TATE TOWNSHIP
ZONING RESOLUTION
ARTICLE 4
DIMENSIONAL STANDARDS

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ARTICLE 4. DIMENSIONAL STANDARDS

4.01. GENERAL DEVELOPMENT STANDARDS

4.01.A. STREET FRONTAGE REQUIRED

The following shall apply to all residential lots unless specific exceptions are provided elsewhere in this zoning resolution.

4.01.A.1. All lots used for residential purposes shall have frontage on a designated public street or right-of-way in accordance with the district in which it is located.

4.01.A.2. Frontage along limited access or interstate roadways shall not be considered as part of the required street frontage.

4.01.A.3. Frontage regulations for specific lot types are further regulated in Section 4.03.I. Lot Requirements.

4.01.B. AGRICULTURAL EXEMPTIONS

4.01.B.1. Agricultural uses, and buildings or structures, which are incidental to agricultural uses, located on lots with a lot area of five (5) acres or more shall be exempt from the requirements of this Zoning Resolution, and property owners shall not be required to obtain a Zoning Certificate per such uses in accordance with ORC Section 519.21.

4.01.B.2. On lots less than five (5) acres in size that are platted or approved as described in ORC Section 519.21(B), all structures shall conform to the setback requirements and dimensional standards set forth for the applicable zoning designation in Table 4.02-1: Dimensional Standards for AG, RR, and RL Districts.

4.01.C. RESIDENTIAL DWELLING MINIMUM FLOOR AREA

4.01.C.1. Principal residential dwelling structures shall meet the minimum residential floor area per dwelling unit as established in Table 4.01-1: Minimum Residential Floor Area Per Unit By Dwelling Type (below) based on type of dwelling. The aggregate floor area total for structures shall be a minimum of 1,400 sq. ft. regardless of number of units.

Table 4.01-1: Minimum Residential Floor Area Per Unit by Dwelling Type

DWELLING TYPE	MINIMUM FLOOR AREA PER DWELLING UNIT REQUIRED[1]
Dwelling, Single-Family	1,400 sq. ft
Dwelling, Two-Family	Combined total of the residential floor area for each dwelling unit type (See minimums below – Dwelling, Multi-Family by Unit Type), or 1,400 sq. ft., whichever is greater.
Dwelling, Three-Family	
Dwelling, Multi-Family (By Unit Type)	
Efficiency Unit	450 sq. ft.
1 Bedroom unit	650 sq. ft.
2 Bedroom unit	850 sq. ft.
3+ Bedroom unit	1050 sq. ft.

[1] Area of dwelling devoted to living purposes include stairways, halls, closets, and other finished spaces within the dwelling unit, excluding unfinished area of basements, attics, porches and spaces used for a garage or carport. In multi-family dwellings, the area of shared laundry rooms, storage rooms, office, elevators, stairways, hallways or lobbies shall be excluded from residential floor area.

4.01.D. TRAFFIC VISIBILITY ACROSS CORNER LOTS

4.01.D.1. Neighborhood / Subdivision Roads

On any corner lot located at the intersection of two local neighborhood or subdivision streets (typically characterized by posted speed limits of 25 mph or less), no fence, wall, structure, or planting which acts as an obstruction to vision shall be erected or maintained within a clear sight triangle of thirty (30) feet. This distance shall be measured along the edge of the pavement or traveled way, starting from the point of intersection of the two street lines, as illustrated in Figure 4-1.

