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) **Reserved**

(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 detached 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 eighteen feet (18') (03/2025)

(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:						
Reserved						
Single Family Dwellings 8/15/18	3.00	200 [2]	65	30	50	10%
Licensed Residential Facilities (5)	3.00	200 [2]	65	30	50	10%
Reserved						
Public Facilities	3.00	200	100	50	50	20%
Family Cemetery (6) 2/2025	N/A	N/A	N/A	N/A	N/A	N/A
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:						
Reserved						
Single Family Dwelling 8/15/18	2.00	175 [2][3]	65	30	50	10%
Licensed Residential Facilities (5)	2.00	175 [2][3]	65	30	50	10%
Reserved						
Public Facilities	3.00	200	100	50	50	20%
Family Cemetery (6) (2025)	N/A	N/A	N/A	N/A	N/A	N/A
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.
(5) ORC 5119.34 (B)(1)(b) and 5123.19(A)(5)(a)
(6) For the protection and sanctity of the family cemetery, an affidavit of fact per ORC 5301.252 regarding location may be filed with the County Recorder's Office. **2/2025**

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

DISTRICTS & USES [1]	REQUIRED PARKING SPACES [2]	MAXIMUM TOTAL SIGN AREA [3]
R-1 DISTRICTS		
Permitted Main Uses:		
Reserved		
Single Family Dwelling Unit 8/15/18	2 Per Dwelling Unit	5 square feet [4]
Licensed Residential Facilities (5)	2 Per Dwelling Unit	5 square feet [4]
Reserved		
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:		
Reserved		
Single Family Dwellings 8/15/18	2 Per Dwelling Unit	5 square feet [4]
Licensed Residential Facilities (5)	2 Per Dwelling Unit	5 square feet [4]
Reserved		
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

(1) See Use Definitions (2.02), Zoning Map (Appendix B), Dwellings (5.01), Accessory Uses (5.02) & Conditional Uses (5.03).
(2) See Accessory Uses 5.02.
(3) See Accessory Uses, 5.02(i). (3/6/13)
(4) See Accessory Uses, 5.02(i) (2). (3/6/13)
(5) ORC 5119.34(B)(1)(b) and 5123.19(A)(5)(a)