

**ARTICLE 5 R-1AAA, R-1AA, R-1A, R-1B, R-1C SINGLE FAMILY RESIDENTIAL DISTRICT**

**5.01 INTENT**

These districts are the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density single unit dwellings plus certain other facilities which serve the residents living in the district.

**5.02 PERMITTED PRINCIPAL USES**

- A. One one-family dwelling and private garage incident thereto, not including house trailer, mobile homes, recreation vehicle or tent dwelling.
- B. Churches and similar places of worship; provided such use is adjacent to a school or commercial area and/or access is by means of roads designated as arterial or collector thoroughfares by the official Thoroughfare Plan.
- C. Public community center buildings, parks, playgrounds, and golf courses except miniature golf courses.
- D. Public and parochial elementary, junior and senior high schools.
- E. Parish houses and convents in conjunction with churches or schools.
- F. Agricultural purposes or the construction or use of buildings or structures incident to the use for agricultural purposes of the land on which such buildings or structures are located as permitted by Section 303.21 of the Ohio Revised Code.

**5.03 ACCESSORY USES**

- A. Private garages and utility buildings when customarily incidental to a one-family dwelling.
- B. In any case involving a vacant lot, any accessory building thereon shall be subject to the provisions of Section 7.08 of the Miami Co. Zoning Resolution.
- C. Swimming pools for use by residents and guests only, provided such pools are set back fifteen (15) feet from all lot lines and enclosed with a fence sufficient to make such body of water inaccessible to small children. Such fence shall be not less than five (5) feet above the underlying ground. Above ground pools with at least a five (5) foot high enclosure sufficient to make such body of water inaccessible to small children, and with a fold away ladder, shall be exempt from additional enclosures. Electric pool covers may be substituted for the required 5' fence on lots which are greater than 1.5 acres.

D. Domestic sales, provided such sale or sales are not conducted for more than six (6) days of each calendar year except for change of occupancy. See Section VII for sign restrictions.

E. Sleeping Rooms: The renting or leasing of rooms provided the number of roomers does not exceed two in any dwelling.

F. Signs: No signs will be permitted except as provided in Article 20.

#### **5.04 CONDITIONAL USES**

The following uses are allowed in any R-1 residential district provided: A conditional use permit is granted by the Board of Appeals as provided in Article 22 of this Resolution, and further provided that all buildings allowed by such conditional use permit shall have the minimum setback requirements of the zoning district in which it is located.

A. Recreation areas or buildings operated by membership clubs for the benefit of their members and not for gain; provided that any principal building, accessory building or out-of-doors swimming pool shall be located not nearer than two hundred (200) feet from any adjoining land zoned for a residential use.

B. Public owned or leased buildings, public utility buildings, telephone exchanges, transformer stations and sub-stations, except garage and maintenance buildings.

C. Private schools, institutions of higher learning and libraries.

D. Cemeteries, when an extension of existing cemeteries.

E. Home occupations.

F. Nursery schools may be permitted in the R-1AAA district only provided there is at least two hundred (200) square feet of out-door play area for each child, such space having a minimum dimension of at least twenty (20) feet and being enclosed by a fence or wall thirty-six (36) to forty-two (42) inches high.

#### **5.05 YARD REQUIREMENTS**

See Section 7.08, Schedule of Yard and Lot Requirements.

#### **5.06 BUILDING HEIGHT REGULATIONS**

In any R-1 Residential District no building shall be erected in excess of 2-1/2 stories or thirty-five (35) feet in height.

#### **5.07 ACCESSORY PARKING**

Two (2) car spaces for each dwelling unit. Parking for other uses: See Article 19.16.

**5.08 DEPTH OF LOT**

In any R-1 District, no lot shall have an average depth which is more than three (3) times its average width.

**5.09 FRONTAGE REQUIREMENT**

Every lot located in a residential district shall have a minimum frontage equal to the minimum lot width for the zoning district in which it is located, except a lot located upon a cul-de-sac shall have its minimum frontage measured at the depth of the minimum front yard for the district.