

SUPPORTING ILLUSTRATIONS

District Intent

This residential district is intended to provide for the characteristics of smaller residential lots as are common in older platted neighborhoods.

Required Approvals

- City of Findlay Zoning Inspector

Permitted Uses Summary

Residential Uses:

- Single Family Residential Detached
- Accessory Uses
- Daycare (Type B Family day-care home)
- Public and Private Parks

Accessory Uses:

- Detached garages
- Gazebos, decks, porches, hot tub enclosures
- Carports, canopies, pool houses, greenhouses
- Fences
- Structures less than 50 square feet are not considered accessory structures.

Conditional Uses Summary

- Cemeteries
- Government Uses
- Home Occupations
- Non-Commercial Recreational
- Facilities
- Places of Worship
- Public/Private Golf Courses
- Public Swimming Pools
- Restricted Commercial
- Recreational facilities
- Schools – Public/Private
- Kindergarten to 12
- Funeral services
- group homes
- Bed & Breakfasts
- Parking Lots
- Emergency Services
- Community Center



Setbacks & Lot Size

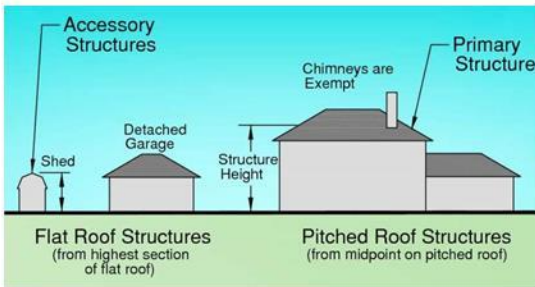
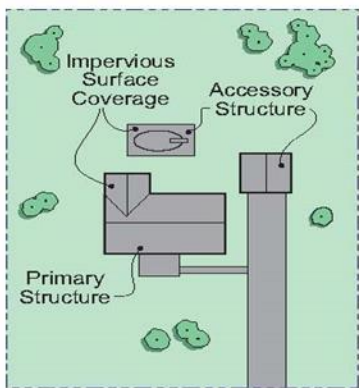
- Front Setback: 10'
- Side Setback: 3'
- Rear Yard Setback: 15% of lot depth or 30' which ever is less
- Minimum 3,500 square feet
- Minimum lot frontage: 35 feet
- Average Front Yard Setback: The front depth shall equal the average depth of the front yards of the lots on either side or 10', whichever is lesser. In no case shall it be less than 5'
- Street Side Yard Setback: 10'

Lot Coverage

- Maximum 50% for all structures
- Minimum Living Area:
 - Single Story - 800 square feet
 - Two-story - 1,000 square feet

Building Height

- Primary Structure: 40'
- Accessory Structure 18'



Additional Development Standards

- Accessory Structures 1161.01
- Communication Structures 1161.13
- Conditional Use 1161.15
- Fence and Wall Standards 1161.03
- Height Standards 1161.04
- Home Occupation 1161.05
- Landscaping Standards 1161.08
- Lighting Standards 1161.09
- Outdoor Storage Standards 1161.10
- Parking 1161.11
- Screening Standards 1161.07
- Signage 1161.12
- Small Wind Turbines 1161.14
- Highway & Transportation Thoroughfare Plan
- Penalties 1199
- Flood Damage Reduction Ordinance 1351