

§159.22 (SF-22) Single-Family Residential District

(A) *Purpose.*

(1) This district is considered to be the proper zoning classification for one-half-acre lot developments for single-family dwelling use. This district is intended to be composed of single-family dwellings.

(2) Areas that are zoned for this use shall have or provide for water, wastewater, drainage and access to paved streets based on single-family usage required by the allowed density.

(3) It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non single-family traffic.

(4) Developers wishing to restrict their subdivision to lot sizes in excess of what this chapter requires shall use restrictive covenants.

(B) *Permitted uses.*

(1) Agricultural uses on unplatted land, in accordance with all other adopted ordinances;

(2) One detached single-family dwelling per lot;

(3) A single one-story detached building used as a tool or storage shed, playhouse or similar use, provided the floor area does not exceed 120 square feet and the height does not exceed ten feet (no building permit required);

(4) A single detached accessory building, built of like materials and design as the main building, that does not exceed 2% of the total square footage of the lot or parcel of land (e.g., 22,000 square feet x .02 = 440 square feet) and 15 feet in height or 50% of the area of the main building. The maximum size may not exceed 900 square feet in area or 15 feet in height;

(5) Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two-year initial period and one-year extensions being authorized by the Planning and Zoning Commission, such sales offices to be maintained at all times;

(6) Temporary on-site construction offices, limited to the period of construction with a two-year initial period and one-year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times;

(7) Home occupations;

(8) Paved automobile parking areas which are necessary to the uses permitted in this district;

(9) All municipality owned or controlled facilities, utilities and uses;

(10) Private residential swimming pools as an accessory to a residential use;

(11) Private unlighted residential tennis courts on the same lot as an accessory to a residential use;

(12) Temporary concrete batching plants limited to the period of construction, upon approval of location and operation by the Building Official;

(13) Public, denominational and private schools, churches and public parks essential to create basic neighborhood units;

(14) For a guest house, the maximum size may not exceed 900 square feet in area on parcels of land under two acres in size or 1,742 square feet on parcels of land two acres or greater in size. It must comply with all area requirements of the district and may not be made available or used for lease, rent or hire, and the owner of the use may not receive remuneration for the use of one of the above. In addition, the uses shall not be sold or conveyed separately without the meeting the requirements of the Subdivision Ordinance; and

(15) For servant's quarters, the quarters may be a portion of the main building or, if the parcel of land exceeds two acres in size, the quarters may be a separate building not exceeding 1,742 square feet in total floor area. The quarters must comply with all area requirements of the district and may not be made available or used for lease, rent or hire, and the owner of the use may not receive remuneration for the use of one of the above. In addition, the uses shall not be sold or conveyed separately without meeting the requirements of the Subdivision Ordinance.

(C) *Conditional uses (require use permits, see § [159.43](#)).*

(1) Associated recreation and/or community clubs;

(2) Guest houses, or separate servant quarters;

(3) Accessory buildings that do not conform to the requirements specified in division (B)(4) above;

(4) Facilities for railroads or those utilities holding a franchise in the City of Heath;

(5) Paved parking facilities for nonresidential uses that are not allowed in this district if properly screened, buffered and landscaped;

(6) A private residential tennis court used as an accessory to a residential use if not located on the same lot or utilizing lights;

(7) A driveway or crosswalk, as distinct from a dedicated street, to provide access to premises in a commercial or industrial district; and

(8) Agricultural use.

(D) *Prohibited uses.*

(1) Any building erected or land used for other than one or more of the preceding specified uses;

(2) The storage of equipment, material or vehicles, including abandoned vehicles which are not necessary to the uses permitted in this district;

(3) Any use of property that does not meet the required minimum lot size; front side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required; and

(4) Day care centers.

(E) *Area requirements.*

(1) Minimum lot area: one-half acre (22,000 square feet);

(2) Maximum number of single-family detached dwellings per lot: one;

(3) Minimum square footage per dwelling unit: 1,500 square feet;

(4) Minimum lot frontage width: 90 feet at the front building line;

(5) Minimum lot depth: 175 feet;

(6) Minimum depth of front setback: 30 feet;

(7) Minimum depth of rear setback: 25 feet for main building and ten feet for accessory building or other structure;

(8) Minimum width of side setback:

(a) Internal lot: 15 feet; and

(b) Site yard setback abutting street: 30 feet.

(9) Minimum distance between separate buildings on the same lot or parcel of land: 15 feet;

(10) Minimum length of driveway pavement: From public right-of-way building line or 30 feet whichever is greater;

- (11) Maximum building coverage as a percentage of lot area: 35%;
- (12) Maximum height of structures: 35 feet; and
- (13) Minimum number of paved off-street parking spaces required for:
  - (a) One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
  - (b) All other uses: see §§ [159.60](#) through [159.68](#).

(2005 Code, § 12-2-3) (Ord. 000615, passed - -; Ord. 010419D, passed - -)