



Summary of Zoning Development Standards

The following includes a summary of selected zoning requirements by zoning district. For all of the applicable zoning regulations, please contact the Planning Department at [330] 689-2819.

RESIDENTIAL DISTRICTS						
Minimum Lot Area, Lot Width and Required Yards						
District	Minimum Lot Size	Minimum Lot Width	Front Setback	Rear Setback	Side Setback	Minimum Frontage at Lot Line
O	5 acres	300	100	50	25	100
R-1	20,000 sq. ft.	100	50	45	15	45
R-2	16,000 sq. ft.	90	40	30	10	40
R-3	12,000 sq. ft.	80	40	30	8	35
R-B	16,000 sq. ft.	100	40	40	10	75
Accessory Buildings & Pools						
			Distance From:			
	Yard Where Permitted	Rear Lot Line	Side Lot Line	Principal Building		
Accessory Buildings (including detached garages)	Rear & Side	6	6	12		
Decks, Patios, Porches, Steps and any other extension to the principal structure	Front, Rear & Side	(a)	(a)	(a)		
Pools	Rear	10	10	---		
(a) Shall comply with the principal building setbacks noted above						
* Driveways and walkways may be constructed up to but not on the property line						

INDUSTRIAL DISTRICTS								
Minimum Lot Area, Lot Width and Required Yards								
District	Minimum Lot Area	Min. Lot Width	Building Setbacks			Parking Setbacks		
			Front	Rear & Side	Rear & Side ^(b)	Front	Rear & Side	Rear & Side ^(b)
I-1 Limited Industrial	40,000 sq. ft.	120	40	20	40	20	10	25
I-2 Industrial	40,000 sq. ft.	120	40	20	40	20	10	25

* Dimensions in tables in feet unless otherwise noted



COMMERCIAL DISTRICTS

Minimum Lot Area, Lot Width and Required Yards

District	Minimum Lot Area	Min. Lot Width	Building Setbacks			Parking Setbacks		
			Front	Rear & Side	Rear & Side ^(d)	Front	Rear & Side	Rear & Side ^(d)
C-2 Limited Retail	20,000 sq. ft.	100	40	10	40	20	10	25
C-3 Community Retail	40,000 sq. ft.	120	60 (a)	20	40	20	10	25
C-4 General Business	40,000 sq. ft.	120	80 (a)	20	40	20	10	25
C-5 Highway Services	40,000 sq. ft.	120	80 (a)	20	40	20	10	25
C-6 Office	40,000 sq. ft.	120	80 (a)	25	50	20	10	25
C-7 Office/Multi-Family	5 acres (e)	300	80 (a)	30	60	40 (f)	10	30
C-8 Office/Service	40,000 sq. ft. _(e)	120	50 _{(b)(c)}	30	50	20 (c)	10	30

- (a) On corner lots, the minimum depth of a front yard adjacent to the side streets is 40 feet.
- (b) For private internal streets within a C-8 development, the minimum front yard is 20 feet.
- (c) For C-8 Districts, the minimum setback from S.R. 8 is 40 feet.
- (d) If adjacent to a Residential District
- (e) The minimum area for a tract of land proposed for development in a C-7 District is 5 acres and in a C-8 District shall be 3 acres. Further subdivision of land following approval of the overall site plan shall be permitted with a minimum parcel area of 40,000 square feet.
- (f) Off-street parking areas adjacent to a proposed public or private street may be located a minimum of 20 feet from the front lot line.

* Dimensions in feet unless otherwise noted