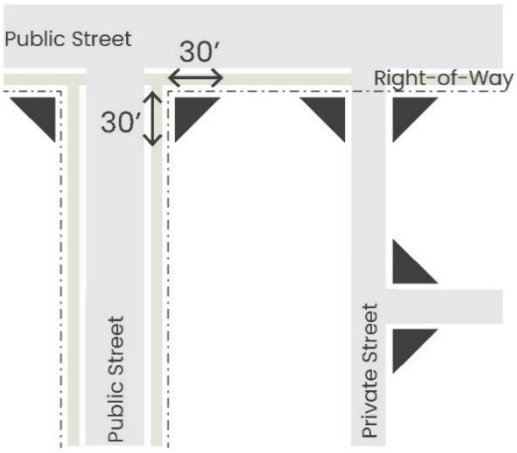


Figure 4-1: Traffic visibility across corner lots illustration

4.01.D.2. Township or Neighborhood Roads

On any corner lot located at an intersection involving a secondary or primary Township road (typically characterized by posted speed limits between 30 mph and 45 mph, or where a subdivision street intersects a through-township road), the clear sight triangle shall be increased to ensure adequate reaction times. No fence, wall, structure, or planting which acts as an obstruction to vision shall be erected or maintained within a clear sight triangle of fifty (50) feet, measured along the edge of the pavement or traveled way from the point of intersection.:

4.01.D.3. County and State Roads

All intersections and driveways intersecting with or crossing County and/or State roads must meet the intersection sight-distance criteria set forth in the current editions of the ODOT Location & Design Manual or the AASHTO Green Book, as applicable. Where the Ohio Department of Transportation (ODOT) or the Clermont County Engineer requires larger sight triangles, alternative dimensions, or dedicated sight-distance easements to accommodate higher legal travel speeds, those state or county requirements shall control and supersede the township metrics.

4.01.D.4. Minimum Standard Concept

The clear sight triangle dimensions established in this Section represent the absolute minimum requirements to maintain basic traffic safety. If the Zoning

Inspector, in consultation with the Township Trustees or County Engineer, determines that unique local topography, significant horizontal or vertical roadway curves, or documented traffic speeds require a greater unobstructed sight area than specified herein to preserve public safety, the stricter engineering standard or county/state guideline shall govern as the minimum acceptable standard.

4.02. DIMENSIONAL STANDARDS

4.02.A. DIMENSIONAL STANDARDS APPLICABLE TO "AG," "RR," AND "RL" DISTRICTS

The dimensional standards table in this section identifies the specific dimensional standards that apply to each agricultural and residential zoning district.

Table 4.02-1: Dimensional Standards for AG, RR, and RL Districts

LOT STANDARD	AG	RR	RL
Lot Size (min.)			
Served by Sanitary	43,560 sf	10,000 sf	7,500 sf
Served by Septic		20,000 sf	20,000 sf
Dimensions & Setbacks (min)			
Lot Width	150′	100′	75′
Front Yard Setback	75′	50′	35′
Side yard Setback	20′	10′	10′
Rear Yard Setback	30′		
Building Massing & Lot Coverage (max)			
Building Height	35′		
Building Coverage	30%		

4.02.B. DIMENSIONAL STANDARDS APPLICABLE TO "RM" DISTRICTS

The dimensional standards table in this section identifies the specific dimensional standards that apply to properties within RM districts.

Table 4.02-2: Dimensional Standards for RM Districts

LOT STANDARD	Single-Family		TWO- & THREE-FAMILY	Multi-Family	
	Detached	Attached		4-15 Units	16+ Units
Lot Size (min.)					
Served by Sanitary	6,000 sf	4,500 sf	7,500 sf	3,620 sf / unit (12 du/acre)	
Served by Septic	As Required by Clermont County Health Department or as required for such lot served by sanitary, whichever is greater				
Dimensions & Setbacks (min)					
Lot Width	50′	40′	75′	150′	200′
Front Yard Setback	25′			35′	35′
Side yard Setback	10′			15′	20′
Rear Yard Setback	30′			35′	35′
Building Massing & Lot Coverage (max)					
Building Height	35′			45′	50′
Building Coverage	45%			50%	50%

4.02.C. DIMENSIONAL STANDARDS APPLICABLE TO NON-RESIDENTIAL DISTRICTS

The dimensional standards table in this section identifies the specific dimensional standards that apply to each non-residential zoning district.

