT.)								
Single-Family Dwellings	20,000	9,800	9,800	9,800	--	--	--	--
Two-Family Dwellings	--	--	8,500	5,950	--	--	--	--
Multi-Family Dwellings								
Efficiency apartment	--	--	--	1,007	--	--	--	--
One-bedroom apartment	--	--	--	1,509	--	--	--	--
Two-bedroom apartment	--	--	--	1,886	--	--	--	--
Three or more bedroom apartment	--	--	--	2,263	--	--	--	--
	<i>R-1</i>	<i>R-1A</i>	<i>R-2</i>	<i>R-3</i>	<i>G</i>	<i>CB</i>	<i>I-O</i>	<i>I</i>
MINIMUM GROUND FLOOR AREA PER UNIT (SQ. FT.)								
Single-Family Dwelling								
One-story with basement	1,200	1,000	1,000	1,000	--	--	--	--
One-story without basement	1,350	1,150	1,100	1,100	--	--	--	--
1-1/2 story with basement	1,100	800(h)	1,000	1,000	--	--	--	--
1-1/2 story without basement	1,200	950(i)	1,100	1,100	--	--	--	--
Two story with basement	900	600(h)	850	850	--	--	--	--
Two story without basement	900	750(i)	850	850	--	--	--	--
Split level	1,600	1,000(j)	1,400	1,400	--	--	--	--
Two-Family Dwelling								
One-story with basement	--	--	800	800	--	--	--	--
One-story without basement	--	--	1,000	1,000	--	--	--	--
More than one story with basement	--	--	1,000	1,000	--	--	--	--
More than one story without basement	--	--	1,200	1,200	--	--	--	--
Multiple Family Dwellings								
Efficiency	--	--	--	600	--	--	--	--
One-bedroom	--	--	--	800	--	--	--	--
Two-bedroom (g)	--	--	--	900(g)	--	--	--	--
Three or more bedroom (g)	--	--	--	1100(g)	--	--	--	--
MAXIMUM HEIGHT OF STRUCTURES								
If feet	35	35	35	35	45	45	35	45
In stories	2.5	2.5	2.5	2.5	3.5	3.5	2.5	3.5
MAXIMUM COVERAGE OF LOT BY STRUCTURE (%)	25	25	25	25(k)	40	none (c)	none(f)	40

Notes: (a) If the GC, CB, I-O or I District abuts onto a residential district, the required minimum side yard adjacent to the R District shall be fifty feet in a GC, CB or I-O District, and 100 feet in an I District.

(b) If the GC, CB, I-O or I District abuts onto a residential district, the required minimum rear yard depth shall be fifty feet in a GC, CB or I-O District and 100 feet in an I District.

(c) No minimum lot required other than that required for the building or use, and its associated parking/loading spaces, yards, screening and/or green areas as required by the Zoning Code.

(d) See Section [1161.06\(d\)](#) for restrictions regarding construction in the vicinity of gas/oil wells.

(e) This dimension shall be green area only.

- (f) Construction allowed on balance after requirements for parking, green area and side yards are met.
- (g) In the event that a two-bedroom or three-bedroom unit is on more than one floor, the total area of the unit shall be not less than the specified "minimum ground floor area" and the unit's first floor area shall have a minimum area of at least forty percent (40%) of the unit's total area.
- (h) The combined floor area of the first floor and the second floor shall be a minimum of 1200 square feet.
- (i) The combined floor area of the first floor and the second floor shall be a minimum of 1350 square feet.
- (j) The combined floor area of the first floor and the second floor shall be a minimum of 1400 square feet.

(Ord. 91-134. Passed 9-16-91; Ord. 94-135. Passed 11-7-94; Ord. 95-140. Passed 12-7-95.)

1155.015 DIMENSIONS AND AREA REQUIREMENTS: SPECIFIED DISTRICTS.

The minimum yard dimensions, minimum lot area, minimum floor area per unit, maximum height of buildings or structures, and the maximum percentage of lot coverage by buildings or structures in the SR Senior Residential District, the R-PUD Planned Unit Residential Development District, the I-PUD Planned Unit Industrial Development District and the C-PUD Planned Unit Commercial Development District shall be determined by the Planning Commission as part of the site plan review process conducted pursuant to Section [1140.06](#) of the Codified Ordinances.

(Ord. 08-108. Passed 5-2-08.)

