

# ARTICLE 5 DEVELOPMENT STANDARDS

This article addresses general development standards for all development. The articles which follow provide specific development regulations and requirements for various types of developments and principal and accessory land uses. See Article 6 (Planned Unit Developments), Article 7 (Supplementary Land Use Regulations), Article 8 (Landscaping Requirements), Article 9 (Off-Street Parking and Loading), Article 10 (Sign Regulations), and Article 11 (Nonconforming Lots, Structures, and Uses).

## **SECTION 5.01 GENERAL LOT STANDARDS**

- 5.01.01 Each lot shall adjoin a street meeting the minimum requirements of the platting authority.
- 5.01.02 Additional Lot Width and Depth Requirements
  - a) Lots less than five (5) acres shall have the minimum lot width specified in Section 5.04 (Development Standards Matrix), and shall be no more than three (3) feet deep for each foot of width.
  - b) All lots of five (5) acres or more shall have a minimum lot width of 225 feet, and shall not be subject to a maximum depth requirement. <sup>1</sup>
  - c) The depth and width of all yards shall be measured perpendicular to the lot line.

## **SECTION 5.02 GENERAL BUILDING STANDARDS**

- 5.02.01 Every building hereafter erected or structurally altered shall be located on a lot as herein defined and in no case shall there be more than one principal building on one lot except as specifically provided in Section 5.02.04(e) (More than One Main Use on a Parcel).
- 5.02.02 Construction Standard. All structures shall meet construction requirements of the Wood County Building Regulations required by ORC 519.212 and ORC 3781.06 and comply with federal codes (HUD) for manufactured homes. A dwelling located in a manufactured home park shall meet all requirements of ORC Chapter 3733 and any regulations set forth in the Ohio Administrative Code.
- 5.02.03 Foundation Required. All buildings and dwellings 200 square feet and above<sup>2</sup> not located in a manufactured home park shall be affixed to the land upon a properly engineered, permanently-sited foundation system that meets the manufacturer's installation requirements and applicable state and Wood County Building Regulations.
  - a) A properly engineered foundation system is one that provides adequate support of the dwellings vertical and horizontal loads and transfers these and other

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<sup>1</sup> Amended 2/12/2001 by Resolution 01-2001 (effective 3/14/2001)

<sup>2</sup> Amended 10/28/2020 by Resolution 8-2020 (effective 11/27/2020)

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imposed forces, without failure, from the dwelling to the undisturbed ground below the frost line.

- b) All structures shall have all towing apparatus, wheels and exposed chassis, if any, removed before occupancy of any kind is permitted.

5.02.04 Placement on Lot. All permanently sited single family dwellings, permanently sited manufactured homes, and other structures shall meet the minimum lot areas, minimum setbacks, and maximum height limitations for the particular district in which it will be located or as otherwise specified in this Resolution.

- a) Corner Lots and Through Lots. Corner lots and lots having frontage on more than one (1) street shall provide the minimum front yard requirements on each street.
- b) Traffic Visibility across Corner Lots. No fence, wall, shrubbery, sign, or other obstruction to vision above a height of two (2) feet from the established street grades shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of thirty (30) feet from their point of intersection.
- c) Front Yard Variation. In "R-2" or "R-3" Districts, when fifty percent (50%) of the developed frontage in one block on one side of the streets has front yards that are greater or less than the minimum front yard required, any building to be erected thereon shall not project beyond the average of the existing front yards, except that a minimum front yard of fifteen feet shall be maintained in all instances. This exception shall not apply in rural areas where density of development is less than one (1) family per acre.
- d) Setback of Building on Principal Highways. Notwithstanding the provisions of this Section, no building or accessory structure on lots fronting on any State, Federal or major highway shall be located within 100 feet in any "A-1", "R-1", "C-3", "C-4" or "I-1" District, or within 75 feet in any "R-2", "R-3", "R-4" or "C-1" and "C-2" District, from the edge of the existing right of way of such highway or from the edge of any proposed right of way on any map adopted by the Ohio Department of Transportation. Where there is no officially established public right of way for a road open to the public, all building shall be set back at least sixty (60) feet from the center line of the traveled roadway.
- e) More Than One (1) Main Use on a Parcel. Within any zoned district, except in an "R-1," "R-2," or "R-3" District, the placement of more than one (1) principal building on a lot, when all of the buildings are intended to be operated as a single enterprise and the lot and all portions of it are owned, leased, or under option by a single party, is subject to the following conditions:
  - 1) The yard requirements shall apply along all edges of the lot, but shall not be required for the internal arrangement of the buildings on the lot.
  - 2) Height, bulk, and lot area per dwelling unit shall apply as in the case of one principal building located on a lot.

