

VILLAGE OF HANNA CITY ZONING INFORMATION:

Section 178.07

R-1 Low Density Residential District

7.1 Purpose: The R-1 Residential District is intended to include those portions of the Village developed predominantly with one (1) family dwellings on individual lots where it is deemed desirable to maintain and encourage this pattern of development, or those undeveloped portions of the Village in which it is deemed desirable to encourage this pattern of predominant land usage and density of population.

7.2 Permitted Use: No building or premises shall be used for any use and no building shall be hereafter erected or altered within any R-1 Residential District, unless otherwise provided for in this Ordinance, except for the following uses which are allowed:

- (1) One (1) family dwellings
- (2) Libraries; public museums
- (3) Churches; temples; other places of public worship
- (4) Public or private schools offering general instructions between kindergarten and twelfth grade levels; public or private colleges offering courses leading toward associate, baccalaureate or advanced degree in arts or science or comparable recognized degree.
- (5) Parks, recreation areas, recreation buildings operated by a unit of government; government buildings but not including storage yards or buildings for the housing of trucks, contractors equipment, poles, pipe, road building materials or similar materials.
- (6) Temporary buildings, structures and uses incidental to construction on the site, for a period not to exceed one (1) year.
- (7) Customary home occupations, but not including the conduct of a retail or wholesale business or manufacture.
- (8) Customary accessory uses, including private garages.
- (9) One (1) nameplate sign not exceeding one (1) square foot in area, which may include the occupant's name, street address and profession or home occupation if such is conducted on the premises. One (1) sign advertising the sale or rental of the premises, and not exceeding five (5) square feet in area and including the zoning classification may be displayed.

- 7.3 Heights: No principal building or structure shall hereafter be erected or altered to exceed thirty-five (35) feet in height. No accessory building or structure shall hereafter be erected or altered to exceed seventeen (17) feet in height.
- 7.4 Lot Size: Every building hereafter erected shall be on a lot having an area not less than six thousand (6,000) square feet, a lot width measured along the front setback line of sixty (60) feet and a lot depth of not less than one hundred (100) feet, measured along a line midway between the side lot lines perpendicular to the front lot line; provided, however, that where a lot is smaller than herein required, and was of record at the time of the passage of this Ordinance, said lot may be occupied by not more than one (1) family.
- 7.5 Yards: No principal or accessory building or structure shall hereafter be erected or enlarged unless the following yards are provided and maintained in connection with such buildings or structures.
- 7.5.1 Front Yard: Front yard not less than twenty-five (25) feet in depth, unless forty (40%) percent or more of the adjacent frontage is improved with buildings that have observed a greater or less depth of front yard, in which instance, no new buildings or portion thereof shall project beyond a straight line drawn between the point closest to the front property line of the two (2) nearest residences, but this regulation shall not be interpreted to require a front yard of more than fifty (50) feet nor to permit a front yard of lesser depth than that of the nearest building. Where the street is curved, the line shall follow the curve of the street rather than to be a straight line.
- 7.5.2 Side Yard: A side yard on each side not less than ten (10%) percent of the width of the lot for principal buildings or structures is required. However, a side yard of a principal building or structure which occupies two (2) or more lots shall be not less than ten (10%) percent of the total front footage of said lots or six (6) feet, whichever is less. That in the event of damage or destruction of a dwelling by fire, storm or other casualty, said dwelling may be restored with the side yard setback which it originally had without reference to the requirements set forth in this section.

For accessory buildings or structures located on the rear one-third (1/3) of the lot, a side yard setback of not less than three (3) feet shall be maintained. For accessory buildings or structures located on the front two-thirds (2/3) of the lot, a side yard setback of not less than ten (10%) percent of the lot's width shall be maintained. For accessory buildings or structures located on the front two-thirds (2/3) of the lot, a side yard setback of not less than ten (10%) percent of the lot's width shall be maintained. No accessory buildings or structures shall be allowed in the front yard.

- 7.5.3 Rear Yard: A rear yard having a depth of not less than twenty-five (25) feet for principal buildings or structures. For accessory buildings or structures located on the rear one-third (1/3) of the lot, a rear yard of not less than five (5) feet shall be maintained where said rear yard abuts an existing alley; not less than three (3) feet where said rear yard does not abut an existing alley.

- 7.5.4 Supplementary Regulations: On a corner, no fence, hedge, earth terrace, parking facility or other structure or plant which would obstruct motor vehicle visibility of traffic approaching the corner or intersection shall be erected, placed or maintained within the triangular patterns that are formed by the intersection of the lot lines nearest the street intersection and a straight line joining said lot lines at points which are fifteen (15) feet in distance from the point of intersection.

An enclosed one (1) story porch, even though roofed over, may project into a required front, side or rear yard area a distance not to exceed six (6) feet, and shall not be considered in the determination of the size of yards; provided, however, that such porch shall not be closer than four (4) feet at any point to any lot line, and that no building shall have such porches projecting into more than one (1) required side yard; and provided further, that porches on buildings erected prior to the date of adoption of this amendment, extending into a required front yard, shall not be enclosed.

- 7.6 Building, Coverage: No building, with its accessory building, shall occupy in excess of thirty-seven (37%) percent of the area of an interior lot, nor more than forty (40%) percent of the area of a corner lot.

- 7.7 Habitable floor Area: No one (1) story dwelling shall hereafter be erected with a habitable floor area of less than seven hundred and fifty (750) square feet.
No two (2) story dwelling shall hereafter be erected with a habitable floor area of less than thirteen hundred (1,300) square feet.