

CHAPTER 1155

R-T Two-Family Residential District

1155.01 Intent.

1155.02 Principal uses permitted.

1155.03 Principal uses permitted subject to special conditions.

1155.04 Area and bulk requirements.

CROSS REFERENCES

Nonconforming uses - see P.& Z. Ch. 1179

Accessory buildings - see P.& Z. Ch. 1181

Off-street parking and loading - see P.& Z. Ch. 1183

Signs - see P.& Z. 1187.03

Residential entranceway - see P.& Z. 1187.05

Residential fences - see P.& Z. 1187.08

1155.01 INTENT.

The R-T Two-Family Residential District is designed to afford a transition of use in existing housing areas by permitting new construction or conversion of existing structures between adjacent residential and commercial, office, thoroughfares or other uses which would affect residential character. This district also recognizes the existence of older residential areas of the City where larger houses have been or can be converted from single-family to two-family residences in order to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization. This district also allows the construction of new two-family residences where slightly greater densities are permitted.

(Ord. 82-1970. Passed 11-2-70.)

1155.02 PRINCIPAL USES PERMITTED.

In a Two-Family Residential District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in the Zoning Ordinance.

(a) All uses permitted and as regulated in the One-Family Residential Districts. The standards of Section 1177.01 applicable to the R-1 One-Family Residential District, shall apply as minimum standards when one-family detached dwellings are erected.

(b) Two-family dwellings.

(c) Accessory buildings and uses customarily incident to any of the above permitted uses.

(Ord. 82-1970. Passed 11-2-70.)

1155.03 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

(a) Family Homes licensed under Ohio R.C. 5123.19, subject to the provisions of Section 1187.12.

(b) Accessory buildings and uses customarily incident to any of the above permitted uses.

(Ord. 163-1984. Passed 12-17-84.)

(c) Bed and Breakfast Homes subject to the provisions of Section 1187.15.

(Ord. 3-2003. Passed 3-3-03.)

1155.04 AREA AND BULK REQUIREMENTS.

See Section 1177.01 limiting the height and bulk of buildings, the minimum size of lot permitted by land use, the maximum density permitted, and providing minimum yard setback requirements. (Ord. 82-1970. Passed 11-2-70.)