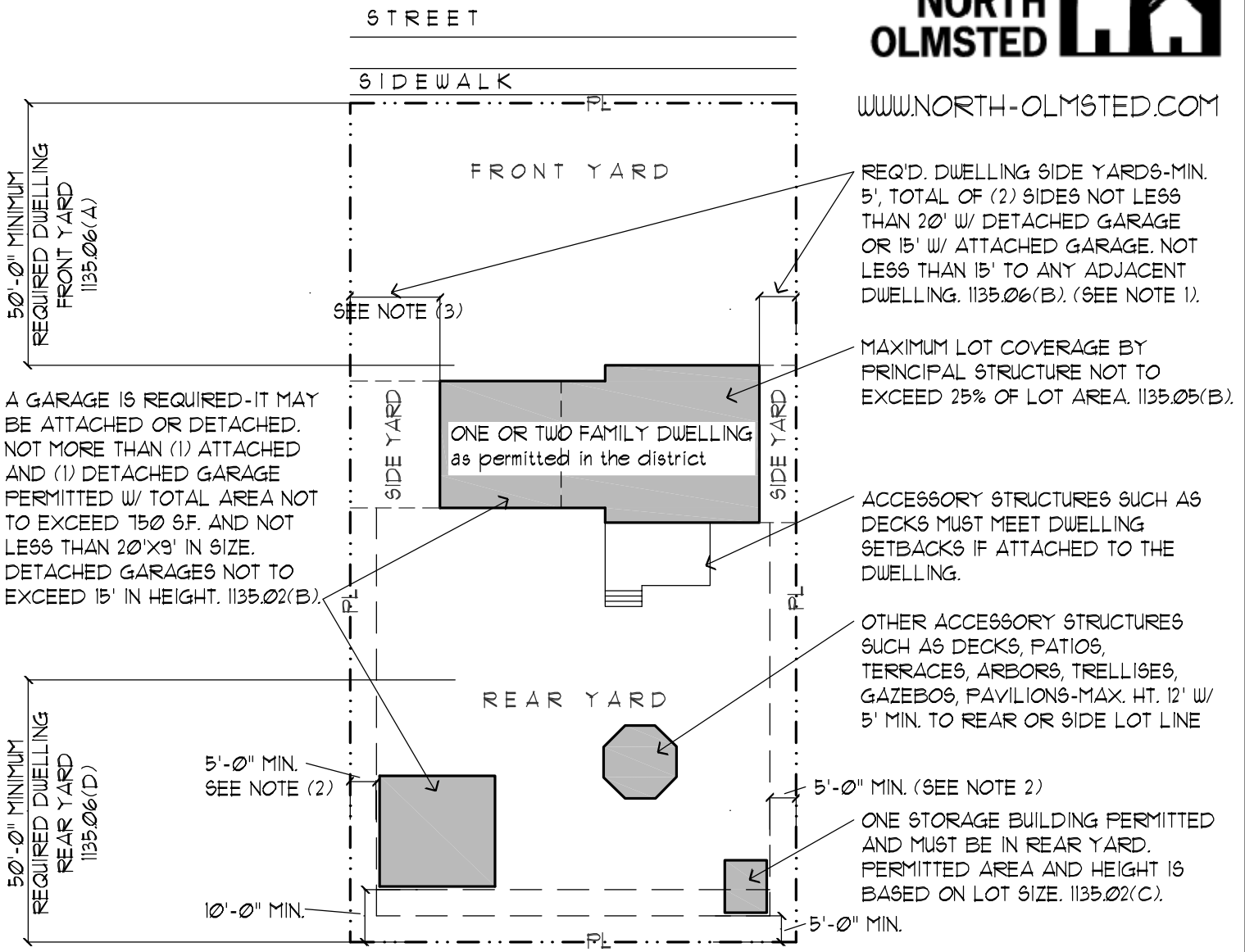


SINGLE FAMILY A, B, C and TWO FAMILY ZONING DISTRICTS  
 general zoning requirements



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SITE PLAN SCALE: 1"=30'

**NOTES:**

- (1) For a corner lot, the minimum setback on the side street shall be 25 feet.
- (2) For a corner lot, any storage building or accessory structure shall be set back not less than the required front building setback for the abutting lot on the side street. This is generally 50'.
- (3) The side yard shall be not less than 15' if there is a drive.

**ACCESSORY STRUCTURES GENERAL REQUIREMENTS:**

- Total area of all accessory structures, including garages, cannot exceed 20% of the rear yard area.
- Accessory structures can only be placed in the rear yard and must be on a lot with a permitted dwelling.
- No storage building or accessory structure may be placed in a swale or drainage easement.
- Accessory structures greater than 200 s.f. will be reviewed/inspected for zoning and Residential Code of Ohio compliance.
- Accessory structures 200 s.f. or less will only be reviewed/inspected for compliance with zoning requirements.

**OTHER REQUIREMENTS:**

- See 1135.03 for Livable Floor Area requirements for a dwelling and 1135.04 for Height Regulations for a dwelling.
- See 1135.05 for Minimum Lot Area, Maximum Lot Coverage, and Minimum Width requirements for a lot.
- Detached garages must maintain a min. of 15' to any dwelling on the same or adjacent Lot..

This information is meant as a general guide only. Refer to the Zoning Code for all current requirements. Any requirements of the zoning code take precedence in the event of conflict.