

§ 155.055 AREA, SETBACK AND HEIGHT REGULATIONS.

(A) No lot, parcel, premises or tract of land shall be created and no building permit shall be issued for any request that does not meet the appropriate minimum lot area, width, depth, yard and height regulations as set forth in the tables in division (B) of this section.

(B) See tables on following page.

(1) *Residential districts.*

Zoning District ⁶	Minimum Lot Area per Dwelling Unit (Sq. Ft.)	Minimum Floor Area Per Unit (Sq. Ft.)	Maximum Lot Coverage	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Front Yard (Feet)	Minimum Rear Yard (Feet) ¹	Minimum Interior Side Yard (Feet) ¹	Minimum Exterior Side Yard (Feet)		Max. Height (Feet)	Min. Masonry Construction ⁶
									Backing up to an abutting side yard	Backing up to an abutting rear yard		
A	2 acres	2,200	15%	150	200	40	15	25	25	25	35	See §155.056
SF-12/22	12,000	2,600 ⁸	45%	90	120	25	25	10	25	15	35	
SF-9.6/20	9,600	2,400 ⁸	45%	80	110	25	15	10	25	15	35	
SF-8.4/18	8,400	2,200 ⁸	45%	70	110	25	15	10	20	15	35	
SF-7.5/18	7,500	1,800	45%	65	110	25	15	5 & 10 ^{2,7}	20	15	35	
2F	3,750	1,000	45%	65	110	25	15	5 & 10 ²	20	15	35	
MF-1	3,630	See §155.055 (F)	40%	100	120	25	25 ³	20 ³	25	25	35 ⁴	
MF-2	2,420	See §155.055 (F)	40%	100	120	25	25 ³	20 ³	25	25	35 ⁴	
SF-5AC/24	5 acres	2,400	15%	200	200	45	35	20	45	20	35	See §155.056
SF-8.4/16	8,400	1,600	45%	70	110	25	15	5/7.5 ⁵	20	15	35	
SF-7.5/16	7,500	1,600	45%	65	110	25	15	5 & 10 ^{2,7}	20	15	35	
SF-7.5/12	7,500	1,200	45%	65	110	25	15	5/7.5 ⁵	20	15	35	
SF-6/12	6,000	1,200	45%	60	100	25	15	0/10 ⁵	20	15	35	

Footnotes:

1. Refer to § 155.095(C) for minimum rear or side yard requirement on residential lots abutting property in an OP, C-1, C-2, C-3, I-1 or I-2 zoning classification.

2. Requires two side yards to have a combined total of not less than 15' with a 5' minimum on one side and a 10' minimum on the other side.

3. Notwithstanding the above, townhomes, apartments and multi-family dwellings in MF- 1 and MF-2 Districts, when located adjacent to other residential districts that do not permit multi-family dwellings, shall setback from the property line along such other residential districts four (4) feet for every one (1) foot of building height. See additional landscaping requirements in §155.092 that may affect the building setback.

4. Multi-family dwelling units in MF-1 and MF-2 Districts shall not be higher than 35' or two stories, whichever is less.

5. For single-family detached dwellings located in SF-8.4/16, SF-7.5/12 and SF-6/12 Districts, the minimum interior side yard shall be five (5) feet for one-story units and seven and a half (7.5) feet for units with more than one-story. Zero-lot-line dwellings in SF-6/12 District shall comply with the provisions in §155.055(C).

6. The area and height regulations for the PR District shall be the same as those provided for the SF-12/22 District.

7. Developments in the SF-7.5/18 District approved prior to September 14, 2015, and developments in the SF-7.5/16 District

§ 155.033 PR, PRE-DEVELOPMENT DISTRICT REGULATIONS.

(A) *General purpose and description.* To identify areas that will ultimately be developed for residential, commercial or industrial purposes. This zoning classification does not infer any specific indication of future land uses other than its projection for some form of residential, commercial or industrial development. The actual zoning classification for properties in these areas will be converted to a residential, commercial or industrial zoning district classification at the initiation of the development process by a properly filed zoning change request to be evaluated in conformance with the city's zoning ordinance. The zoning classification selected will be determined based upon normal zoning change review criteria to include the city's then current land use plan, thoroughfare plan, and the developer's projected uses.

(B) *Permitted uses.* Uses permitted in the PR District shall be the same as those permitted in the SF-12/22 District.

(C) *Area and height regulations.* Area and height regulations in the PR District shall be the same as those provided for the SF-12/22 District.

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