

ARTICLE 17
R-1A SINGLE-FAMILY AND TWO-FAMILY DISTRICT

17.01 PURPOSE

This district is designed to accommodate both moderate density single-family and two-family residential development within portions of the Township that were formerly in the Village of Amelia.

17.02 PRINCIPALLY PERMITTED USES

Principally permitted uses are as follows:

- A. Single-family dwellings.
- B. Two-family dwellings.
- C. Agriculture; as per ORC 519.21 and as regulated in Section 7.31. (Under 5 Acres of land shall be limited to two head of livestock, excluding poultry).
- D. Type B Family Day Care Home.
- E. Adult Family Home or Small Residential Facility.

17.03 PERMITTED ACCESSORY USES

Permitted accessory uses are as follows, and in accordance with Article 7:

- A. Signs, as regulated by Article 40.
- B. Home occupations.
- C. Any use or structure customarily accessory and incidental to any of the permitted uses.

17.04 CONDITIONALLY PERMITTED USES

Conditionally permitted uses are as follows:

- A. Bed and Breakfast Facilities.
- B. Educational Institutions.
- C. Religious Places of Worship.
- D. Government Buildings.

- E. Non-Commercial Recreation Areas.
- F. Secondary Dwelling Units; as regulated in Article 7.
- G. Wireless Telecommunications Towers; as regulated in Section 7.12.
- J. Outdoor Stoves or Furnaces on lots three (3) acres or less; as regulated in Section 7.28.
- K. Small Wind Energy Conservation Systems on lots three (3) acres or less; as regulated in Section 7.29.

17.05 MINIMUM LOT AREA AND WIDTH

The minimum lot area and width for properties in the R-1A Single-family and Two-family District shall be as follows:

- A. Single-family dwellings shall have a minimum lot area of 20,000 square feet and a width of not less than 100 feet at the building setback line.
- B. Two-family dwellings shall have a minimum lot area of 20,000 square feet and a width of not less than 100 feet at the building setback line.
- C. Other uses shall have a minimum lot area of 1 acre and a width of not less than 100 feet at the building setback line.

17.06 MINIMUM FRONT YARD SETBACK

The minimum front yard setback for properties in the R-1A Single-family and Two-family District shall be 25 feet.

17.07 MINIMUM SIDE YARD SETBACK

The minimum side yard setback for properties in the R-1A Single-family and Two-family District shall be 10 feet with a minimum total side yard setback of 40 feet.

17.08 MINIMUM REAR YARD SETBACK

The minimum rear yard setback for properties in the R-1A Single-family and Two-family District shall be 40 feet.

17.09 MAXIMUM HEIGHT REGULATIONS

The maximum height regulations for properties in the R-1A Single-family and Two-family District shall be as follows:

- A. No principal structure shall exceed 40 feet in height.
- B. No accessory structure shall exceed 15 feet in height unless such structure is greater than 300 square feet, but in no case shall any accessory structure exceed the height of the principal structure on the lot.

17.10 OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be required as is specified in Article 8, Off-Street Parking and Loading.