

ORDINANCE NO. 21-09-01

An ordinance amending the Village Zoning Ordinance and repealing any previous conflicting ordinances and resolutions to create a new high density zoning district and a medium density zoning district.

WHEREAS, the existing Zoning Ordinance does not adequately address the conditions in the High Density Residential area, and

WHEREAS, there is a need to distinguish between the High Density and Medium Density Residential Areas,

NOW, THEREFORE, BE IT ORDAINED, By the Council of the Village of Clifton, State of Ohio:

Section 1. Throughout the Zoning Ordinance, A-2 RESIDENCE, HIGHER DENSITY SINGLE FAMILY DISTRICTS is changed to A-2 MEDIUM DENSITY SINGLE FAMILY DISTRICTS.

Section 2. The Village Zoning Ordinance will be changed to add the following language to Section 12 prior to the section titled BUSINESS DISTRICT.

HIGH DENSITY SINGLE FAMILY RESIDENCE DISTRICT.

1. Uses Permitted

a. Single-family dwellings of at least nine hundred (900) square feet of livable floor space for a one story structure and eight hundred fifty (850) square feet of livable floor space for one and one-half or two story dwellings.

b. Gardening and agriculture, not including commercial animal farms and farm buildings in which farm animals are kept.

c. Accessory buildings and uses customarily incident to and permitted as follows:

(1) A private garage on the same lot with or attached to the main structure, and which is designed to contain not more than two (2) motor vehicles. Commercial vehicles shall not be garaged in the A-3 district.

(2) Customary home occupations such as dressmaking, weaving, baking, home cooking, handicraft, woodworking, desktop publishing, or professional consulting, provided that such occupation shall be conducted mainly by the residential occupants in their own living quarters and/or accessory buildings and provided that not more than the equivalent of one-quarter (1/4) of the gross area of one floor of the dwelling shall be used for such purpose.

(3) Non-illuminated real estate signs not exceeding twelve (12) square feet in area, limited to one sign per property and advertising the sale, rental, or lease of the building or premises on that lot.

2. Lot Area: Each lot shall provide a minimum lot area of 7500 square feet.

3. Building Height: No principal building shall exceed two stories or thirty (30) feet in height. No accessory building shall exceed fifteen (15) feet in height.

4. Percentage of Lot Coverage: The principal and accessory buildings on any lot shall not cover more than fifty (50) percent of the area of the lot.


- 5. Building Setbacks: No part of the front of any building shall be located closer than twenty (20) feet from the street lot line on which the front of the lot abuts.
- 6. Rear Yards: There shall be a rear yard along the rear lot line of each lot, at least twenty (20) feet deep.
- 7. Side Yards: Side yards are required on both sides of each lot. Both side yards shall be a minimum of ten (10) feet wide.
- 8. Accessory Buildings: Accessory buildings shall be located a minimum of ten (10) feet from rear and side lot lines and a minimum of ten (10) feet from the principal building or any other accessory building.

Section 3. The new HIGH DENSITY SINGLE FAMILY RESIDENCE DISTRICT will be composed of the properties on the north side of North Street between Jackson Street and Clay Street and all properties on the south side of Clark Street.

Section 4. This resolution shall take effect and be in force from and after its passage and approval by the mayor.

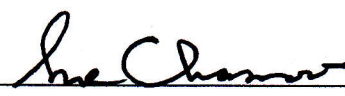
Passed:

Date: 10/11/21



J. Alex Bieri, Mayor

Attest:



Sue Chasnov, Clerk-Treasurer