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Building Regulations; Construction

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Zoning

PERFORMANCE STANDARDS

§ 154.210 LOT AREA, WIDTH AND SETBACKS FOR LAND USE DISTRICTS.

<i>Symbol</i>	<i>Use District</i>	<i>Lot Area</i>	<i>Lot Width</i>	<i>Front Yard Setback From Road Right-of-Way</i>	<i>Side Yard</i>	<i>Rear Yard</i>	<i>Height</i>
A	Agricultural	11 acres	150 ft.	40 ft.	30 ft.	50 ft.	2-1/2 stories, 35 ft. except for silos, grain elevators etc.
R-1	Suburban Residential	9,000 sq. ft.	75 ft.	25 ft. or same setback as existing bldgs.	10% of bldg. line width but not less than 7.5 ft.	30 ft.	2-1/2 stories, 35 ft.
R-2	Urban Residential	7,000 sq. ft.	50 ft.	Same as R-1 District	Same as R-1 District	30 ft.	2-1/2 stories, 35 ft.
R-3	Multi-Family Residential	10,000 - multi-family; 1 acre townhouse project	75 ft.	Same as R-1 District	10% of bldg. line width but not less than 5 ft.	30 ft.	3 stories, 40 ft.
R-4	Manufactured/ Mobile Home District	5,000 sq. ft.					

(Prior Code, Ch. 11 table)

§ 154.211 PURPOSE.

The performance standards established in this subchapter are designed to encourage a high standard of development by providing assurance that neighboring land uses will be compatible. The performance standards are designed to prevent and eliminate those conditions that cause blight or are detrimental to environment. All future development in all districts shall be required to meet these standards and the standards shall also apply to existing development where so stated. Before any building permit is approved, the Zoning Administrator shall determine whether the proposed use will conform to the performance standards. The developer or landowners shall supply data necessary to demonstrate the conformance. The data may include a description of equipment to be used, hours of operation, method of refuse disposal and type and location of exterior storage.