Table 4.02-3: Dimensional Standards for Non-Residential Districts

LOT STANDARD	CR	CC	CG	EP	EO	PSR
Lot Size (min.)						
Served by Sanitary	–[5]	–[5]	–[5]	90,000 sf	175,000 sf	43,560 sf
Served by Septic	As Required by Clermont County Health Department or as required for such lot served by sanitary, whichever is greater					
Dimensions & Setbacks (min)						
Lot Width	150′	100′	75′	200′	300′	150′
Front Yard Setback	60′/35′[1]			100′	100′	75′
Side yard Setback	20′	0′/40′[2]	0′/75′[2]	50′/100′[3]	50′/200′[4]	0′/75′[2]
Rear Yard Setback	15′	10′	10′	75′	75′	30′
Building Massing & Lot Coverage (max)						
Building Height	35′	35′	35′	40′	45′	35′
Impervious Coverage	50%	50%	50%	50%	50%	20%

[1] Minimum front yard setback of 60 ft. fronting Federal/State/County highways; 35 ft. minimum for Township roads.
[2] No side yard required except when commercial lot abuts an agriculturally or residentially used lot, then 40 ft. minimum or 75 ft. minimum as specified. Minimum buffer yard requirements as established by Section 6.06 shall apply regardless of the setback requirement.
[3] Minimum side yard setback of 50 ft.; 100 ft. if abutting residential. Minimum buffer yard requirements as established by Section 6.06 shall apply regardless of the setback requirement.
[4] Minimum side yard setback of 50 ft.; 200 ft. if abutting residential. Minimum buffer yard requirements as established by Section 6.06 shall apply regardless of the setback requirement.
[5] No minimum lot area is required in this district; however, all dimensional standards of the district and all other applicable provisions of this Zoning Resolution shall apply and shall be fully satisfied, irrespective of lot size

4.03. MEASUREMENTS, COMPUTATIONS, AND EXCEPTIONS

4.03.A. PERCENTAGES AND FRACTIONS

When a measurement results in a fractional number or percentage, any fraction or percentage of less than 0.5 shall be rounded down to the next lower whole number, and any fraction equal to or more than 0.5 shall be rounded up to the next higher whole number.

4.03.B. DISTANCE MEASUREMENTS

Unless otherwise expressly stated, distances specified in this resolution are to be measured in a straight line without regard to intervening structures or objects, joining those points at the closest points.

4.03.C. LOT AREA MEASUREMENT

The area of a lot includes the total horizontal surface area within the lot's boundaries. The area of a panhandle on a panhandle lot shall not count towards the minimum lot area requirement.

4.03.D. LOT FRONTAGE AND LOT WIDTH MEASUREMENTS

4.03.D.1. Lot frontage and lot width is the distance between the side lot lines measured at the front property line, unless otherwise expressly stated.

4.03.D.2. Lot width for panhandle lots shall be measured at the point of the building setback line.

4.03.D.3. In all cases, the minimum lot width shall be met at the building setback line.

4.03.E. SETBACKS AND YARDS

4.03.E.1. Measurements

Setbacks refer to the unobstructed, unoccupied open area between the furthermost projection of a structure and the property line of the lot on which the structure is located. Setbacks shall not contain any structure, except when in conformance with this code.