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- 3) An application for the placement of more than one (1) principal building on a lot shall be accompanied by a Site Plan and referred to the Zoning Commission for review.

### 5.02.05 Height Exceptions

- f) **Buildings.** The height of a building specified as maximum height under Section 5.04 (General Development Standards by District) may be exceeded for public and semi-public buildings, office, industrial, and apartment buildings provided the required front, side and rear yards are increased by one (1) foot for each foot of additional building height. Approval of the Fire Chief and the Board of Zoning Appeals will be required to exceed the height limits of Section 5.04 (General Development Standards by District).
  - 1) No institutional and apartment buildings shall exceed a maximum height of sixty (60) feet.
  - 2) No industrial building shall exceed a maximum height of seventy-five (75) feet.
- g) **Structures.** Height regulations of buildings shall not apply to telecommunication towers, monuments, architectural spires, bell towers, water or fire towers, chimneys, cooling towers, or silos, except where the height of such structure will present a hazard to the safe landing and takeoff at an established airport.

5.02.06 Architectural Projections. Open structures such as porches, canopies, balconies, platforms, carports and covered patios and similar architectural projections, shall be considered a part of the building to which attached and shall not project into the required minimum, front, side, or rear yard.

5.02.07 Landscaping. All required landscaping, buffering, and screening pursuant to Article 8 (Landscaping Requirements) shall be met.

5.02.08 Off-Street Parking. Off-street parking shall be provided according to Article 9 (Off-Street Parking and Loading).

5.02.09 Utilities. Buildings must be approved for and be permanently connected to all required utilities and meet applicable requirements for water and sewer disposal as determined by the Wood County Board of Health.

- a) New or renovated dwellings, commercial buildings, and industrial buildings will be required to obtain a septic tank and well permit (if required) from the Wood County Health Department before a Zoning Permit and an occupancy permit are issued.
- b) Only one (1) building shall be permitted to utilize a single private, on-site waste disposal (septic tank and leach field) and water well system.
- c) All electric power lines (not including transformers or enclosures containing electric equipment which may be pad mounted), telephone, gas distribution, and

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cable television lines, constructed after the effective date of this Article shall be placed underground in accordance with the specifications and policies of the respective utility service providers.

### **SECTION 5.03 GENERAL PERFORMANCE STANDARDS**

No land or building shall be used or occupied for commercial, industrial or non-residential purposes which produces any dangerous, injurious noxious or otherwise objectionable element or condition which could adversely affect the adjacent land nor pose a threat to the public health, welfare and safety of persons at the site or external to it. Such uses permitted by this Resolution may be undertaken and maintained if acceptable measures and safeguards are employed to limit dangerous and objectionable elements to acceptable limits as established by the following standards. Environmental standards will be maintained for air quality, water quality and solid waste disposal as required by the Ohio Environmental Protection Agency and the Ohio Department of Health.

- a) Glare and Heat. No direct glare or reflected lights, which are visible from other properties outside the industrial or commercial district, shall be permitted.
- b) Vibration and Noise. Noises deemed objectionable to adjacent and nearby properties if determined a nuisance by the Township Trustees, shall not be permitted. It shall be unlawful for any person, or entity, to knowingly generate or knowingly permit to be generated, any unreasonable noise, sound or vibration associated with such noise or loud sound. For purposes of this regulation, a noise, sound or vibration shall be unreasonable if such noise, sound or associated vibration is both:
  - 1) Audible or perceptible, at a distance which is equal to, or exceeds, the lessor of:
    - i.) One hundred (100) feet from the source of the noise, sound or vibration; or
    - ii.) Fifty (50) feet from any boundary line of the property from which the noise, sound or vibration emanates.
  - 2) Likely to cause annoyance or inconvenience to persons of ordinary sensibilities.
- c) Smoke, Dust, Particulates and Odors. The emission of smoke, dust, particulates or odors, which are objectionable or pose a threat to the health and safety of the surrounding area shall not be permitted. Compliance shall be in accordance to Air Quality Standards of the State of Ohio as administered by the Ohio Environmental Protection Agency. All roadways internal to the site will be paved to minimize dust.
- d) Radiation or Electromagnetic Disturbance. No device or material that generates hazardous radiation or causes electromagnetic disturbances to nearby areas shall be permitted.

