



## **Section 901 Low Density Residential District (R-1)**

The purpose of the Low Density Residential District (R-1) is to allow for the establishment of low density single family dwellings (as well as other permitted or conditionally permitted uses) not to exceed one (1) dwelling per one (1) acre as defined in 901.C.2. Residential dwellings in the R-1 district shall have a minimum bulk area of eighteen hundred (1,800) square feet of living space.

Permitted uses, dimensional requirements, and other regulations of the R-1, Low Density District; uses not specifically authorized by the express terms of this section of the Zoning Resolution shall be prohibited. The following regulations shall apply:

**A. Permitted Uses:** After obtaining a valid zoning certificate in accordance with these regulations, the following uses are permitted:

1. Single family dwellings.
2. Accessory uses and structures. As permitted per Section 1005 Accessory Structures
3. Home Occupations
4. Agricultural uses exempted from township zoning authority per Chapter 519 of the Ohio Revised Code.
5. **Educational Services**
  - a) NAICS Code 611110 Elementary and Secondary Schools
  - b) NAICS Code 611210 Junior Colleges
  - c) NAICS Code 611310 Colleges, Universities, and Professional Schools
  - d) NAICS Code 611410 Business and Secretarial Schools
  - e) NAICS Code 611420 Computer Training
  - f) NAICS Code 611430 Professional and Management Development Training
  - g) NAICS Code 611511 Cosmetology and Barber Schools
  - h) NAICS Code 611512 Flight Training
  - i) NAICS Code 611513 Apprenticeship Training
  - j) NAICS Code 611519 Other Technical and Trade Schools
  - k) NAICS Code 611610 Fine Arts Schools
  - l) NAICS Code 611620 Sports and Recreation Instruction
  - m) NAICS Code 611630 Language Schools
  - n) NAICS Code 611691 Exam Preparation and Tutoring
  - o) NAICS Code 611692 Automobile Driving Schools
  - p) NAICS Code 611699 All Other Miscellaneous Schools and Instruction
  - q) NAICS Code 611710 Educational Support Services
6. **Arts, Entertainment, and Recreation**
  - a) NAICS Code 712190 Nature Parks and other similar institutions.
7. **Other Services (except Public Administration)**
  - a) NAICS Code 812220 Cemeteries and Crematories
  - b) NAICS Code 813110 Religious Organizations
8. **Public Administration**
  - a) NAICS Code 921110 Executive Offices
  - b) NAICS Code 921120 Legislative Bodies
  - c) NAICS Code 921130 Public Finance Activities
  - d) NAICS Code 921140 Executive and Legislative Offices, Combined
  - e) NAICS Code 921150 American Indian and Alaska Native Tribal Governments
  - f) NAICS Code 921190 Other General Government Support
  - g) NAICS Code 922110 Courts
  - h) NAICS Code 922120 Police Protection
  - i) NAICS Code 922130 Legal Counsel and Prosecution
  - j) NAICS Code 922150 Parole Offices and Probation Offices
  - k) NAICS Code 922160 Fire Protection
  - l) NAICS Code 922190 Other Justice, Public Order, and Safety Activities
  - m) NAICS Code 923110 Administration of Education Programs
  - n) NAICS Code 923120 Administration of Public Health Programs
  - o) NAICS Code 923130 Administration of Human Resource Programs (except Education, Public Health, and Veterans' Affairs Programs)
  - p) NAICS Code 923140 Administration of Veterans' Affairs
  - q) NAICS Code 924110 Administration of Air and Water Resource and Solid Waste Management Programs

- r) NAICS Code 924120 Administration of Conservation Programs
- s) NAICS Code 925110 Administration of Housing Programs
- t) NAICS Code 925120 Administration of Urban Planning and Community and Rural Development
- u) NAICS Code 926110 Administration of General Economic Programs
- v) NAICS Code 926120 Regulation and Administration of Transportation Programs
- w) NAICS Code 926130 Regulation and Administration of Communications, Electric, Gas, and Other Utilities
- x) NAICS Code 926140 Regulation of Agricultural Marketing and Commodities
- y) NAICS Code 926150 Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors
- z) NAICS Code 927110 Space Research and Technology
- aa) NAICS Code 928110 National Security
- bb) NAICS Code 928120 International Affairs

**B. Conditionally Permitted Uses:**

After obtaining a valid conditional use permit in accordance with Article 5, and the other provisions of these regulations, the following uses may be conditionally permitted:

**1. Accessory Structures: As permitted per Section 1005 Accessory Structures.**

**2. Agriculture, Forestry, Fishing, and Hunting**

- a) NAICS Code 111110 Soybean Farming
- b) NAICS Code 111120 Oilseed (except Soybean) Farming
- c) NAICS Code 111130 Dry Pea and Bean Farming
- d) NAICS Code 111140 Wheat Farming
- e) NAICS Code 111150 Corn Farming
- f) NAICS Code 111160 Rice Farming
- g) NAICS Code 111191 Oilseed and Grain Combination Farming
- h) NAICS Code 111199 All Other Grain Farming
- i) NAICS Code 111211 Potato Farming
- j) NAICS Code 111219 Other Vegetable (except Potato) and Melon Farming
- k) NAICS Code 111310 Orange Groves
- l) NAICS Code 111320 Citrus (except Orange) Groves
- m) NAICS Code 111331 Apple Orchards
- n) NAICS Code 111332 Grape Vineyards
- o) NAICS Code 111333 Strawberry Farming
- p) NAICS Code 111334 Berry (except Strawberry) Farming
- q) NAICS Code 111335 Tree Nut Farming
- r) NAICS Code 111336 Fruit and Tree Nut Combination Farming
- s) NAICS Code 111339 Other Noncitrus Fruit Farming
- t) NAICS Code 111411 Mushroom Production
- u) NAICS Code 111419 Other Food Crops Grown Under Cover
- v) NAICS Code 111421 Nursery and Tree Production
- w) NAICS Code 111422 Floriculture Production
- x) NAICS Code 111910 Tobacco Farming
- y) NAICS Code 111920 Cotton Farming
- z) NAICS Code 111930 Sugarcane Farming
- aa) NAICS Code 111940 Hay Farming
- bb) NAICS Code 111991 Sugar Beet Farming
- cc) NAICS Code 111992 Peanut Farming
- dd) NAICS Code 111998 All Other Miscellaneous Crop Farming
- ee) NAICS Code 112111 Beef Cattle Ranching and Farming
- ff) NAICS Code 112112 Cattle Feedlots
- gg) NAICS Code 112120 Dairy Cattle and Milk Production
- hh) NAICS Code 112130 Dual-Purpose Cattle Ranching and Farming
- ii) NAICS Code 112210 Hog and Pig Farming
- jj) NAICS Code 112310 Chicken Egg Production
- kk) NAICS Code 112320 Broilers and Other Meat Type Chicken Production
- ll) NAICS Code 112330 Turkey Production
- mm) NAICS Code 112340 Poultry Hatcheries
- nn) NAICS Code 112390 Other Poultry Production

- oo) NAICS Code 112410 Sheep Farming
  - pp) NAICS Code 112420 Goat Farming
  - qq) NAICS Code 112511 Finfish Farming and Fish Hatcheries
  - rr) NAICS Code 112512 Shellfish Farming
  - ss) NAICS Code 112519 Other Aquaculture
  - tt) NAICS Code 112910 Apiculture
  - uu) NAICS Code 112920 Horses and Other Equine Production
  - vv) NAICS Code 112930 Fur-Bearing Animal and Rabbit Production
  - ww) NAICS Code 112990 All Other Animal Production
  - xx) NAICS Code 113110 Timber Tract Operations
  - yy) NAICS Code 113210 Forest Nurseries and Gathering of Forest Products
  - zz) NAICS Code 113310 Logging
  - aaa) NAICS Code 114111 Finfish Fishing
  - bbb) NAICS Code 114112 Shellfish Fishing
  - ccc) NAICS Code 114119 Other Marine Fishing
  - ddd) NAICS Code 114210 Hunting and Trapping
  - eee) NAICS Code 115111 Cotton Ginning
  - fff) NAICS Code 115112 Soil Preparation, Planting, and Cultivating
  - ggg) NAICS Code 115113 Crop Harvesting, Primarily by Machine
  - hhh) NAICS Code 115114 Postharvest Crop Activities (except Cotton Ginning)
  - iii) NAICS Code 115115 Farm Labor Contractors and Crew Leaders
  - jjj) NAICS Code 115116 Farm Management Services
  - kkk) NAICS Code 115210 Support Activities for Animal Production
  - lll) NAICS Code 115310 Support Activities for Forestry
2. **Health Care and Social Assistance**
- a) NAICS Code 624410 Child Day Care Services
3. **Arts, Entertainment, and Recreation**
- a) NAICS Code 713940 Fitness and recreational sports centers.
  - b) NAICS Code 713990 All other amusement and recreation industries

**C. General Requirements of the R-1 District**

1. **Height Limit:** No building shall be erected or enlarged to exceed two and one-half (2 ½) stories or thirty-five (35) feet.
2. **Lot Area, Width & Depth:** Every lot shall have a minimum width of one hundred (100) feet and a minimum lot area of not less than one (1) acre (forty three thousand, five hundred sixty – 43,560 square feet) exclusive of road right-of-way, and shall be in addition to any easement of record.
3. **Front Yard:** There shall be a front yard of not less than forty (40) feet in depth, provided however, that where normal lots comprising forty (40) percent or more of the frontage are developed with buildings having front yards with variation of not more than ten (10) feet in depth, the average of such developed front yards shall establish the front yard depth for the entire frontage, except as provided elsewhere in these regulations.
4. **Side Yard:** There shall be side yards of not less than fifteen (15) feet on each side.
5. **Rear Yard:** There shall be a rear yard of not less than forty (40) feet in depth.
6. **Dwelling Bulk:** Dwellings or structures shall have a minimum area of eighteen hundred (1,800) square feet of living space by outside dimensions, exclusive of porches, garages, and cellars or basements. Single family dwellings shall not be less than thirty (30) feet in width or depth.
7. **Parking Requirements:** Parking requirements shall be as regulated in Article 11 of these regulations.
8. **Signs:** Signs shall be as regulated in Article 12 of these regulations.
9. **Buffering, Landscaping, and Resource Preservation:** Buffering, Landscaping, and Resource Preservation shall be as regulated in Article 16 of these regulations.