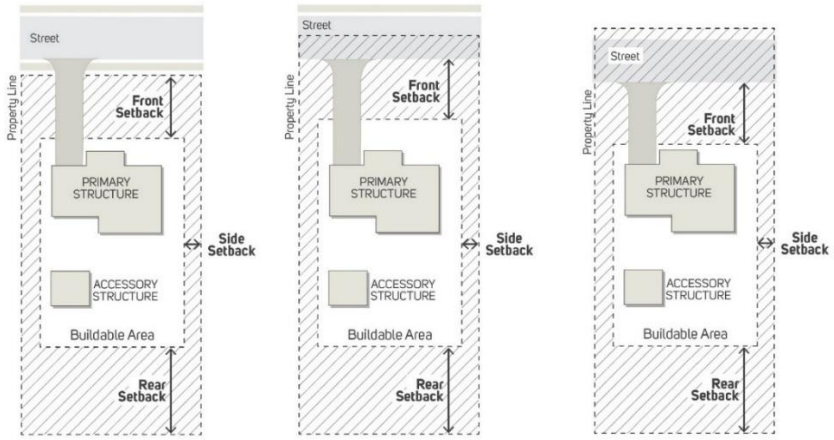


Figure 4-2: Setback and yard measurements defined – Interior Lot example

4.03.F. YARD PROJECTIONS

The following are permitted obstructions within the required yards provided they are so located that natural light and ventilation are not materially obstructed from the main building and adjoining property.

4.03.F.1. Open Air Front Porch

In residential zoning districts, there shall be no building or portion of a building above grade extending into the required front yard, except an open air porch (open on at least three (3) sides – including porches that may be covered, but not ones that are enclosed). No portion of such open air porch may be built more than 10 feet beyond the front wall of such building.

4.03.F.2. Architectural Features, Awnings, Chimneys, Eaves, Gutters, Downspouts, Stairs, and Canopies

Such features may extend into the required yard a maximum of one-fifth (1/5th) of the required setback, up to a maximum of three (3) feet.

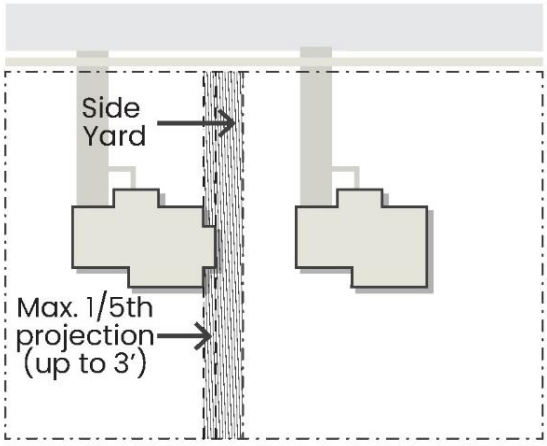


Figure 4-3: Architectural features and projections into required setback – side yard example

4.03.F.3. Heating, Cooling, and Mechanical Equipment

Heating, cooling, and residential mechanical equipment shall not extend more than three (3) feet into a required yard.

4.03.G. HEIGHT MEASUREMENT

The height of a structure is the vertical distance from the average finished grade of the structure to the:

4.03.G.1. Highest point of the roof surface for flat roofs;

4.03.G.2. The deck line of a mansard roof; or

4.03.G.3. The average height level between the eaves and ridge for a gable, hip, or gambrel roof.