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- e) *Electrical and Telecommunication Facilities*. All electrical and telecommunication facilities should be hidden from view of adjoining properties and roadways and where feasible will be placed underground.

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**SECTION 5.04 GENERAL DEVELOPMENT STANDARDS BY DISTRICT** <sup>3</sup>

The following table establishes the yard, area, lot coverage and height requirements for all districts. All setback measurements are made from the right-of-way or lot lines except where otherwise stated.

	Type of Dwelling	Minimum Lot Requirements			Minimum Dwelling Area (sq ft)	Max. Height		Minimum Yard Setbacks			
		Minimum Lot Area	Lot Area Per Dwelling Unit	Lot Width (ft) [See §4.01.02]		Stories	Feet	Front Yard (ft)	Either Side Yard (ft)	Sum of Side Yard (ft)	Rear Yard (ft)
A-1	Single Family*	30,000 sq ft	30,000 sq ft	150	1,500	2.5	35	50	20	40	75
	Single Family**	1 acre	1 acre	150	1,500	2.5	35	50	20	40	75
R-1	Single Family*	20,000 sq ft	20,000 sq ft	100	1,500	2.5	35	50	10	25	60
	Single Family**	30,000 sq ft	30,000 sq ft	150	1,500	2.5	35	50	20	40	70
R-2	Single Family*	15,000 sq ft	15,000 sq ft	85	1,200	2.5	35	40	10	25	40
	Single Family**	22,500 sq ft	22,500 sq ft	135	1,200	2.5	35	40	10	25	50
R-3	Single Family	10,500 sq ft	10,500 sq ft	75	1,200	2.5	35	35	8	20	35
	Two Family	15,600 sq ft	7,800 sq ft	120	1,700	2.5	35	35	8	20	35
R-4	Single Family	7,800 sq ft	7,800 sq ft	65	1,200	2.5	35	35	6	16	30
	Two Family	10,000 sq ft	5,000 sq ft	90	1,700	2.5	35	25	6	16	30
	Multi Family	n/a	3,000 sq ft	90	Efficiency: 500 1 BR: 650 2 BR: 900 3 BR: 1,200 4 BR+: 1,500	3	45	25	15	30	30
R-5	Special	3 acres	2,000 sq ft	n/a		3	45	25	15	25	6
R-PUD	See Section 6.01 (Residential Planned Unit Developments)										
C-1	n/a	n/a	n/a	150	1,000	2	35	75	10	20	20
C-2	n/a	n/a	n/a	150	1,000	2	35	75	10	20	20
C-3	n/a	n/a	n/a	150	1,000	2	35	75	10	20	20
C-4	n/a	n/a	n/a	150	1,000	2	35	75	10	20	20
I-1	n/a	n/a	n/a	150	1,000	2	35	75	30	60	30
B-PUD	See Section 6.02 (Business Planned Unit Developments)										

Footnotes to table:

\* with off-site utilities    \*\* with on-site utilities

<sup>3</sup> Amended 2/12/2001 by Resolution 01-2001 (effective 3/14/2001)

## **SECTION 5.05    ACCESSORY STRUCTURES AND USES**

5.05.01 No accessory structure may occupy a lot prior to the point of construction where the principal building is framed and roof completed.

### 5.05.02 Yard Requirements

- f) Accessory structures shall not be located in any front yard nor in the side yard of a corner lot when that yard faces a street or road.
- g) Accessory structures shall not be permitted to be located in the side yard of any parcel less than one (1) acre in net area.
- h) Accessory structures shall have a minimum setback of fifteen (15) feet from all lot lines, and ten (10) feet from the principal building.<sup>4</sup>
- i) An accessory structure may occupy not more than thirty (30) percent of a required rear yard.
- j) An accessory structure shall meet the Wood County Health Department required setbacks from septic systems.

5.05.03 Height. Accessory structures erected in "R" and "C-1" districts shall not exceed twenty (20) feet in height. All other accessory structures shall comply with height limitations specified in this Article.

5.05.04 Approval Procedure. The Zoning Inspector shall make an initial determination at the time application is made that any proposed accessory structure is authorized by this Zoning Resolution. A determination that a proposed structure is a prohibited non-traditional accessory structure may be appealed to the Zoning Board of Appeals. All other matters related to placement of an accessory structure shall be in accordance with this Resolution.

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<sup>4</sup> Amended 8/8/2001 by Resolution 01-2001 (effective 9/9/2001)