

This is part of Wayne Township Zoning Code reflecting what is allowed in R-1 "Residence Single Family" zone.  
For more information go to [www.waynetownship.us](http://www.waynetownship.us)

- (A) Boundaries that appear to follow the center lines of public streets, roads or highways shall actually be interpreted to follow the right-of-way easement line.
- (B) Boundaries that appear to follow the parcel division lines shall be interpreted as following such lines.
- (C) Boundaries that appear to follow the corporation limit line of a municipality shall be interpreted as following such line.
- (D) Boundaries that appear to follow an abandoned railroad shall be interpreted as following the centerline of such, except where such has been re-utilized for purpose of a public right-of-way, in which case the boundary shall be to the outside edge(s) of such right-of-way.
- (E) Boundaries that appear to follow a watercourse, such as a river, creek or stream, or the shoreline of a lake or pond shall be interpreted as following the outside edge of such watercourse or body of water and as changing with such physical edge as it may change.
- (F) Boundaries that do not appear to follow any recognizable natural features or man-made line of occupation or physical improvement shall in absence of any zoning case action or legal description in the initial establishment of such boundary be resolved by the Board of Zoning Appeals (BZA).

**§ 2.103 ZONING DISTRICT PURPOSE STATEMENTS.**

**2.103.1 RU "Rural Residence Single Family" Zone**

The purpose of the RU "Rural Residence Single Family" Zone is to recognize the existence of the demand for residential lots of a relatively rural and spacious nature on which agricultural activities may represent only a minor use by the occupants. This district is intended for application in outlying rural areas where urbanization and the extension or creation of central water supply and wastewater disposal systems are either not appropriate or not expected to occur for an extended period of time into the future.

**2.103.2 R-1 "Residence Single Family" Zone:**

The purpose of the R-1 "Residence Single Family" Zone is to recognize the existence of and the demand for residential uses and related accessory uses at a lower density controlled by a minimum 2 acre lot size. Public water supply and waste water disposal facilities shall be required for land placed in this district unless an alternative method is approved by the authorities having jurisdiction.

**2.103.3 R-2 "One and Two Family" Zone:**

The purpose of the R-2 "One and Two Family" Zone is to provide for the establishment of single family and two family residential dwellings and related accessory uses in a moderate density environment (controlled by a 14,000 square foot minimum lot size) where public sewer and water utilities are available.

**2.103.4**      **R-3 “Multi-Family Residence” Zone:**

The purpose of the R-3 “Multi-Family Residence” Zone is to provide for the establishment of single-family and two-family residential dwellings and multi-family residential units and related accessory uses in a higher density environment (controlled by a 12,000 square foot minimum lot size) where public sewer and water utilities are available.

**2.103.5**      **B-1 “Neighborhood Commercial” Zone:**

The purpose of the B-1 “Neighborhood Commercial” Zone is to encourage the development of a range of limited retail uses; personal, professional and business services, necessary to meet the needs of adjacent neighborhoods. The traffic impacts of these uses should be at a minimum so as not to affect the surrounding neighborhood uses.

**2.103.6**      **B-2 “Community Commercial” Zone:**

The purpose of the B-2 “Community Commercial” Zone is to encourage the establishment of areas for retail businesses, personal and professional services, office and service businesses that meet the needs of a community market area. Activities in this district are often large space uses along arterials, major collectors, or collectors, with conveniently located off-street parking areas.

**2.103.7**      **B-3 “Community Commercial” Zone:**

The purpose of the B-3 “Regional Commercial” Zone is to encourage the establishment of areas for retail businesses, personal and professional services, office and service businesses that meet the needs of a regional market area. Activities in this district are often large space uses located along arterials or major collectors, with conveniently located off-street parking areas.

**2.103.8**      **I-1 “Light Industrial” Zone:**

The purpose of the I-1 “Light Industrial” Zone is to provide for appropriate areas within the Township for light industrial and manufacturing uses with limited objectionable external effects, where public sewer and water utilities are available.