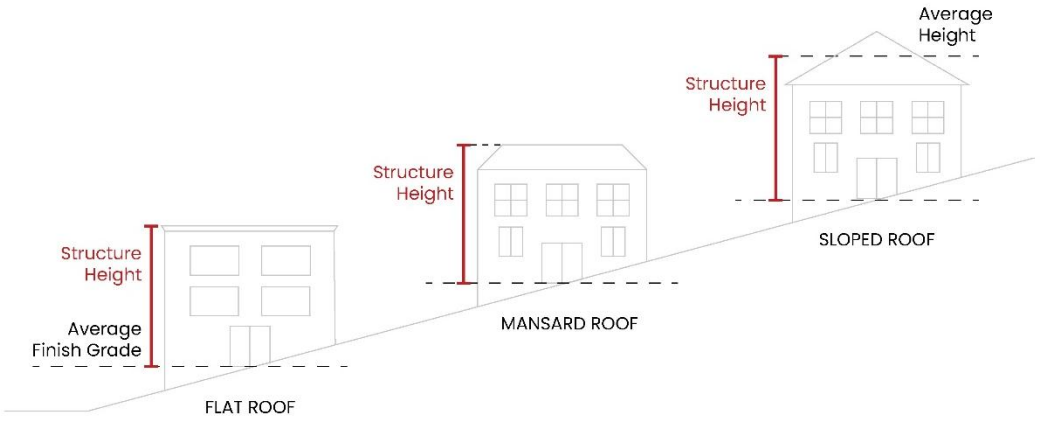


Figure 4-4: Height measurement by roof type

4.03.H. EXCEPTIONS TO HEIGHT LIMITS

The following uses and structures are exempt from the height limitations of these zoning regulations:

4.03.H.1. Barns, silos, or other farm buildings or structures on agricultural land used for agricultural purposes;

4.03.H.2. Water towers;

4.03.H.3. Transmission towers;

4.03.H.4. Parapet walls extended a maximum of four (4) feet above the maximum height of the building;

4.03.H.5. Places of worship, schools, and other permitted public and semi-public buildings provided that for each three (3) feet by which the height of such building extends the maximum height otherwise permitted in the district, its side and rear setbacks shall be increased in width or depth by an additional foot over the minimum requirement.

4.03.I. LOT REQUIREMENTS

4.03.I.1. Interior Lot

4.03.I.1.a. The required minimum front yard setback shall be measured from the front property line.

4.03.I.1.b. The lot line located directly behind the rear of the structure, as determined by the Zoning Inspector, shall be the rear lot line and the rear setback shall be applied.

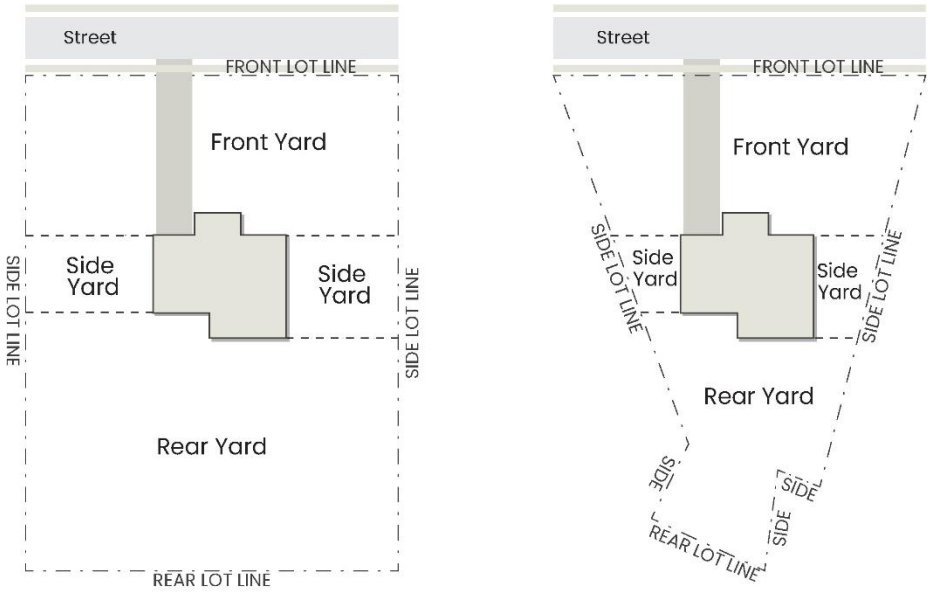


Figure 4-5: Interior lot yards defined

4.03.I.2. CORNER LOT

Buildings on corner lots shall be required to have two (2) front yards of the required depth pursuant to the district in which it is located.

