

ARTICLE 4

RESIDENTIAL DISTRICT REGULATIONS

- 4.01 Districts Established
4.02 Zoning Map & District Boundaries
- 4.03 District Schedule

4.01 DISTRICTS ESTABLISHED: In addition to the other provisions of this Resolution, the following standards shall apply in all districts:

R-1 and R-2 Districts: R-1 and R-2 are established to provide for residential neighborhoods of a rural character with maximum densities as specified herein. The configuration of areas, lots and uses shall be sufficient to meet the standards and regulations of this Resolution. The R-1 District also includes the Tabor Subdivision, in Plat Book 3, Pages 7 and 8 of Geauga County Plat Records, which is recognized to consist of lawful pre-existing non-conforming lots of record. 3/11/08

4.02 ZONING MAP & DISTRICT BOUNDARIES: Districts and their boundaries are shown on the Zoning Map (see Appendix B of this Resolution) and are included in the legal descriptions set forth in Exhibits. The area enclosed by a district boundary shall be in the district designated therein on the Zoning Map. Where uncertainty occurs as to the precise location of a boundary, the following shall apply:

- (a) **Rights-of-Way:** Where a district boundary appears within a right-of-way, its centerline shall be the boundary. Should a right-of way be vacated, the abutting district shall be extended to its centerline.
- (b) **Lot Lines:** Where a district boundary appears to follow a lot line, this line shall be the boundary.
- (c) **Interpretation:** Should the Zoning Inspector be unable to determine the location of a district boundary according to (a) or (b) above, its location shall be determined by the Board of Zoning Appeals.

4.03 DISTRICT SCHEDULE: Regulations for the R-1 and R-2 Districts are itemized on Schedule 4.03(k). Notwithstanding its other provisions, the following shall apply: (Effective 7/31/02)

- (a) **Districts and Main Uses:** Lots and structures shall be used in compliance with Schedule 4.03(k). Only the permitted main uses defined in the Resolution and specified on the Schedule under a given district shall be permitted in that district; and only those conditional uses so defined and specified may be approved.

- (b) **Accessory Uses:** Such use shall be permitted as a subordinate building or use when it is clearly incidental to and located on the same lot as the principal building or use. See also Section 5.02.
- (c) **Prohibited Uses:** Any use not specifically listed in this Resolution shall not be permitted, nor shall any zoning certificate be issued therefore, unless and until a zoning amendment to provide for such use is in effect or a variance has been granted in accordance with this Resolution.
- (d) **Minimum Lot Width:** The minimum width of a lot shall be specified in Schedule 4.03(k); provided, however, that for any lot located on a permanent cul-de-sac road turnaround the minimum lot frontage may be 60 feet measured at the right-of-way margin. Such cul-de-sac lots shall have a minimum lot width at the minimum front building setback line of 200 feet, and an average mean width of not less than 200 feet in the R-1 District and a minimum lot width at the minimum front building setback line of 175 feet and an average mean width of not less than 175 feet in the R-2 District. (effective 2/22/06)
- (1) For the purpose of this section, the “average mean width” of a lot shall be the area of the lot’s divided by the lot “mean depth”. The “mean depth” of a lot shall be the length of a straight line extending from the midpoint of the front line of the lot to the midpoint of the lot’s rear line. (effective 2/22/06)
 - (2) The depth of a lot shall not exceed three times the lot’s average mean width unless the lot’s average mean width exceeds 300 feet. (effective 2/22/06)
 - (3) For illustrative purposes, see Appendix “F”. effective 2/22/06)
- (e) **Minimum Lot Areas:** Depending on their use, lot areas and widths shall not be less than given on Schedule 4.03(k).
- (f) **Minimum Yard Depths:** Depending on their use, yard depths shall not be less than given on Schedule 4.03(k). Yards on one lot shall not be considered to be located on any other lot.
- (g) **Maximum Lot Coverage:** Depending on its use, the percent of lot area covered by main and accessory buildings shall not be greater than given on Schedule 4.03(k).
- (h) **Maximum Building Heights:** No main building shall exceed a height of 35 feet, and no accessory building shall exceed a height of 23 feet. (9/6/01)
- (i) **Required Parking Spaces:** Depending on its use, each lot shall have at least the required parking spaces specified on Schedule 4.03(l). See 5.02(e).
- (j) **Maximum Total Sign Areas:** Depending on its use, the total area of all signs, exclusive of billboards, on a lot shall not be greater than given on Schedule 4.03(l).
- (1) Maximum total sign areas in R-1 and R-2. See Schedule 4.03(l). 8/20/14
 - (2) Permitted R-1 and R-2 District Signs: One (1) unlit identification sign shall be permitted with its main use on the same lot in R-1 and R-2 Districts. 8/20/14