**2.103.9**      **I-2 “General Industrial” Zone:**

The purpose of the I-2 “General Industrial” Zone is to provide for appropriate areas within the Township for high impact industrial and manufacturing uses where external effects may be objectionable and need to be mitigated, and where public sewer and water utilities are available. I-2 zoned areas should be appropriately located so as to cause minimal disturbance to residential areas.

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## CHAPTER 2: USE PROVISIONS

### § 2.201 PERMITTING DESIGNATIONS OF LAND USES IN TABLES.

**2.201.1** The following symbols are used in Section 2.203 (Table of Principal Uses by Zoning District) and Section 2.204 (Table of Other Uses by Zoning District) to designate whether or not a certain use listed is allowed in the various zoning districts of this Code, along with indication of whether subject to site plan approval.

<u>Symbol</u>	<u>Meaning</u>
<u>P</u>	<u>Permitted Use by Zoning Inspector</u>
<u>S</u>	<u>Permitted Use subject to Site Plan Review by Township Trustees</u>
<u>C</u>	<u>Subject to Conditional Use and Site Plan approval by BZA</u>
<u>(Shaded)</u>	<u>Prohibited Use</u>
<u>E</u>	<u>Exempt from Zoning</u>

**§ 2.202 PERMITTING DESIGNATION FOR A USE NOT LISTED.**

**2.202.1** When a principal use is not listed in Section 2.203 (Table of Principal Uses by Zoning District), the Zoning Inspector shall either:

- (A) Make an administrative interpretation in accordance with Section 1.311 (Administrative Interpretation); or
- (B) Convene the Board of Zoning Appeals (BZA) to make a determination as to whether the use not listed shall be allowed as a permitted or conditional use or otherwise prohibited, based on being similar or not to one or more uses listed.

**2.202.2** The BZA or the Zoning Inspector may determine that the use is an accessory use, associated with the principal permitted use. Accessory uses and structures are permitted in any zoning district, unless qualified within the code, but only in connection with, incidental to, and on the same lot with a principal permitted use or structure which is permitted within such district.

**§ 2.203 TABLE OF PRINCIPAL USES BY ZONING DISTRICT.**

This section consists of all tables on pages 2-10 of this Chapter.

LAND USES	ZONING DISTRICTS															USE-SPECIFIC STANDARDS SECTION
	RESIDENTIAL				COMMERCIAL			INDUSTRIAL		SPECIAL						
	RU	R-1	R-2	R-3	B-1	B-2	B-3	I-1	I-2	C	G	L	PI	SY	TC	
<b>AGRICULTURAL &amp; RELATED USES</b>																
Agriculture (ORC Section 519.01)	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	N/A
Agriculture (non-exempt)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.102
Agricultural Research Facility (non-exempt)	C	C	C	C	S	S	S	S	S	C						N/A
Agricultural Support Services (non-exempt)	C	C			S	S	S	S	S	C						3.202.1
Agritourism	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	3.202.2

Farm Market or Produce Stand	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	3.202.3
Marijuana Cultivation																N/A
Marijuana Processing																N/A
Nurseries and Greenhouses (non-exempt)	C	C	C	C	S	S	S	S	S	S						3.202.4
<b>RESIDENTIAL USES</b>																
Single Family Dwellings	P	P	P	P						C						3.203.1
Two Family Dwelling Units			P	P												3.203.1
Multiple Family Dwelling Units				S												3.203.2
Boarding House	C	C														3.203.3

LAND USES	ZONING DISTRICTS															USE-SPECIFIC STANDARDS SECTION
	RESIDENTIAL				COMMERCIAL			INDUSTRIAL		SPECIAL						
	RU	R-1	R-2	R-3	B-1	B-2	B-3	I-1	I-2	C	G	L	PI	SY	TC	
Manufactured Home Park (ORC Section 4781.01(D))				C												N/A
<b>COMMUNITY-BASED OR SOCIAL-SERVICE RESIDENTIAL USES</b>																
Adult Family Homes (OAC Sec. 5122-33-01)	P	P	P	P												N/A
Adult Group Homes (OAC Sec. 5122-33-01)	C	C	S	S												N/A
Family Day-Care Homes, Type A (OAC Sec. 5104.01)	C	C	C	C	P	P	P									N/A
Family Day-Care Homes, Type B (OAC Sec. 5104.01)	P	P	P	P	P	P	P									N/A
Foster Homes (ORC Sec 5103.02)	P	P	P	P						C						N/A

