

Article 22

2201 RHD---Residential High Density Zoning Commission

The Purpose of this Article is to establish provision to the Eaton Township Zoning Regulations for planned residential high density (RHD) development.

Planned Residential High Density development encourages efficient use of land and resources, including public services and utilities, protection of existing green space and riparian set backs. This type of development also allows for the use of various housing types (i.e. apartments, townhouses, single family attached and unattached. It allows for flexibility within existing zoning guidelines and site design that remains within the traditions of the township.

Each RHD development will have to be serviced by an approved public sewer and water supply system. All utilities will be underground.

Each RHD development will have to be a gross minimum of 45 contiguous acres. All plans, through all phases, shall be approved by the Zoning Commission.

Each must have at least two access points one of which is to be located on a state route.

All roads will be built to the standards on the Lorain County Engineers Office.

All roads will have fire hydrants at a maximum of 1000 feet intervals.

Permitted within RHD

RHD

- A.** The Residential High Density Developers Agreement (RHDDA) will include all associated conditions of approval imposed by the Zoning Commission, shall be documented in a form acceptable to the Township Attorney, between the Board of Township Trustees and the applicant. The RHDDA shall be executed prior to commencement of the construction.
- B.** Minimum Open Space (See definitions Article 2 Open Space). A minimum of twenty (20) percent of the gross land area shall be open space for the use and enjoyment of the residents of the project. Open space is the minimum required non-vehicular open space unobstructed to the sky, generally in lawn area (including required yard areas that are left as lawn areas); however, also included in this area could be areas left as natural sites for birding, wooded areas, watercourses, riparian setbacks and should contain walking trails. Parking areas, loading areas or access drives cannot be included as part of the open space.
- C.** Riparian Setback: Given the density that is allowed in the RHD areas of the township we have deemed it necessary to institute a riparian setback. This measure is intended to protect residents of these areas. The minimum building setback distance for this district will be the width of the 100 year flood plain or twenty five (25) feet from the bank of the watercourse where

no floodplain has been established. This area will be included in the gross open space requirement.

- D.** Distance between buildings on the same lot shall be a minimum of 10 feet
- E.** Sidewalks: all sidewalks are to be four (4) feet wide and be at the outer most area of the road right-of-way but still being within the right-of-way.
- F.** Maximum building height not to exceed thirty five (35) feet.
- G.** Submittal of Plans. The provisions of Section 310 shall apply.
- H.** Off-Street Parking and Loading. The provisions of Article 14 shall apply.
- I.** Permitted Signs. The provisions of Article 13 shall apply.
- J.** Buffering to be approved by the Zoning Commission
- K.** Single Family Houses:
 - 1. The maximum density: Five (5) houses per acre.
 - 2. Minimum living space: 1,200 square footage.
 - 3. Attached garage allowed not to exceed 1058 square feet.
 - 4. No accessory building allowed
 - 5. Setback from road right-of-way: 30 feet.
 - 6. Side yard: 5 feet from property line
 - 7. Setback from rear property line: 15 feet

L. Two-Family Houses (Duplexes)

- 1. Maximum density: Three (3) duplexes per acre.
- 2. Minimum Living Space: One thousand (1,000) square feet per unit.
- 3. Attached garages not to exceed one thousand fifty-eight (1058) square feet
- 4. Setback from road right-of-way: 30 feet.
- 5. Setback from side yard: 5 feet from property line
- 6. Setback from rear property line: 15 feet
- 7. Accessory Buildings not permitted.

M. Multiple Family (Three [3] or More)

- 1. Minimum Sub-Lot Area for multiple family units shall be four (4) acres.
- 2. Minimum Living Space per unit: Eight hundred (800) sq. ft
- 3. Minimum Lot Width and Frontage. One hundred, twenty-five (125) feet plus two and one-half (2½) additional feet per unit.
- 4. Setback from road right-of-way: 30 feet.
- 5. Setback from side yard: 5 feet from property line
- 6. Setback from rear property line: 15 feet
- 7. Minimum Gross Floor Area Per Dwelling Unit. Within this permitted use, no building shall be erected, reconstructed or converted for use as a dwelling unless the following minimum gross floor area per dwelling unit is provided:
 - a.. One-(1) Bedroom Dwelling Unit. Eight hundred (800) square feet.
 - b. Two-(2)Bedroom Dwelling Unit. Nine hundred (900) square feet.
 - c. Three-(3)Bedroom Dwelling Unit. One thousand, one hundred (1,100) square feet .
 - d. Four (4) (or More) Bedroom Dwelling Unit – One thousand, five hundred (1,500) square feet.

8. Maximum Building Height. No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.
9. Accessory Building shall be limited to structure where trash (Dumpsters) may be placed out of view of residents..
10. Percentage of Lot Coverage. All buildings including accessory buildings shall not cover more than seventy (70) percent of the area of the lot.
11. Covered parking areas shall be permitted.
12. Required Court Dimensions should a court be requested.
 - a. Inner Courts. The least dimensions of an inner court shall be not less than forty (40) feet. An open and unobstructed passageway shall be provided at the grade level of each inner court. Such passage way shall have a cross-section area and sufficient headroom to permit the passage of firefighting equipment and shall be continuous from the inner court to a yard or an unobstructed open area between buildings.
 - b. Outer Courts. The width of any outer court shall be not less than the average height of the walls forming said court. The depth of an outer court formed by walls on three (3) sides, shall be not greater than one and one-half (1½) times the width.

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