

CHAPTER 1149 - AR Multi-Family Residential District^[24]

Sections:

Footnotes:

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Cross reference— District established - see P. & Z. 1135.01; Signs - see P. & Z. 1165.03; Additional use, height and area regulations - see P. & Z. Ch. 1167; Conditional use authorization procedure - see P. & Z. Ch. 1169.

1149.01 - PERMITTED USES.

Land and buildings in the AR Multi-Family Residential District shall be used only for the following purposes:

- (a) Buildings containing not less than three nor more than eight dwelling units.

(Ord. 83-89. Passed 10- 17-89.)

1149.02 - CONDITIONAL USES.

The following uses and standards shall be allowed in the AR Multi-Family Residential District subject to approval in accordance with Chapter 1169, Procedure For Authorizing A Conditional Use.

- (a) *Dwelling Buildings.*
 - (1) Buildings containing more than eight or less than three dwelling units.
 - (2) The location and arrangement of two or more permitted residential buildings on the same lot. Where more than one residential building is permitted on the same lot, the Planning Commission may require development and recording of a subdivision plat in accord with the subdivision ordinance.
 - (3) An additional average of six dwelling units per acre may be added as a conditional use making a total average density of 18 units per acre.
 - (4) Buildings exceeding two full stories above grade level may be approved as a conditional use.
- (b) *Flexible Arrangement of Buildings.* Arrangement of buildings in accordance with the provisions of Chapter 1167, General Development Standards, Additional Use, Height and Area Regulations, if permitted by the Planning Commission as a conditional provision.
- (c) *Accessory Uses.* Accessory buildings and uses in association with permitted dwellings, provided such uses and buildings are incidental to the principal use and do not include any activity commonly conducted as a business, and as specified in Chapter 1167, General Development Standards, Additional Use, Height and Area Regulations.
- (d) *Child Care.* Child care or day school facilities as an accessory use to the permitted dwelling buildings provided such facilities comply with all licensing and facility requirements established by the State of Ohio:

- (1) Outdoor play areas shall be fully enclosed by fencing complying with this Zoning Code and property deed restrictions in effect.
- (2) Outdoor play areas shall be sized and arranged to provide a minimum of 200 square feet of active play area per child attending the child care or day school facility.

No child care or day school facility shall be operated within any dwelling unit.

(e) 805 Nursing and personal care facilities.

The following standards shall apply in lieu of the development standards of 1149.03. All other applicable standards of the codified ordinances shall apply.

1. Minimum building setbacks shall be 25 feet for the front, side, and rear yard unless adjacent to properties zoned single family. The minimum setback when adjacent to single family shall be a minimum of 50 feet.
2. When adjacent to properties zoned single family, a minimum buffer of 20 feet shall be provided along common boundaries except street frontage. The buffer shall consist of landscaping and/or fencing that provides a minimum 70% opacity and be a minimum of 6 feet in height.
3. The maximum lot coverage of all buildings shall not exceed 50%.
4. The maximum height of buildings shall not exceed two stories or 35' unless approved by Planning Commission.

(Ord. 83-89. Passed 10-17-89.)

1149.03 - DEVELOPMENT STANDARDS.

In addition to the provisions of Chapter 1163, Parking Regulations; Chapter 1167, General Development Standards, Additional Use, Height and Area Regulations, the following standards for arrangement and development of land and buildings shall be required in the AR Multi-Family Residential District:

(a) *Lot Area and Coverage.*

- (1) The minimum required lot area within an AR Multi-Family Residential District shall be determined by the number of dwelling units on the basis of a minimum lot area of 8,000 square feet plus 1,200 square feet for each dwelling unit or common use area excluding interior building circulation spaces.
- (2) For each permitted use or conditional use, the lot area shall be adequate to meet the sanitation requirements of the City, but shall not be less than that prescribed for such use.
- (3) One principal use shall be permitted on a lot, and such lot shall not be covered more than 35 percent by principal building and associated buildings.

(b) *Lot Width.*

- (1) The minimum required lot width within an AR Residential District shall be determined by the number of dwelling units on the basis of a minimum lot width of 75 feet plus 10 feet for each dwelling unit.
- (2) For a conditional use, the lot width shall be adequate to meet the development standards of the AR Multi-Family Residential District.

