

ARTICLE 4

DISTRICT REGULATIONS

(Amended 6/3/09, Ord. No. 2009-03 to add P-1 and P-2)

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

SECTION 401 PURPOSE

This district is established to provide for new single-family residential development at a density desired in the Village. This density is intended to prevent:

- (1) excessive demands on sewage and water systems;
- (2) congestion of traffic on streets and highways;
- (3) inadequate access to buildings and facilities by fire fighting and other safety personnel;
- (4) devaluation of surrounding properties and aesthetically undesirable crowding by new construction with minimal surrounding yard space and lot size.

SECTION 402 PERMITTED USES

- A. Single-family dwelling.
- B. Accessory building incidental to the principle use which does not include any activity conducted as a business.
- C. Parking as regulated by Section 405 and Article 5.

SECTION 403 AREA AND HEIGHT REGULATIONS

- A. Minimum Lot Area – 4,800 square feet
- B. Minimum Lot Frontage at Street Right-of-Way – 60 feet
- C. Minimum Front Yard Depth – 20 feet from edge of Village street right-of-way; 50 feet from edge of county highway right-of-way. Corner lots shall maintain the required front yard setback from both streets.
- D. Minimum Side Yard Depth – 10 feet.
- E. Minimum Rear Yard Depth – 10 feet.
- F. Maximum Building Height – 30 feet.

SECTION 404 MINIMUM FLOOR AREA

Homes constructed within the Village shall comply with the following minimum first-floor living space requirements:

- (1) New homes constructed with no attached garage shall have a minimum of 1,300 square feet of first-floor living space.
- (2) New homes constructed with a single-car attached garage shall have a minimum of 1,200 square feet of first-floor living space.
- (3) New homes constructed with a two-car attached garage shall have a minimum of 1,100 square feet of first-floor living space.

SECTION 405 PARKING AND DRIVEWAYS

- A. Each dwelling shall have off-street parking for at least two automobiles in a garage or on a driveway or parking pad.
- B. All new dwellings shall have an asphalt or concrete driveway constructed in accordance with Section 311 of this Ordinance. All new driveways shall be asphalt or concrete and constructed in accordance with Section 311 of this Ordinance.
- C. All parking pads shall be asphalt or concrete and constructed in accordance with the requirements for driveways of Section 311 of this Ordinance.
- B. No new driveway or parking pad shall be located in front of any dwelling, unless it is leading to a garage, and no new driveway or parking pad shall be closer than two (2) feet to any rear or side lot line.
- E. Driveways shall have a minimum length of thirty-five (35) feet, except driveways leading to a garage that may not be less than twenty (20) feet.

PARKS AND RECREATION DISTRICT (P-1)

SECTION 406 P-1 PARK AND RECREATION DISTRICT

SECTION 406.1 PURPOSE

It is recognized by the Village Council that when the area that contains the Village was subdivided, a number of parcels of land owned by the village were set aside exclusively for parks and recreational purposes. It also is recognized by the Village Council that a number of parcels of land have been deeded to the Village through FEMA Flood Mitigation Buyouts for parks and recreational

purposes. This use has been assured by restrictive covenants contained in the conveyances of these properties. The Village Council acknowledges that these restrictions have not been abandoned and remain in full force and effect.

To preserve the character of these parcels in accordance with their deed restrictions and this original plan, the P-1 Parks and Recreation District is created that contains these properties. This zoning restriction is intended to be compatible and in accord with the deed restrictions that also limit the use of these properties. It is the intent of the Village Council not to alter or abandon any of the specific deed restrictions that apply to these properties.

SECTION 406.2 PERMITTED USES

- A. Parks and recreation, subject further to all of the deed restrictions and restrictive covenants that apply to the individual parcels of property within this District.
- B. Parking for use of the District for park and recreational purposes in those areas designated by Ordinance of the Village Council, and subject to such further restrictions as may be established by Ordinance of Council.

SPECIAL PARKS AND RECREATION DISTRICT (P-2)

SECTION 407 P-2 SPECIAL PARKS AND RECREATION DISTRICT

SECTION 407.1 PURPOSE

It is recognized by the Village Council that when the area that contains the Beachfront, Island, Boat Ramp, Beach Parking Lot and Open Areas at the lakefront was acquired by the Medina County Park District the parcel of land was set aside exclusively for parks and recreational purposes for Village residents and their guests. This parcel is known as Parcel #043-25A-04-001. This use is assured by restrictive covenants, the rules and regulations of the Medina County Park District and the Lease Agreement of the property between the Village and the Medina County Park District. The Village Council acknowledges that these restrictions have not been abandoned by the benefited property owner and remain in full force and effect.

To preserve the character of these parcels in accordance with their deed restrictions, lease agreements and this original plan, the P-2 Special Parks and Recreation District is created that contains these properties. This zoning restriction is intended to be compatible and in accord with the deed restrictions that also limit the use of these properties. It is the intent of the Village Council

not to alter or abandon any of the specific deed restrictions that apply to these properties. This zoning restriction is also intended to be compatible and in accord with all Medina County Park District rules and regulations.

SECTION 407.2 PERMITTED USES

- A. Parks and recreation, subject further to all of the deed restrictions and restrictive covenants that apply to the individual parcels of property within this District, and the terms of the Lease Agreement of the property to the Village from the Medina County Park District.

- B. Parking for use of the District for park and recreational purposes in those areas designated by Ordinance of the Village Council, and subject to such further restrictions as may be established by Ordinance of Council.