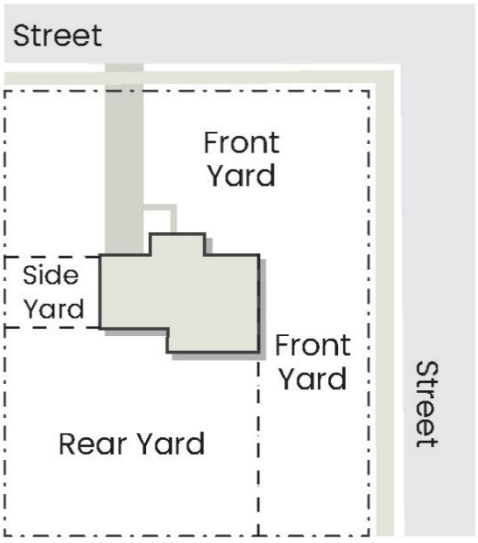


Figure 4-6: Corner lot yards defined

4.03.I.3. Through (Double Frontage) Lot

4.03.I.3.a. Where a lot is considered a double frontage lot, the required minimum front yard setback shall be provided from both frontages.

4.03.I.3.b. The remaining lot lines shall be considered side lot lines, and the minimum side yard setback shall be applied to those lot lines.

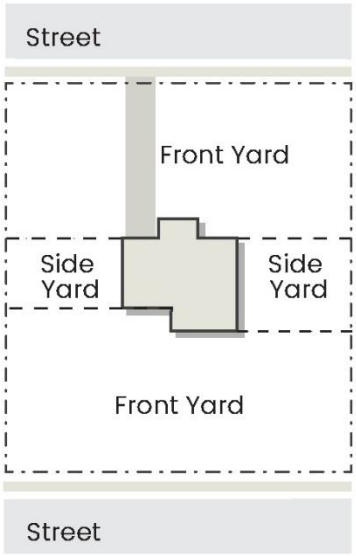


Figure 4-7: Through (Double-Frontage) Lot yards defined

4.03.I.4. Panhandle Lots

4.03.I.4.a. Panhandle or flag lots shall not be used to avoid the construction of a street.

4.03.I.4.b. The panhandle shall have a minimum width of 50 feet along the entire width of the panhandle.

4.03.I.4.c. The minimum front yard setback requirement shall be measured from the lot line that creates the rear lot line of the adjacent lot as illustrated in Figure 4-8

(below).

4.03.I.4.d. The panhandle portion of the lot shall not be used for storage, nor shall any structures be permitted in such portion of the lot.

4.03.I.4.e. The number of panhandle lots located within a recorded residential subdivision shall not exceed 10% of the total number of lots within the subdivision.

4.03.I.4.f. There shall not be more than two (2) contiguous panhandle lots.

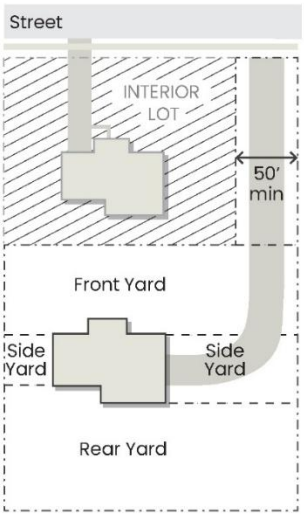


Figure 4-8: Panhandle lot yards defined

4.03.I.5. Cul-de-Sac or Curved-Street Lots

4.03.I.5.a. For a cul-de-sac lot or a lot abutting a curved street, the front-yard setback shall follow the curve of the front property line. See Figure 4-9 (below).

4.03.I.5.b. Lots on a cul-de-sac shall be required to have a minimum lot width of 50 feet measured at the front property line.

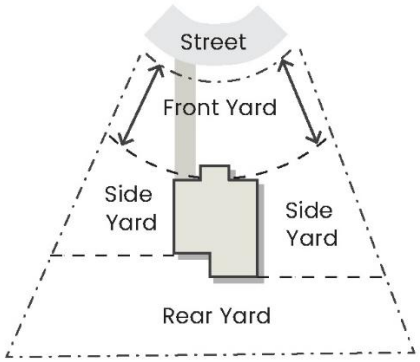


Figure 4-9: Cul-de-sac or curved-street lot yards defined

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