(c) *Front Yard.* There shall be a front yard of at least 25 feet.

(d) *Side Yard.*

- (1) For dwellings and accessory buildings, there shall be a total side yard of 20 feet or more. Each side yard shall be a minimum of 10 feet.
- (2) For a conditional use, except dwellings, and accessory buildings thereto, there shall be a side yard on each side of a building of 25 feet or more, making a total of 50 feet of side yards.
- (e) *Rear Yard.* There shall be a rear yard of at least 25 feet.
- (f) *Density.* There shall be a maximum average density of 12 dwelling units per acre in the AR District. The maximum average density as a conditional use shall be 18 units per acre.
- (g) *Height Regulations.* No building shall exceed two full stories above grade level unless approved as a conditional use. Where four feet or more of a story are below grade level, such story is not included in the two-story limitation.
- (h) *Public Streets.* The Planning Commission may require the dedication of a street or streets as part of a subdivision plat in the AR District where more than one residential building is permitted.
- (i) *Dwelling Dimensions.* Each multi-family building shall provide a minimum of 600 square feet of living floor area, exclusive of area consumed by walls, chases and nonhabitable space, for each single floor unit plus 100 square feet of living floor area for each bedroom. If a dwelling unit is more than one floor, an additional 100 square feet or more shall be provided for vertical circulation within the dwelling unit.
- (j) *Open Space.* A minimum of 15 percent of the developable area of subject parcels (total area minus right-of-way and perimeter screen) shall be permanently assigned and devoted to common usable open space for the residents of the development during the life of the development. The area must be of a shape and location that will permit the installation of such uses as swimming pools, community buildings, tot lots, playground equipment, etc., and not separated by drives or parking lots.
- (k) *Screening Provisions.* A permanent 15-foot landscaped buffer shall be installed and maintained along the perimeter of the development where such development abuts or is adjacent to any parcels zoned residential or containing a residential land use. Landscaping shall be comprised of shrubs, trees, ground cover, and earthen mounds that together provide a suitable screen with a minimum height of six feet. Pre-existing natural features and topography are suitable screening elements and their use is encouraged. This buffer is required in addition to the 15 percent open space requirement.
- (1) *Relationship of Main Buildings to Each Other, AR District Boundary and Parking.* For purposes of this chapter, the longest dimensions of a building shall be considered its front and rear, and thus shall have front and rear yards, respectively. If the building is square, or nearly square with an overall dimensional variance between the sides of two percent (2%) or less, the building side with the principle public exposure shall be considered the front side with the opposite side identified as the rear.
 - (1) The distance between the ends of two buildings which are the shorter sides of a building shall be a minimum of 20 feet.
 - (2) If the front or rear of a main building is adjacent to the side yard of another main building, the side yard of the other main building shall be a minimum of 15 feet.
 - (3) No end of a main building shall be closer than 15 feet to the boundary of an AR District.
 - (4) The corners of two main buildings shall not be closer than 16 feet.
 - (5) No parking shall be closer than 25 feet to the front or rear of a main building.
- (m) *Garage Facilities.* Each multi-family building may have garage facilities to accommodate automobiles, however, such facility shall not be greater in square footage than one third of the total floor area of each residential unit.

- (1) Each dwelling unit in a two-family residential structure shall have a minimum of two off-street parking spaces, one of which shall be in a garage located on the same lot as the dwelling and sized to accommodate a minimum of one automobile. Such facility shall not be greater in square footage than one third of the total floor area as defined in Section 1123.23.
- (2) Each single car garage in a two-family residential structure shall have a driveway from the street to the garage which has a minimum width of 10 feet. If a two car garage is provided, or if two single car garages are immediately adjacent separated only by a common wall, the minimum drive width shall be 18 feet. The driveway surface area located between the street right-of-way and the garage entry shall not be used for one of the required parking spaces.
- (3) Open parking or storage of any trailer, boat, recreational vehicle, airplane or glider, excess of 48 hours shall not be permitted within an MR-1 Residential District.

Each residence shall have garage facilities to accommodate a minimum of two automobiles, however, such facility shall not be greater in square footage than 800 square feet or one third of the total floor area as defined in Section 1123.23, which structure shall be located on the same lot as the dwelling. For driveway width, refer to Chapter 1163.

(Ord. 26-96. Passed 2-6-96.)