

**ARTICLE 3**

**GENERAL REGULATIONS**

**SECTION 301 PURPOSE** <sup>1</sup> **(Amended 6/3/09, Ord. No. 2009-03)**

General regulations apply to all zoning districts. Where requirements of a general regulation and a district regulation differ, the more restrictive requirement shall prevail. Nothing in this Ordinance shall supersede, impair, alter or diminish any restrictions or rights created by deed covenants for any property in the Village.

**SECTION 302 PERMITTED USES**

- A. No building or other structure, including decks, shall be erected, converted, enlarged, reconstructed, or structurally altered, nor shall any building, structure, or land be used, designed, or arranged for any purpose other than that specifically permitted in the district in which the building or land is located.
- B. Uses which are omitted from this Ordinance as not being specifically permitted shall be considered prohibited until this Ordinance is amended to specifically include the use.
- C. The Zoning Board, with the approval of Council, shall have the power to permit any use comparable in character to any of the uses specifically listed under the permitted uses section of any district.
- D. No Zoning Permit will be required for minor interior repair or for alterations to or in dwellings or other buildings which do not involve changing bearing walls, structural parts, stairways, ingress, egress, or modifications to light and ventilation.

**SECTION 303 REGULATIONS OF LOTS**

- A. Lot Area – No parcel of land shall hereafter be so reduced or divided so as to provide less than the minimum lot size required in the zoning district in which such land is situated.
- B. Street Frontage – No principle residence shall be erected on a lot which does not abut on at least one (1) street.

## **SECTION 304 GENERAL REGULATION OF YARDS**

A. Open Area - Except as herein provided, every yard shall be open and unobstructed and shall not be reduced or diminished in area so as to be smaller than prescribed by this Ordinance. No required yard or other open space around one building shall be considered as a yard or open space for any other building, and no required yard or other required open space on an adjoining lot shall be considered as providing the yard or open space on the lot whereon a building is to be created or established.

### C. Yard Measurements

1. The minimum front yard depth shall be measured on the perpendicular from the street right-of-way line to the building setback line. All front and side street yards shall be measured from the right-of-way lines so established.
2. The minimum side yard width and rear yard depth shall be measured on the perpendicular from the lot lines to the nearest point of any structure on the lot.

D. Visibility at Intersections – On a corner lot in any district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two-and-one-half (2 ½) feet and ten (10) feet above the center line grades of the intersecting streets in the area bounded by the right-of-way lines of such corner lots and a line joining points along said street lines twenty-five (25) feet from the point of intersection.

D. Fence, Hedge and Walls – In all districts, fences, hedges and walls may be constructed to a maximum height of six (6) feet in any required side or rear yard, and to a height of three (3) feet in any required yard abutting a street. Fences or walls required to surround and enclose public utility installations are not limited as to height in any zoning district. No fence, hedge or wall may be closer than one (1) foot to any lot line.

If deed restrictions for any individual property within the Village limits fences on the property, the deed restriction shall apply. This subsection does not alter or affect any such deed restrictions.

E. Accessory Buildings – Detached garages or other accessory buildings shall be located at least four (4) feet from side and rear property lines, and no closer to any existing building than four (4) feet.

## **SECTION 305 BUILDING HEIGHT**

No structure shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit hereinafter established for the zoning district in which the structure is located, except that:

Radio, television and similar aerials, or masts and flagpoles may be erected to exceed not more than fifteen (15) feet in height above the limits of the zoning district in which it is located.

## **SECTION 306 GENERAL REGULATIONS OF STRUCTURES AND CONSTRUCTION**

- A. Required Compliance – No building shall be erected, converted, enlarged, reconstructed, or structurally altered to:
1. exceed the maximum height;
  2. accommodate a prohibited use or house a greater number of families; or
  3. have narrower or smaller rear, front, or side yards, than are specified herein for the district in which such building is located.
- B. Principal Residence – No more than one principal residence shall be permitted on any lot unless otherwise specifically stated in this Ordinance.
- C. Garages -
1. Garages may only be constructed in association with a residence and on the lot containing the residence or a lot adjacent to the residence.
  2. The maximum size of all garages shall be thirty (30) feet wide by twenty-four (24) feet deep, with compliance with all setback requirements for structures contained in this Ordinance.
  3. Garages attached to a residence shall be of the same style and type of construction as the residence.
- D. Pole Structures – Due to periodic flooding and unstable ground conditions, no pole structures are permitted in that portion of the Village bounded by Beachside Boulevard, Playland Parkway and Pebblebrook Path, including those portions of those roads, Twilight Trail west of Pebblebrook Path, and all of Portage Path and Sunset Stream.
- E. Temporary Buildings – Temporary buildings or uses for purposes incidental to construction work shall be permitted provided such buildings or uses shall not

be continued as permanent structures and are removed within thirty (30) days after completion of the work.