1155.02 FRONT YARDS.

- (a) The front yard depth shall be measured from the right-of-way line of the existing street on which the lot fronts provided there is a minimum right-of-way of sixty (60) feet. In the case where the right-of-way is less than (60) feet, the front yard depth shall be measured from a point thirty (30) feet from the centerline of the street.
- (b) In any R-District where a block has fifty (50) percent of the lot frontage on one side of the street improved with buildings, and the average depth of the front yards of said existing buildings along the entire block front, excluding corner lots, is less than the front yard depth prescribed elsewhere in this Ordinance, the required depth of the front yards shall be modified, provided, however, there are two (2) or more front yards of existing buildings involved. In such cases, the required front yard in question shall be the average depth of existing front yards provided, further, that said front yard shall be at least twenty (20) feet.
- (c) Lots having frontage on more than one street shall provide the required front yard along the major traveled street and meet two-thirds of the setback requirement on the other street.
- (d) A wall or fence not over four (4) feet high may be erected in any front yard. If the wall is a retaining wall, the height shall be measured on the highest (fill) side. No fence, trees, or foliage shall be maintained on a lot that will materially obstruct the view of a driver of a vehicle as provided in Section [1155.08](#).
- (e) An open, uncovered porch or paved terrace patio or other similar outdoor living area which is an integral part of the dwelling, may project into a required front yard for a distance of not more

(Ord. 86-134. Passed 3-2-87.)

than ten (10) feet, but this shall not be interpreted to include or permit fixed canopies. (Ord. 99-123. Passed 8-5-99.)

(f) Filling station pumps and pump islands may be located within a required yard, provided they are not less than twenty (20) feet from any street line and not less than fifty (50) feet from the boundary of any residential district.

(g) Off-street parking or loading facilities may be located within the required front yard of any GC, CB or I District, but shall not be nearer than fifty (50) feet to any district where residences are permitted. No off-street parking shall be permitted in the required front yard of any "R" District. (Ord. 85-107. Passed 3-4-85.)

(h) Off-street parking may not be located within the required side or front yard in any Industrial Office District. However, the Planning and Zoning Commission may grant a variance from this provision, as long as the sixty feet of green area set back from the road right of way is adhered to, and appropriate mounds, hedges or other landscaping is provided so as to shield any cars from the view of the adjacent residential development, and it is found that front parking provides the best site plan with the least impact on the adjacent residential areas.

Only one driveway per development shall be permitted and it shall be used for both ingress and egress. (See Section [1157.03\(g\)](#).) The Planning and Zoning Commission may also require the applicants of adjacent I-O District developments to share a common driveway at an abutting boundary, and may also require an applicant to make provision for the dedication of land or easements for a marginal road or common driveway and curb cuts, and if this is required, appropriate joint easements containing provisions for maintenance shall be submitted together with the site plan. (Ord. 86-134. Passed 3-2-87.)

1155.03 SIDE YARDS.

(a) The side yard width shall be measured from the nearest side lot line and, in the case the nearest side lot line is a side street lot line, from the right-of-way line of the existing street provided there is a minimum right-of-way of sixty (60) feet. In the case where the right-of-way is less than sixty (60) feet, the side yard width shall be measured from a point thirty (30) feet from the centerline of the street.

(b) No accessory building shall project into a required side yard abutting on a street or be closer than eight (8) feet to any side lot line of an interior lot.

(c) A wall or fence not over four (4) feet high may be erected in any side yard. If the wall is a retaining wall, the height shall be measured on the highest (fill) side. No fence, trees, or foliage shall be maintained on a lot that will materially obstruct the view of a driver of a vehicle as provided in Section [1155.08](#).

(d) Cornices, canopies, eaves, pilasters, sills, or other architectural features may project into any yard or court a distance not exceeding three (3) feet.

(e) For the purpose of the side yard regulations, a two-family or multi-family dwelling shall be considered as one building occupying one lot.

(f) An owner of a dwelling erected prior to the effective date of this Zoning Ordinance (April 3, 1985) shall be permitted to enlarge or structurally alter such dwelling to provide additional enclosed space for living or garage purposes. However, no side yard shall be reduced to less than

eight (8) feet.
(Ord. 91-114. Passed 5-6-91.)

(g) An open, uncovered porch, paved terrace, patio, or other similar outdoor living area which is an integral part of the dwelling may project into the required side yard provided said side yard is not reduced to less than eight (8) feet as a result of the projection.
(Ord. 99-123. Passed 8-5-99.)

(h) In all zoning districts, where a driveway is placed near a property line, in addition to the other requirements of this section there shall be a minimum side yard of four feet between the property line and the nearest edge of the driveway.
(Ord. 95-111. Passed 4-3-95.)

1155.04 REAR YARDS.

(a) Where a lot abuts upon any street, service street, or alley, the rear yard shall be measured from the right-of-way line of the existing street, service street, or alley.
(Ord. 85-107. Passed 3-4-85.)

(b) An accessory building, not exceeding fifteen (15) feet in height, may occupy not more than thirty (30) percent of the area of a required rear yard and unenclosed parking spaces may occupy not more than sixty (60) percent of the area of a required rear yard. No accessory building shall be closer than ten (10) feet to an existing main building be erected or located closer than four (4) feet to any rear lot line.
(Ord. 96-158. Passed 11-21-96.)

(c) Cornices, canopies, eaves, pilasters, sills, or other architectural features may project into any rear yard a distance not exceeding three (3) feet.

(d) Open or lattice-enclosed fire escapes, outside stairways and balconies opening upon fire towers and the ordinary projections of chimneys and flues into a rear yard may project into any rear yard for a distance not to exceed five (5) feet when these are so placed as not to obstruct light and ventilation.

