

CHAPTER 1113
Schedule of Regulations

1113.01 Schedule of Regulations.

1113.01 SCHEDULE OF REGULATIONS.

District/ Overlay	Lot Minimum		Maximum Height of Structures		Minimum Setback Requirements (Per Lot in Feet)				Minimum Floor Area	Maximum Lot Coverage
	Area (square feet)	Width (feet)	In Stories	In Feet	Minimum Front Yard	Side Yards		Rear Yard		
						Least One	Total of Two			
R-1, Rural Residential District	174,240 (4 acres)	300 (b)	2	35	200	65	130	100	(h)(1)	15%
R-2, "Small Town" Residential District	10,890 (1/4 acre) (a)	80 (b)	2	35	25	10	25	35	(h)(2)	30%
C, Commercial District	(c)	(b, c)	3 (d)	45 (d)	0	0 (f)	0 (f)	20	-	(k)
MU, Mixed Use District	(c)	(b, c)	3 (d)	45 (d)	0	0 (f)	0 (f)	20	(i, j)	(k)
PI, Public/Institutional District	(c)	(b, c)	2 (d)	35 (d)	0	0 (f)	0 (f)	20	-	(k)
CR, Conservation/ Recreation District	-	-	2	35	100 (g)	35 (g)	70 (g)	60 (g)	-	5%

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(Ord. 2005-0711-03. Passed 7-11-05; Ord. 129-2009. Passed 8-10-09; Ord. 130-2009. Passed 9-9-09; Issue 67 Referendum Vote 11-2-2010; Issue 68 Referendum Vote 11-2-2010.)

FOOTNOTES TO SCHEDULE OF REGULATIONS

- (a) In the event of no public water or sanitary sewer service availability, the minimum lot area and width in the R-2 District shall be determined by the amount and configuration of land necessary to accommodate private well(s) and or septic system(s), as determined by the Summit County General Health District. In no case, however, shall the minimum lot area be less than 10,890 square feet.
- (b) In all districts, in addition to meeting minimum lot width requirements, each lot shall also provide lot frontage conforming to the requirements of Section 1117.05.
- (c) In a C, MU, or PI District, lot minimum (area and width) and minimum front and side setback requirements shall be determined by the ability of a proposed use to meet all other requirements of this Ordinance.
- (d) In a C, MU or PI District, as well as for additional uses in R-1 and R-2 Districts as specified in this Ordinance, additional building height may be permitted with Commission approval, upon

providing justification to the Commission that the height is necessary for the operation of a proposed use.

(e) In all districts, on a corner lot, the side yard abutting the secondary street shall be increased to the front yard for the district in which the lot is located.

(f) In a C, MU, or PI District, where a lot abuts land in an R-1 or R-2 District, any side yard abutting such land shall be increased to 20 feet.

(g) In a CR District, there shall be no setback requirements for any lot line that abuts another lot in a CR District.

(h) (1) Single-family dwellings in the R-1 District shall comply with the following minimum floor area requirements:

(A)

Dwellings with or without basement	1,400-1800sq. ft.
First floor of two-story or tri-level	800-1000sq. ft.

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(B)

Single Family dwelling shall comply with the following maximum floor area requirements:

Dwelling with or without basement	5500 sq.ft.
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(2) Single-family dwellings in the R-2 District shall comply with the following minimum floor area requirements:

(A)

Dwellings with or without basement	1100sq. ft.
First floor of two-story or tri-level	800sq. ft.

(i) Two and three family dwellings on individual lots shall comply with the following minimum floor area requirements per unit:

Dwellings w/o basement	1,150 sq. ft.
Dwellings with basement	1,000 sq. ft.
First floor of two-story or tri-level	750 sq. ft.

(j) Multiple family dwellings in a multifamily development shall comply with the following minimum floor area requirements per unit:

Unit with one bedroom	400-550sq. ft.
Unit with two bedrooms	550-720sq. ft.
Unit with three or more bedrooms	700-1100sq. ft.

(k) In a C, MU or PI District, maximum lot coverage shall be determined by the ability of a proposed use to meet all other requirements of this Ordinance.