Institutional Care Facilities	C	C	C	C	C	C	C									3.204.1
<b>COMMUNITY FACILITIES &amp; ESSENTIAL SERVICES USES</b>																
Auditoriums & Performing Arts					S	S	S									3.205.1
Campground	C	C					C			S					S	3.205.1 3.205.3
Career Center/College, Universities	C	C	C	C	S	S	S			C			S			3.205.1 3.205.6
Cemeteries	C	C	C	C	S	S	S									3.205.1
Churches/ Places for Worship	C	C	C	C	S	S	S						S			3.205.1
Civic Clubs, Halls & Lodges	C	C	C	C	P	P	P			C			S		S	3.205.1
Commercial Swimming Pool	C	C	C	C	C	C	S			S						3.205.1 3.205.2
Conference/Training Center	C	C			C	S	S			C						3.205.1
Correctional Facilities													S			2.304.6 3.205.1
<b>LAND USES</b>	<b>ZONING DISTRICTS</b>															<b>USE-SPECIFIC STANDARDS SECTION</b>
	<b>RESIDENTIAL</b>				<b>COMMERCIAL</b>			<b>INDUSTRIAL</b>		<b>SPECIAL</b>						
	<b>RU</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>I-1</b>	<b>I-2</b>	<b>C</b>	<b>G</b>	<b>L</b>	<b>PI</b>	<b>SY</b>	<b>TC</b>	
Day Camp, Boarding Camp, Retreat Facility	C	C								S						3.205.1 3.205.3
Day Care Center	C	C	C	C	S	S	S									3.205.1 3.205.4
Fire & Police Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	3.205.1
Government Offices	C	C	C	C	S	S	S			C			S			3.205.1
Hospital, Clinic, Medical Center	C	C	C	C	S	S	S			C			S			3.205.1 3.205.5
Libraries, Museums, and Fine Arts Centers	C	C	C	C	S	S	S			S			S			3.205.1

Event / Recreational Facility – Indoor	C	C	C	C	S	S	S	S	S	S						3.205.1
Park / Recreational Facility – Outdoor Active	C	C	C	C	S	S	S	S	S	S						3.205.1
Park / Recreational Facility – Outdoor Passive	S	S	S	S	S	S	S	S	S	S						3.205.1
Public Works / Road Maintenance Yards	C	C	C	C	C	C	S			C						3.205.1
Schools (Pre-School, Elementary, Non-Elementary)	C	C	C	C	S	S	S			C			S			3.205.1 3.205.6
Telecommunications Facilities (Large)	S	S	S	S	E	E	E	E	E	E	E	E	E	E	E	3.205.1 3.205.7
Telecommunications Facilities (Small Cell)	P	P	P	P	E	E	E	E	E	E	E	E	E	E	E	3.205.1 3.205.7
Other Towers	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.205.1 3.205.8
Wind Energy Conversion System, Large Wind Farm	C	C														3.205.1 3.205.9

<b>COMMERCIAL BUSINESS USES</b>																
Administrative, Business, and Professional Offices					S	S	S	S	S							3.206.1

LAND USES	ZONING DISTRICTS															USE-SPECIFIC STANDARDS SECTION
	RESIDENTIAL				COMMERCIAL			INDUSTRIAL		SPECIAL						
	RU	R-1	R-2	R-3	B-1	B-2	B-3	I-1	I-2	C	G	L	PI	SY	TC	
Animal Hospital or Veterinary Clinic	C	C	C	C	S	S	S									N/A
Artist or Creative Professional Studio				C	S	S	S									3.206.1
Automobile Body Repair Shop						C	S	S	S							3.206.1 3.206.4
Automobile Fueling Station					C	S	S	S	S							3.206.1 3.206.3
Automobile General Repair						C	S	S	S							3.206.1 3.206.4
Automobile Oil Change, Lube, Light Service						C	S	S	S							3.206.1 3.206.4

