

**CHAPTER 1252
RESIDENCE "B" DISTRICT**

1252.01 Purpose

The purpose of the Residence "B" District is to protect residential neighborhoods from the intrusion of incompatible non-residential uses; to allow other public and institutional uses that do not adversely affect the residential quality of their neighborhood; and to provide locations for single family detached dwellings where the amenities of light, air, and yard spaces around each dwelling are a moderate standard for the City.

1252.02 Principally Permitted Uses

The following uses shall be permitted as of right:

- A. Single Family Detached Dwelling.
- B. Family Day Care Home, Type B; pursuant to Chapter 51 of the O.R.C..
- C. Residential Facility; excluding Group Homes and Adult Homes pursuant to Chapter 51 of the O.R.C..
- D. Religious Places of Worship.

1252.03 Accessory Permitted Uses

The following uses shall be permitted as accessory to a principal use:

- A. Signs; pursuant to Chapter 1290.
- B. Home Occupation; pursuant to Chapter 1282.
- C. Satellite Dish; pursuant to Chapter 1282.
- D. Fences and Walls; pursuant to Chapter 1282.

- E. Uses, Buildings and Structures Incidental to a Principally Permitted Use.

Accessory uses and buildings shall be incidental and subordinate in height, area, bulk, extent and purpose to the principal use. Accessory buildings shall not be erected prior to the principal building.

1252.04 Conditionally Permitted Uses

The following uses shall be permitted only after approval by the Board of Zoning Appeals pursuant to the Conditional Use Permit process as established in Chapter 1244, Administration and Enforcement.

- A. Family Day Care Home, Type A; pursuant to Chapter 51 of the O.R.C.
- B. Group Home.
- C. Adult Group Home.
- D. Educational Institution; Grades Preschool - 12.
- E. Non-Commercial Recreation.
- F. Public and Institutional Uses.
- G. Secondary Dwellings; pursuant to Section 1282.13.

1252.05 Development Standards

A. Property Development Standards

The following development standards shall apply to properties located within the Residential "B" District.

Residential "B" District	
Minimum Lot Area	<ul style="list-style-type: none"> • 5,500 square feet for single family detached. • 15,000 square feet all other uses.
Minimum Lot Frontage	<ul style="list-style-type: none"> • 50 feet. • 25 feet when located on a cul-de-sac or curved street.
Maximum Lot Coverage	<ul style="list-style-type: none"> • 60% Impervious Surface Ratio • 50% Floor Area Ratio • .05% Accessory Uses
Maximum Height	<ul style="list-style-type: none"> • 30 feet principal structures • 15 feet accessory structures
Minimum Front Yard Setback	<ul style="list-style-type: none"> • 25 feet principal use • No accessory uses permitted in the front yard
Minimum Side Yard Setback	<ul style="list-style-type: none"> • 5 feet each yard with a minimum total of 10 feet • 3 feet for accessory uses
Minimum Rear Yard Setback	<ul style="list-style-type: none"> • 25 feet • 3 feet for accessory uses
Maximum Density	<ul style="list-style-type: none"> • 7 dwelling units per acre

B. Minimum Off-Street Parking and Loading Standards

Minimum off-street parking and loading standards shall be as regulated by Chapter 1280.

C. Buffer Requirements

Buffer requirements shall be as regulated by Chapter 1276.