F. Grading and Seeding – Proper grading and seeding from the street pavement shall be required of all residential lots and work shall be completed within thirty (30) days after construction of the structure, weather permitting. In the case of a grade of greater than one (1) foot for twenty-five (25) feet of distance from existing pavement, a suitable drain shall be provided, subject to approval by the proper Village authority.

G. Temporary Parking

1. Immediate off-street parking facilities shall be installed within twenty-four (24) hours after foundation or footer digging has been completed.
2. Temporary parking facilities shall not require hard surface or permanent material, but may consist of gravel, stone or other suitable material that may be later used as base of a permanent driveway, or may be later removed.
3. Such temporary parking facilities may be located at any suitable place within the side-line and back-line set back of the property, not to interfere with the natural drainage and injurious to adjacent property owners.

H. Footers – Homes shall be constructed on solid block or brick foundations with ventilators on each wall. Foundation walls are to be not less than two (2) feet above finished grade line; same to extend thirty (30) inches below grade line. The footer must be a minimum of twenty-four (24) inches wide and twelve (12) inches thick of good concrete mix.

I. Roof Pitch – (Added by Ordinance No. 2008-05 adopted June 11, 2008)

For all new residential construction, the roof pitch of the roof of the main living or occupancy area of any new residential structure or of any addition or remodeled portion of an existing residential structure shall be no less than 4:12, meaning a minimum of four inches (4”) rise for each twelve inches (12”) of run of such roof.

**SECTION 307 ANNEXATION (Amended 1/5/98, Ord. No. 1997-007)**

A. On Application of Citizens

Upon receipt of written notice of the filing of a citizen’s annexation petition pursuant to Ohio Revised Code Section 709.03, the Clerk shall refer said

notice to the Village Council. At the next regular meeting of Council, Council shall review the materials filed with the Clerk in regard to the proposed annexation.

Upon receipt of all materials necessary to make a determination of the issues, Council shall then accept or reject the Petition for Annexation by Resolution or Ordinance.

On Application of the Village

Council shall determine whether or not to begin annexation provisions under Ohio Revised Code Section 709.14 and initiate such proceedings as provided by Ohio law.

**SECTION 308 ESTABLISHMENT OF DISTRICTS (Amended 6/3/09, Ord. No. 2009-03)**

For the purpose of promoting the public health, safety, morals, convenience, comfort prosperity and general welfare of the Village of Gloria Glens Park, the following zoning district are hereby established:

- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
- P-1 PARKS AND RECREATION DISTRICT
- P-2 SPECIAL PARKS AND RECREATION DISTRICT

**SECTION 309 SWIMMING POOLS**

The owners of all swimming pools located within the Village of Gloria Glens, Ohio, shall construct and maintain fences of such type and description that will effectively deny ingress to all animals and persons not specifically admitted to said swimming pools by the owner thereof. Said fences shall be constructed so as to be not farther above the ground than four (4) inches and not be over six (6) feet and not less than four (4) feet in height. Said fences shall be equipped with locks so as to comply with the purposes of this Ordinance, and constructed no less than ten (10) feet from any building, no less than ten (10) feet from rear or side lot lines, and no less than twenty (20) feet from the front lot line.

**SECTION 310 NUISANCES**

- A. No weeds, underbrush or unsightly brush or growth shall be permitted to grow to a height exceeding twelve (12) inches. Owners permitting such violation will be notified by certified mail to correct such conditions. If such notice is unheeded, after fifteen (15) days, the Village will correct the existing

conditions and bill the owner for the cost, which, if left unpaid, will be affixed to the owner's tax duplicate.

- B. All garbage, rubbish and refuse must be removed from the premises at least once a week.
- C. No poultry or livestock is to be kept on properties in the Village. No nuisances, or unsightly objects shall be permitted, erected or placed or suffered to remain on said premises, nor shall the premises be used in any way or for any purpose which may endanger the health or unreasonably disturb the peace and quiet of any occupants of adjoining premises.

### **SECTION 311 DRIVEWAYS**

- A. Asphalt driveways shall have a compacted fill and have at least two (2) inch base material and at least one (1) inch top material. Concrete driveways shall have a compact fill and concrete not less than four (4) inches thick. Concrete used shall be not less than six and one-half (6 ½) sacks of concrete mix per yard. Where a sidewalk runs through the driveway, the sidewalk and driveway portion from the sidewalk to the road, shall be not less than six (6) inch thick concrete. Sidewalks, other than before mentioned, shall be at least four (4) inch thick concrete.
- B. Culvert pipes shall be whatever is required for proper drainage, but not less than eight (8) inches in diameter and twelve (12) feet long. Placement of culverts shall not deter the natural flow of surface waters or create areas for water to freeze and form barriers to flow.
- C. Driveways shall be located according to the applicable district requirement.
- D. Common driveways serving two or more dwellings shall not be permitted under the applicable district regulations.