

CHAPTER 1121 R-1 SINGLE FAMILY LOW DENSITY RESIDENTIAL

SUPPORTING ILLUSTRATIONS

District Intent

This residential district is intended to provide for the development of single-family homes with a density range of approximately 4 dwelling units per acre.

Required Approvals

- City of Findlay Zoning Inspector

Permitted Uses Summary

Residential Uses:

- Single Family Dwellings
- Accessory Uses (See, Permitted Accessory Structures)
- Daycares (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
- Home Occupations
- Non-Commercial Recreational
- Facilities
- Places of Worship
- Public/Private Golf Courses
- Public Swimming Pools
- Restricted Commercial
- Recreation Facilities
- Schools – Public/Private
- Kindergarten to 12
- Bed & Breakfasts
- group homes
- emergency services
- Community Center

Setbacks & Lot Size

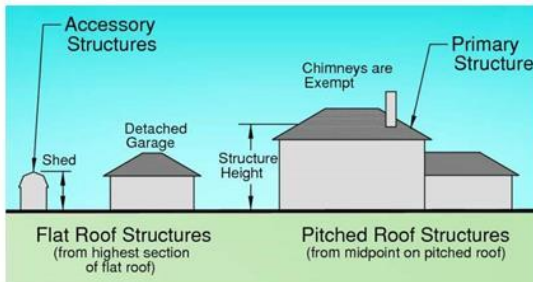
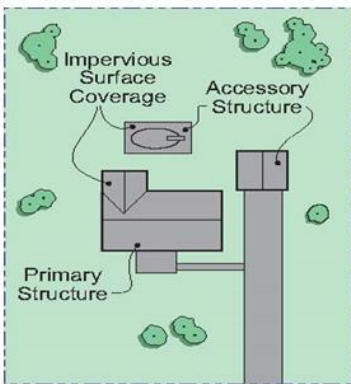
- Front Setback: 30'
- Side Setback: 5'
- Rear Yard Setback: 30'
- Minimum Lot: 10,000 square feet
- Minimum lot frontage 65'
- Street side yard setback: 15'

Lot Coverage

- Maximum 33% for all structures
- Minimum Living Area:
 - Single Story - 1,600 square feet
 - Two Story - 1,800 square feet
- One accessory structure of less than 50 square feet is excluded

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
- Flood Damage Reduction Ordinance 1351