(e) A wall or fence not over four (4) feet high may be erected in any rear yard. If the wall is a retaining wall, the height shall be measured on the highest (fill) side. (No fence, trees, or foliage shall be maintained so as to obstruct the view of a driver of a vehicle as provided in Section [1155.08](#).)
(Ord. 86-134. Passed 3-2-87.)

(f) An open uncovered porch, paved terrace, patio, or other similar outdoor living area which is an integral part of the dwelling may project into the required rear yard provided rear yard is not reduced to less than 20 feet as a result of the projection.
(Ord. 99-123. Passed 8-5-99.)

1155.05 HEIGHT REGULATIONS.

The regulation of maximum structure height prescribed in the schedule accompanying Section [1155.01](#) shall also apply to church spires, belfries, monuments, tanks, water and fire towers, stage towers or scenery loft, cooling towers, ornamental towers and spires, chimneys, silos, elevator bulkheads, smokestacks, conveyors, flagpoles and similar structures. Heights beyond the permitted maximums will be considered on a case by case variance basis by the Planning Commission subject to the following: (Ord. 13-150. Passed 1-9-14.)

(a) The structure must comply with the height restrictions imposed by the Geauga County Airport Zoning Regulations.

(b) The yard area of the structure must have a minimum radius equal to the height of the structure.

(c) The structure must be located in a position on the site that would allow it to fall in any direction entirely within the bounds of the site.

1155.06 EXISTING LOTS OF RECORD.

In any district where dwellings are permitted, a one-family detached dwelling may be erected on any lot of official record on the effective date of this Ordinance (April 3, 1985) even though such lot does not comply with the lot area and width requirements of the district; provided said lot has a minimum of forty (40) feet frontage on a public street.

1155.07 SETBACK FROM PUBLICLY ESTABLISHED DRAINAGE DITCHES.

In all districts, a set back of forty (40) feet from the centerline of a publicly established open drainage ditch shall be provided for all buildings or structures erected along such ditch.

1155.08 FENCES AND HEDGES.

(a) Fences may be constructed and located as hereinafter described, subject to obtaining a Zoning Permit for same, and shall be maintained in good condition at all times.

(1) Each applicant for such Zoning Permit shall file an application for a Zoning Permit and it shall be accompanied by a detail drawing or drawings and other such descriptive matter as shall clearly state where the fence shall be constructed or erected and what type of fence will be constructed or erected.

(b) General Regulations.

(1) Fences or hedges at intersections shall in no case exceed in elevation a plane determined by two intersecting lines three feet above the centerline of the roadway and extending twenty feet along the intersecting right-of-way lines from their intersection.

(2) Fences, walls or hedges permitted by this section may be located on the property line between abutting properties, if the abutting property owners agree on its location. If such fence, wall or hedge is needed by one owner, but the abutting property owner disagrees with its location, it may be constructed, but shall be located at least three feet within the property line in order that it may be maintained in good condition at all times. The space between such wall, fence or hedge and the lot line of the adjoining premises shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition.

(3) Nothing in this section shall conflict or alter special requirements for uses such as swimming pools where special provisions are established for fences.

(4) Chain link fences shall not be permitted within a front setback in any zoning district.

(5) Fences shall be maintained in good condition without any advertising thereon, and shall be constructed so as not to obstruct visibility or cause an unsafe condition for motor vehicles, cyclists or pedestrians along any adjacent road right(s)-of-way.

(6) No fencing or hedge shall be placed in the road right of way.

(7) On all side, front or rear yard fences of the supporting rails and posts, the rough and unfinished sides of the fence shall face the interior of the property of the owner(s) of the fence.

(c) Residential Regulations.

(1) Fences and hedges in front setbacks shall not exceed four (4) feet in height.

(2) Fences and hedges in side and rear setbacks not abutting streets shall not exceed six (6) feet in height. When the side or rear setback abuts a street the fence or hedge shall not exceed four (4) feet in height.

(3) No fence in any residential district shall be constructed, in whole or in part, of barbed wire, concertina wire, guard rail or be electrified.

(d) Commercial/Industrial Regulations.

(1) Fences and hedges in front setbacks shall not exceed four (4) feet in height.

(2) Fences and hedges in side and rear setbacks not abutting streets shall not exceed ten (10) feet in height. When the side or rear setback abuts a street the fence or hedge shall not exceed four (4) feet in height.

(3) Barbed wire may be used only to top standard security fences in commercial and industrial districts at a height of eight (8) feet or greater.

(Ord. 09-106. Passed 3-19-09.)

1155.09 USE REGULATIONS.

Nothing in this chapter shall be deemed to amend or supersede the requirements of Sections [1153.09](#) or [1153.10](#) of the Codified Ordinances, and, where any conflict exists, the requirements of those sections shall be deemed to supersede any of the requirements set forth in this chapter.

(Ord. 91-124. Passed 8-5-91.)