Schedule 4.03(k): Residential District Schedule

DISTRICTS & USES ⁽¹⁾	MINIMUM LOT AREA (Acres)	MINIMUM LOT WIDTH (Feet)	MINIMUM YARD DEPTH (Feet)			MAXIMUM LOT COVERAGE ⁽⁴⁾
			FRONT	SIDE	REAR	
R-1 DISTRICTS						
Permitted Main Uses:						
Agriculture	5.00	150	65	50	50	5%
Single Family Dwellings 8/15/18	3.00	200 ⁽²⁾	65	30	50	10%
Adult Group Homes	3.00	200 ⁽²⁾	65	30	50	10%
Adult Family Homes	3.00	200 ⁽²⁾	65	30	50	10%
Public Facilities	3.00	200	100	50	50	20%
Conditional Uses:						
Cemeteries	5.00	300	100	100	100	5%
Churches	3.00	200	100	50	100	20%
Golf Course (7/21/10)	50.00	300	100	100	100	20%
Quarries	20.00	300	100	100	100	5%
R-2 DISTRICTS						
Permitted Main Uses:						
Agriculture	5.00	150	65	50	50	5%
Single Family Dwelling 8/15/18	2.00	175 ⁽²⁾⁽³⁾	65	30	50	10%
Adult Group Homes	2.00	175 ⁽²⁾⁽³⁾	65	30	50	10%
Adult Family Homes	2.00	175 ⁽²⁾⁽³⁾	65	30	50	10%
Public Facilities	3.00	200	100	50	50	20%
Conditional Uses:						
Cemeteries	5.00	300	100	100	100	5%
Churches	3.00	200	100	50	100	20%
Golf Course (7/21/10)	50.00	300	100	100	100	20%
Quarries	20.00	300	100	100	100	5%

(1) See Use Definitions (2.02), Zoning Map (Appendix B), Dwellings (5.01), Accessory Uses (5.02) and Conditional Uses (5.03)
 (2) See 4.03(d).
 (3) Corner Lots shall have a Minimum Lot Area of 2.00 acres, and a Minimum Lot Width of 200 feet.
 (4) See 4.03(h) for Maximum Building Heights.

Schedule 4.03 (I): Parking and Signs in Residential Districts

DISTRICTS & USES ⁽¹⁾	REQUIRED PARKING SPACES ⁽²⁾	MAXIMUM TOTAL SIGN AREA ⁽³⁾
R-1 DISTRICTS		
Permitted Main Uses:		
Agriculture	1 Per Employee at Maximum Shift	5 square feet
Single Family Dwelling Unit 8/15/18	2 Per Dwelling Unit	5 square feet ⁽⁴⁾
Adult Group Homes	2 Per Dwelling Unit	5 square feet ⁽⁴⁾
Adult Family Homes	2 Per Dwelling Unit	5 square feet ⁽⁴⁾
Public Facilities	1 Per 2 Persons at Maximum Capacity	35 square feet
Conditional Uses:		
Cemeteries	1 Per 2 Persons at Maximum Capacity	35 square feet
Churches	1 Per 2 Persons at Maximum Capacity ^{7/21/10}	35 square feet
Golf Course ^(7/21/10)	1 space per 200 sq. ft. of floor area; 1 per 2 persons maximum use and occupancy	35 square feet
Quarries	1 Per Employee at Maximum Shift	5 square feet
R-2 DISTRICTS		
Permitted Main Uses:		
Agriculture	1 Per Employee at Maximum Shift	5 square feet
Single Family Dwellings 8/15/18	2 Per Dwelling Unit	5 square feet ⁽⁴⁾
Adult Group Homes	2 Per Dwelling Unit	5 square feet ⁽⁴⁾
Adult Family Homes	2 Per Dwelling Unit	5 square feet ⁽⁴⁾
Public Facilities	1 Per 2 Persons at Maximum Capacity	35 square feet
Conditional Uses:		
Cemeteries	1 Per 2 Persons at Maximum Capacity	35 square feet
Churches	1 Per 2 Persons at Maximum Capacity ^{7/21/10}	35 square feet
Golf Course ^(7/21/10)	1 space per 200 sq. ft. of floor area; 1 per 2 persons maximum use and occupancy	35 square feet
Quarries	1 Per Employee at Maximum Shift	5 square feet
<p>(1) See Use Definitions (2.02), Zoning Map (Appendix B), Dwellings (5.01), Accessory Uses (5.02) & Conditional Uses (5.03).</p> <p>(2) See Accessory Uses 5.02.</p> <p>(3) See Accessory Uses, 5.02(i). (3/6/13)</p> <p>(4) See Accessory Uses, 5.02(i) (2). (3/6/13)</p>		

