

**ARTICLE VIII - RESIDENCE R-3 DISTRICTS****A. PERMITTED BUILDINGS, STRUCTURES AND USES: Reference ARTICLE XIV – LAND USE TABLES****B. YARD, AREA AND HEIGHT PROVISIONS**

**FRONT YARDS:** No building shall be erected within seventy (70) feet from the front property line.

**SIDEWALKS:** By approval of the Zoning Inspector, a subdivision developed after the effective date of this amendment and sidewalks are included in this development, the minimum front setback as stated above may be reduced to fifty(50) feet.

**SIDE YARD:** There shall be two (2) side yards, each having a minimum width of fifty (50) feet, provided however, that where structure does not exceed three (3) stories in height the side yards shall each have a minimum width of twenty-five (25) feet

**REAR YARD:** There shall be a rear yard not less than sixty (60) feet in depth.

**AREA AND FRONTAGE:** No lot shall have an area less than one and five-tenths acres or less than two hundred (200) foot frontage or less than two hundred (200) foot depth when used for multiple family dwellings in excess of six (6) families.

**MINIMUM SQUARE FOOTAGE REQUIRED:** The minimum square footage of a dwelling shall be one thousand (1000) square feet of livable area exclusive of basement, garage, and/or open porches.

**HEIGHT:** No building shall exceed eighty-three (83) feet in height, provided however, that a penthouse for elevators or extended stairs may project an additional seventeen (17) feet.

**DENSITY:** No floor of a building shall exceed ten percent (10%) of the land area and there shall be not more than fourteen (14) family units per acre of land.

**EXCEPTION:** Residential R-2 District regulations may apply for the above criteria for a proposed single family dwelling up to a six-plex building on a Residential R-3 District parcel of land.

**C. AIR CONDITIONING UNITS**

Any exterior mounted air conditioning equipment necessary to a total cooling or ventilating system, including the mounting for such system, shall be considered part of the structure and must be placed in the rear yard and comply with the rear yard restrictions.

**D. PARKING**

Garage or parking space shall be provided on the same lot with the dwelling to park at least two (2) cars for each unit, plus one visitor's parking space for each unit. Each such parking space shall be at least one hundred sixty two (162) square feet in area, exclusive of access thereto, and paved with blacktop or concrete, and with

adequate drainage for surface water. No future revision of this site shall be made without approval of the Zoning Inspector.

#### **E. OCCUPANCY / SITE DRAINAGE**

On-site surface drainage retention/detention areas and calculations must be presented to the Township Zoning Inspector as part of the site development plan for review by the office of the Mahoning County Engineer. The developer, contractor, and/or property owner must request a final on-site inspection by the zoning inspector of the required and approved storm water management improvements including retention, detention, grading, final elevations, and post-construction best management practices (BMPs). The developer, contractor, and/or property owner may be required at the discretion of the zoning inspector to submit for review by the Mahoning County Engineer a certified as build drawing (s) depicting and/or a construction certification letter assuring storm water management compliance.

#### **F. DRIVEWAYS**

The driveway leading from the street right-of-way to the single-family dwelling shall be constructed as a hard surface driveway, consisting of brick, concrete, asphalt, or other surface approved by the Zoning Inspector.

#### **G. PRIVATE GARAGES AND OTHER OUTBUILDINGS**

No detached garage (including a portable-canvas garage) or other outbuilding shall be placed nearer to a side or rear property line than five (5) feet. No detached garage (including a portable-canvas garage) or other outbuilding shall be placed nearer to a front building setback line than seventy (70) feet or nearer to a side street property line than fifty (50) feet for corner lots. The above, however, shall not prevent the construction of a garage as a structural part of a dwelling.

There shall be no more than one (1) detached garage per lot. Said garage is limited to one (1) story and a maximum height of sixteen (16) feet as measured from the finished floor to the top peak of the roof. There shall be no living quarters in a detached garage. No detached garage shall exceed six hundred seventy six (676) square feet in area. The square footage calculation includes proposed roof overhangs designed for carports, porches, or storage areas.

Exception: An additional three hundred thirty six (336) square feet may be added to a detached garage for every dwelling unit in excess of two (2).

There shall be no more than one (1) outbuilding other than a detached garage per residential lot. An outbuilding shall be no larger than 225 square feet.

#### **H. FENCING**

Fencing of residential properties shall be permitted provided that any fence or wall in excess of three (3) feet in height extends no nearer to the front street property line than the front yard requirement of the dwelling and further provided the fence or wall does not exceed six (6) feet in height. In the case of a corner lot, no fence or wall in excess of three (3) feet may extend nearer to the side street property line than twelve (12) feet. It shall be the responsibility of the property owner erecting the fence to provide for maintenance of the out side of the fence or wall. The finished surface shall in all cases be the outside, with all posts, braces, etc. to the inside.

Fences or walls may be placed on interior property lines. No fence, wall, and/or planting shall be placed in such a manner as to obstruct the view of motorists or pedestrians. Where a property has a frontage on two right-of-ways, a fence or wall in excess of three feet shall not extend nearer to the front street property line on the secondary right-of-way than the mean distance of the front setbacks of the nearest dwellings within one hundred-fifty (150) feet on the same side of the street.

#### **I. OPEN FRONT, SIDE AND REAR PORCHES**

An open front porch may not extend nearer to a front property line than ten (10) feet or nearer to the side yard property line than the side yard requirements of the dwelling. An open side porch may not extend nearer to a side yard property line than the side yard requirements of the dwelling. An open rear porch may not extend nearer to a rear property line than twenty-five (25) feet or nearer to a side yard property line than the side yard requirements of the dwelling. An open porch is defined as open on three (3) sides except for wire screening. A porch shall not be considered open if enclosed by either permanent or detachable glass sash, or an enclosed railing more than three (3) feet in height as measured from the finished floor elevation.

#### **J. GAZEBOS**

Gazebos must be placed a minimum of forty (40) feet from the front foundation of the dwelling and a minimum of five (5) feet from a side or rear property line. In the case of corner lot, no gazebo shall be placed nearer than twenty (20) feet to a side street property line. Gazebos shall not be constructed for habitable purposes.

#### **K. HOT-TUBS**

Hot tubs and their appurtenances must be placed at the rear of the dwelling. Hot tubs and their appurtenances may not extend nearer to a rear property line than twenty-five (25) feet or nearer to a side yard property line than the side yard requirements of the dwelling.

#### **L. CARPORTS**

Attached carports may not extend nearer to a rear property line than twenty-five (25) feet or nearer to a side yard property line than the side yard requirements of the dwelling. Detached carports are subject to the requirements as stipulated for detached garages and other out-buildings.

#### **M. SATELLITE DISHES**

Satellite dishes in excess of 36 inches in diameter are subject to the requirements of "Article XII-Exceptions and Special Provisions" Section T".

#### **N. EASEMENTS**

No structures shall be placed on recorded easements. It is the property owner's responsibility to know if an easement(s) exists.