Automobile Sales or Rental						S	S	S	S									3.206.1 3.206.5	
Automobile Washing Facility					C	S	S	S	S									3.206.1 3.206.6	
Banks and Financial Institutions					S	S	S											3.206.1	
Bar, Billiard Parlor, Brewpub, Night Club, Tavern					S	S	S											3.206.1 3.206.7	
Barber, Beauty Shop & Personal Care Salon					S	S	S											3.206.1	
Bed & Breakfast	C	C	C	C	S	S	S			S								3.206.1 3.206.8	
Casino							S											3.206.1	
Cinema					S	S	S											3.206.1	
Commercial Airport								C										3.206.1	
Commercial Amusement, Indoor					S	S	S											3.206.1	
Commercial Amusement, Outdoor / Drive-In Movie Theater								C			C							3.206.1	
LAND USES	<b>ZONING DISTRICTS</b>															USE-SPECIFIC STANDARDS SECTION			
	RESIDENTIAL				COMMERCIAL			INDUSTRIAL		SPECIAL									
	RU	R-1	R-2	R-3	B-1	B-2	B-3	I-1	I-2	C	G	L	PI	SY	TC				
Commercial Parking Lot for Recreational Vehicles										S								S	3.206.1
Convenience Mart / Grocery Store					S	S	S												3.206.1
Courtyard	C	C								S									3.206.1 3.206.9
Farm Machinery and Small Engine Sales, Rentals & Repairs				C	S	S	S												3.206.1
Funeral Parlor, Crematory or Mortuary	C	C	C	C	C	S	S	S	S										3.206.1 3.206.10
Garden Center	C	C				C	S	S	S										3.206.1



Golf Course or Driving Range	C	C					C			S							3.206.1
Gunsmith & Firearms Dealer					C	S	S										3.206.1
Hardware, Home Improvement, Building Materials & Supplies Store					S	S	S										3.206.1
Health / Fitness Club, Gym or Spa					S	S	S									S	3.206.1
Helipads, Heliports or Helistops	C	C					C			C							3.206.1
Hotels / Motels					C	S	S										3.206.1
Landscaping Service						C	S	S	S								3.206.1
Large Scale Retail (Big Box) Stores					C	S	S	S									3.206.1 3.206.11
Laundromat or Dry Cleaner					C	S	S										3.206.1
Marijuana Dispensary																	N/A

LAND USES	ZONING DISTRICTS															USE-SPECIFIC STANDARDS SECTION	
	RESIDENTIAL				COMMERCIAL			INDUSTRIAL		SPECIAL							
	RU	R-1	R-2	R-3	B-1	B-2	B-3	I-1	I-2	C	G	L	PI	SY	TC		
Miniature Golf						C	S			C							3.206.1
Moving Truck & Trailer Rental						C	S	S	S								3.206.1
Office with Warehousing						C	C	S	S								3.206.1
Printing or Copying Shop					S	S	S										3.206.1
Race Tracks							C	S	S								3.206.1
Radio, TV or Other Broadcast Studio							C	S	S								3.206.1

Recording Studio					S	S	S	S	S							3.206.1
Restaurant, Fast Food					C	S	S									3.206.1
Restaurant, Full Service					S	S	S									3.206.1
Retail Stores – General					S	S	S									3.206.1
Retail Stores – Small-Scale					S	S	S	S	S							3.206.1
Self Storage Facility					C	S	S	S	S							3.206.1
Sexually-Oriented Businesses							C	C	C							3.206.1 3.206.13
Shooting Range (Indoor)						C	C	C	C							3.206.1
Shooting Range (Outdoor)								C	C							3.206.1
Tattoo & Body Piercing Parlor						C	C	S	S							3.206.1
Truck Stop						C	S	S	S							3.206.1

