

SUPPORTING ILLUSTRATIONS

District Intent

This residential district is intended to provide for the development of single-family homes with a density range of approximately 5 dwelling units per acre.

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
- 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



Setbacks & Lot Size

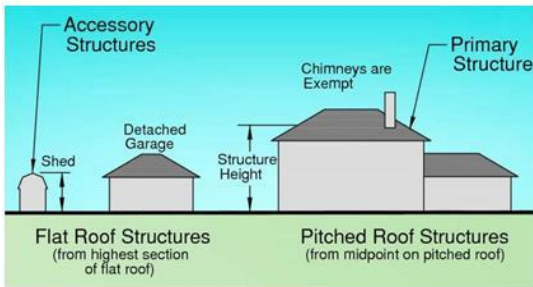
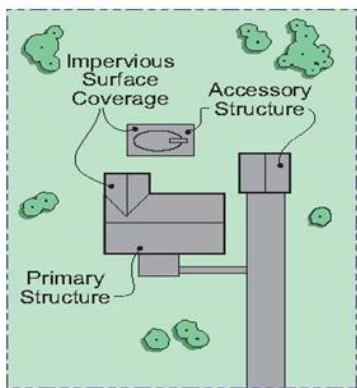
- Front Setback: 25'
- Side Setback: 5'
- Rear Yard Setback: 30'
- Minimum 7,500 square feet
- Minimum lot frontage: 50'
- Average Front Yard Setback: Front depth shall equal average depth of the front yards of the lots on either side or 25', whichever is lesser. In no case less than 15'
- Street Side Yard Setback: 15'

Lot Coverage

- Maximum 33% for all structures
- Minimum Living Area:
 - Single Story - 1,300 square feet
 - Two Story - 1,500 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