LAND USES	ZONING DISTRICTS															USE-SPECIFIC STANDARDS SECTION
	RESIDENTIAL				COMMERCIAL			INDUSTRIAL		SPECIAL						
	RU	R-1	R-2	R-3	B-1	B-2	B-3	I-1	I-2	C	G	L	PI	SY	TC	
Wholesale Business						S	S									3.206.1
<b>INDUSTRIAL, MANUFACTURING, &amp; OTHER SERVICE USES</b>																
Acid, Chemicals, Inflammable Liquids or Gases Manufacturing & Storage									S							3.207.1
Animal Rendering Fertilizer or Glue Manufacture									S							3.207.1
Asphalt or Concrete Batch Plant or Products Manufacturing									S							3.207.1

Bakery or Candy Making Facility					C	S	S	S	S							3.207.1
Boat / Boat Equipment Sales, Rental, or Repair Shop								C		S	C					3.207.1
Building Exterior Trim & Roofing Repair, Supply, or Service Shop					C	C	S	S	S							3.207.1
Building Trusses Manufacture or Wood Milling Facility									C	S						3.207.1
Carpet/Rug Cleaning or Uniform Service Plant									C	S						3.207.1
Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery or Recycling												C				3.207.1
Ceramic, Glass or Similar Product Manufacture									S	S						3.207.1
Composting Facility										C		C				3.207.1
Construction and Demolition Debris Disposal Facility										S				S		3.207.1
Container/POD Storage Facility									S	S						3.207.1
Cosmetics Manufacture										S						3.207.1

LAND USES	ZONING DISTRICTS															USE-SPECIFIC STANDARDS SECTION
	RESIDENTIAL				COMMERCIAL			INDUSTRIAL		SPECIAL						
	RU	R-1	R-2	R-3	B-1	B-2	B-3	I-1	I-2	C	G	L	PI	SY	TC	
Creamery, Bottling, Ice Making or Cold Storage Plant								C	S	S						3.207.1
Electrical Device or Component Manufacture or Assembly									S	S						3.207.1
Enameling, Lacquering, or Japanning										S						3.207.1
Explosives or Flammable Components Manufacture or Storage										S						3.207.1

Food Production, Processing or Packaging Plant								C	S							3.207.1
Furniture Making, Wood Products & Upholstering								S	S							3.207.1
Heating/AC/Sheet Metal Manufacturing								C	S							3.207.1
Industrial Printer								C	S							3.207.1
Junk & Wrecked Vehicle Salvage Yard Facility														S		3.207.1
Light Manufacturing						C	S	S	S							3.207.1
Metal Casting, Cutting, Dyeing, Milling, Plating, Punching, Rolling, Stamping, or Screw Making									S							3.207.1
Methane Recovery Facility associated with Soil Removal									S							3.207.1
Mineral Extraction or Surface Mining											C					3.207.1 3.207.2
Motor Vehicle Impound Lot or Wrecker Service									S					S		3.207.1
Mover Storage Facility								S	S							3.207.1
Music Instrument Novelty or Toy Manufacture								S	S							3.207.1
<b>LAND USES</b>	<b>ZONING DISTRICTS</b>															<b>USE-SPECIFIC STANDARDS SECTION</b>
	<b>RESIDENTIAL</b>				<b>COMMERCIAL</b>			<b>INDUSTRIAL</b>		<b>SPECIAL</b>						
	<b>RU</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>I-1</b>	<b>I-2</b>	<b>C</b>	<b>G</b>	<b>L</b>	<b>PI</b>	<b>SY</b>	<b>TC</b>	
Paint Mixing or Spraying Facility									S							3.207.1
Petroleum or Related Products Refining or Distributor Depot								C	S							3.207.1
Pharmaceuticals Manufacture									S							3.207.1
Plastic and Rubber Parts Manufacture								S	S							3.207.1

Pre-Made Parts & Materials Processing or Assembly								S	S										3.207.1
Recycling and Salvage Center									S										3.207.1
Research and Development Facility							C	S	S										3.207.1
Salvage Motor Vehicle Auction or Pool Facility																S			3.207.1
Sanitary Landfill													C						3.207.1
Sheet Metal & Machine Shops								S	S										3.207.1
Signs, Lighting, Outdoor Advertising & Manufacturing							C	S	S										3.207.1
Slaughterhouse and Stockyards									S										3.207.1
Solid Waste Disposal Facility													C						3.207.1
Solid Waste Incinerator													C						3.207.1
Truck Terminal or Distribution Facility								S	S										3.207.1
Warehousing/Depot							C	C	S										3.207.1
Welding Shop						C	C	S	S										3.207.1

**§ 2.204 TABLE OF OTHER USES BY ZONING DISTRICT.**

This section consists of the tables on pages 11-12. The tables in this section address uses which are not considered to be primary (principal) uses, but may be secondary or ancillary to a primary uses. Uses are split into three categories: Accessory Uses, Home Uses, and Temporary Uses.

LAND USES	ZONING DISTRICTS															USE-SPECIFIC STANDARDS SECTION
	RESIDENTIAL				COMMERCIAL			INDUSTRIAL		SPECIAL						
	RU	R-1	R-2	R-3	B-1	B-2	R-3	I-1	I-2	C	G	L	PI	SY	TC	
<b>ACCESSORY USES</b>																

Detaching Buildings or Other Accessory Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.208.2 3.208.3
Drive-In or Drive-Thru Service Facility					C	P	P	P	P							3.208.4
Drop-Off Box					P	P	P	P	P							3.208.5
Game Court or Play Structure	P	P	P	P						P						3.208.6
Outdoor Trash Container Enclosure (Dumpster)				P	P	P	P	P	P	P	P	P	P	P	P	3.208.7
Recreational/Commercial Vehicle Parking*	P	P	P							P						3.208.8
Satellite Dish*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.208.9
Solar Energy System*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.208.10
Swimming Pool	P	P	P	P	C	P	P			P						3.208.11
Wind Energy Conversion System, Micro-Wind Turbine	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.208.12
Wind Energy Conversion System, Small	C	C			C	C	C	C	C	C						3.208.13

LAND USES	ZONING DISTRICTS															USE-SPECIFIC STANDARDS SECTION
	RESIDENTIAL				COMMERCIAL			INDUSTRIAL		SPECIAL						
	RU	R-1	R-2	R-3	B-1	B-2	B-3	I-1	I-2	C	G	L	PI	SY	TC	
<b>HOME USES</b>																
Home Occupation	P	P	P	P	P	P	P	P	P	P						3.209.1
Secondary Dwelling Unit (Attached)	C	C														3.209.2
Secondary Dwelling Unit (Detached)	C	C														3.209.3

TEMPORARY USES																
Temporary Tents*	P	P	P	P	P	P	P	P	P	P	P				P	3.210
Construction or Sales Office Trailer	P	P	P	P	P	P	P	P	P	P						3.210
Housing During Construction	P	P	P	P						P						3.210
Model Dwelling Sales Units	P	P	P	P						P						3.210
Portable Storage Containers	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.210
Yard/Garage Sales, Estate Sales, Private Auctions	P	P	P	P	P	P	P	P	P	P					P	3.210

\*Recreational/Commercial Vehicle Parking: The parking of recreational or commercial vehicles does not require a zoning permit.

\*Satellite Dish: Dishes which are one (1) meter in diameter or less do not require a zoning permit.

\*Solar Energy System: A roof-mounted solar energy system does not require a zoning permit. A ground-mounted system shall require a permit.

\*Portable Storage Containers: Do not require a zoning permit.

### CHAPTER 3: ZONING DISTRICT STANDARDS

#### § 2.301 GENERAL PROVISIONS.

The provisions of this Chapter shall apply to the uses, buildings, and structures regulated by the requirements of the zone in which they are located along with other provisions, standards, and requirements specified elsewhere as applicable in this Code. In addition to the below standards, provisions for Parking and Loading (Article III, Chapter 3), Signage (Article III, Chapter 4), Lighting (Article III, Chapter 5), and Landscaping and Screening (Article III, Chapter 6) are outlined within separate chapters.

#### § 2.302 RESIDENTIAL ZONING DISTRICT STANDARDS.

**2.302.1 Lot Standards:**

STANDARD			RESIDENTIAL ZONING DISTRICTS			
			RU	R-1	R-2	R-3
<b>Minimum Lot Size*</b>			5 acres	2 acres	14,000 sq. ft. per building	12,000 sq. ft. per building
<b>Minimum Lot Frontage &amp; Lot Width (feet)</b>	Standard Frontage Lots*	Lots < 3 acres		150	75	65
		Lots < 4 acres		175	75	65
		Lots < 5 acres		200	75	65
		Lots ≥ 5 acres	225	225	75	65
	Curved Frontage Lots*	<b>Lot Frontage</b> at the road right-of-way	50	50	25	25
		<b>Lot Width</b> at the front yard setback line	150	150	75	65

**\*Minimum Lot Size:** The required lot area shall not include any road or street right-of-way as shown on the Warren County Official Thoroughfare Plan, and shall also be exclusive of any easements and/or setbacks for streams, wetlands, floodways, high-pressure gas pipelines, railroads, and high-tension power lines.

**\*Minimum Lot Frontage & Lot Width for Standard Frontage Lots:** The set of standards with the lowest acreage applicable to the lot shall apply. For instance, a 3.5 acre lot shall conform to the frontage requirements specified for lots less than 4 acres. Lot frontage shall be measured in common with the right-of-way line. Lot width and lot frontage shall be measured as shown in Section 3.103.6 (Lot Width) and 3.103.7 (Lot Frontage), respectively. Panhandle lots are not subject to minimum lot frontage requirements (see Section 3.103.3 for Panhandle lot standards).

**\*Minimum Lot Frontage for Curved Frontage Lots:** Lot frontage at the road right-of-way is defined as the length measured in common with the arc dividing the road right-of-way from the front of the lot. Lot frontage shall be measured as shown in Section 3.103.7 (Lot Frontage).

**\*Minimum Lot Width for Curved Frontage Lots:** Lot Width shall be measured as shown in Section 3.103.6 (Lot Width).

**2.302.2 Principal Structure Standards:**

STANDARD		RESIDENTIAL ZONING DISTRICTS			
		RU	R-1	R-2	R-3
<b>Maximum Height* (feet)</b>		35	35	35	35
<b>Minimum House Size</b> (square feet of living space per unit)	Single-Family Units	1,250	1,250	1,250	1,250
	Two-Family Units			900	900
	Multi-Family Units				800



<b>Minimum Setbacks*</b> (feet)	Front Yard	Lots < 3 acres		50	40	35
		Lots < 4 acres		50	50	50
		Lots < 5 acres		50	50	50
		Lots ≥ 5 acres	100	100	100	100
	Side Yard	Lots < 3 acres		25	15	10
		Lots < 4 acres		25	25	25
		Lots < 5 acres		25	25	25
		Lots ≥ 5 acres	50	50	50	50
	Rear Yard	Lots < 3 acres		50	25	25
		Lots < 4 acres		50	25	25
		Lots < 5 acres		50	25	25
		Lots ≥ 5 acres	50	50	50	50

\***Maximum Height:** Refer to Section 3.103.4 (Height Measurement and Exceptions)

\***Minimum Setbacks:** The set of standards with the lowest acreage applicable to the lot shall apply. For instance, a 3.5 acre lot shall conform to the requirements specified for lots less than 4 acres. Minimum setbacks shall be measured from property lines and Warren County Thoroughfare Plan right-of-way as shown in Section 3.103.1 (Minimum Setbacks).

**2.302.3      Development Standards:**

Non-residential uses within a residential district shall comply with the floor area ratio, minimum lot area, and impervious surface ratio standards of the B-1 Zone.

**2.302.4      Accessory Structure Standards:**

Accessory structures/use shall comply with the requirements of Section 3.208 (Accessory Use Standards).

**2.302.5      Conservation Design Option (CDO):**

The CDO is available to properties located in the RU and R-1 districts, and is optional at the landowner/applicant's request. Developments utilizing this option shall undergo the Major or Alternative Subdivision process in accordance with the Warren County Subdivision Regulations. When utilizing the CDO, the minimum site development standards are modified to provide for required open space and allow flexibility in design.