### ORDINANCE NO. \ -21

## BK:MJ.MC SONONO

# AN ORDINANCE ENACTING CODE SECTION 154.04(G)(43) AND MODIFYING CODE TABLES 154.04-2 AND 154.04-7 OF THE TIPP CITY, OHIO CODE OF ORDINANCES REGARDING THE ESTABLISHMENT OF NARROW ZERO LINE DEVELOPMENTS

**WHEREAS,** on March 17, 2014, the Tipp City Council approved Ordinance 05-14, which adopted replacement Chapter 154 (Zoning Code) of the Tipp City, Ohio Code of Ordinances; and

**WHEREAS,** the City received a request regarding the establishment of Narrow Zero Lot Line homes; and

**WHEREAS,** on April 13, 2021, the Tipp City Planning Board held a Study Session on the addition of Narrow Zero Lot Line Developments to the Tipp City, Ohio Code of Ordinances; and

**WHEREAS,** on May 11, 2021 the Tipp City Planning Board conducted a Public Hearing and recommended approval of the proposed changes to the Tipp City, Ohio Code of Ordinances for Narrow Zero Lot Line Developments, and

#### NOW, THEREFORE, THE MUNICIPALITY OF TIPP CITY HEREBY ORDAINS THAT:

- **SECTION 1.** The Code of Ordinances be amended as follows, with additions noted in <u>underlined</u> and deletions <del>struck through</del>.
- **SECTION 2.** §154.04: BASE ZONING DISTRICTS AND PRINCIPAL USES
  - (A)-(F) SAME
  - (G) Use-Specific Standards
    - (1)-(42) SAME
    - (43): Narrow Zero Lot Line Developments

The following standards shall apply to any Narrow Zero Lot Line dwelling:

- (a) Conjoined residential structures shall contain no more than six individual Inlots/homes.
- (b) There shall be a minimum separation distance of 20 feet (10 feet each side yard) between conjoined residential structures as measured from the exterior side of the buildings' facade.
- (c) The Planning Board shall review the elevations of the dwellings to ensure that each dwelling has adequate privacy based on the location of windows and doors as it relates to adjacent buildings.
- (d) <u>Developments shall have a minimum green space</u> requirement of 35% across the entire subdivision.

- (e) In addition to the off-street parking requirements set forth in 154.10, developments must also provide an additional 0.25 spaces per dwelling unit of private, off-street surface parking.
- (f) All exterior façades to be sided with a 35% minimum combination of wood, brick, stone, manufactured stone, stucco, cementious fiberboard, and/or hardy plank.
- (g) Architectural Standards
  - (i) Front façades shall incorporate wall offsets in the form of projections and/or recesses in the façade plane a minimum of every 25 feet of façade frontage.
  - (ii) Wall offsets shall have a minimum depth of 2 feet.
  - (iii) In addition to wall offsets, front façades shall provide a minimum of three of the following design features for each residential unit that has a façade that faces onto a public or private street (See Figure 154.08-A.):
    - A. One or more dormer windows or cupolas:
    - B. A recessed entrance:
    - C. A covered porch;
    - D. Pillars, posts, or pilasters;
    - E. One or more bay windows with a minimum twelve inch projection from the façade plane;
    - F. Eaves with a minimum six-inch projection from the facade plane;
    - G. A parapet wall with an articulated design, which entails design variation rather than a simple rectilinear form; or
    - H. Multiple windows with a minimum four-inch wide trim.
  - (iv) To the degree practicable, all roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) shall be located on the rear elevations or configured to have a minimal visual impact as seen from the street.

(H) SAME

#### SECTION 3. §154.04-2 PRINCIPALLY PERMITTED USES

That table 154.04-2 entitled "Principally Permitted Uses," attached hereto as Exhibit "A," is amended as noted in Section 1 above.

**SECTION 4.** §154.04-7 SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS

That table 154.04-7 entitled "Site Development Standards for Residential Zoning Districts" attached hereto as Exhibit "B," is amended as noted in Section 1 above.

**SECTION 5.** 

This ordinance shall be in effect from and after the earliest date permitted by law.

PASSED

President of Council

ATTEST:

Clerk of Council

Director of Law

	P = Permitted PS = P	ermitl	ed w	ith St	andai	ds	S = :	Speci	al Us	e _	Blank	Cell:	= Pro	hibited	
Use Category	Use Type	R-1A	R-1B	R-1C	R-2	R-3	so	GB	HB	ည	ם	9	GI	9	Use-Specific Standards
		W. Fall		AGR	ICULT	TURAL	USES		Turn.						
Agriculture and Agricultural Services	Agriculture (Raising of Crops)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
	Agriculture (Raising of Livestock)													PS	154.04(G)(1)
	Greenhouses and Nurseries										Р			S	
	Riding Academies or Stables													PS	154.04(G)(1)
				RES	IDEN	TIAL	USES								
Group Living	Adult Family Homes or Small Residential Facilities	PS	PS	PS	PS										154.04(G)(2)
	Adult Group Homes or Large Residential Facilities				PS	PS									154.04(G)(2)
	Residential Service Homes				S	S									154.04(G)(3)
	Skilled Nursing or Personal Care Facilities					S	S	S	S						154.04(G)(4)
Household Living	Conversion of Dwelling into Additional Dwelling Units				PS	PS									154.04(G)(5)
	Multi-Family Dwellings					PS				PS					154.04(G)(6)
	Narrow Lot Developments	S	S	S							6				154.04(G)(7)
	Single-Family Dwellings	Р	Р	Р	Р	S								S	154.04(G)(8)
	Two-Family Dwellings				S	Р									
	Zero Lot Line Dwellings					S									154.04(G)(9)
	Narrow Zero Lot Line Developments					<u>S</u>									§154.04(G)(43)

			Mi	Max.							
	Minimum Lot Area [1] (Square Feet)	Minimum Lot Width (feet)	Front Yard (feet)	Side Yard Each Side (feet)	Rear Yard (feet)	Building Height (feet) [2]					
	R-1A Suburi	ban Residential Di	strict								
Narrow Lot Development	20,000	100	40	10	50	35					
All Other Principal Use Types	20,000	120	40	15	50						
	R-1B Neighbor	rhood Residential	District		93.0						
Narrow Lot Developments	42.000	80	35	7	40						
All Other Principal Use Types	12,000	100	35	10	40	35					
	R-1C Urba	n Residential Dist	rict		Page 15						
Narrow Lot Developments		65	30	5	35 35	35					
All Other Principal Use Types	9,000	80	30	10							
	R-2 Two-Far	nily Residential Di	strict								
Two-Family Dwellings	11,000	80	35	10	30 30						
Other Principal Use Types	8,500	75	30	8		35					
	R-3 Multi-Fai	mily Residential Di	istrict		W-1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1						
Two-Family Dwellings	10,000	80	25	10	30						
Multi-Family Dwellings	100	35	10	40	35						
Zero Lot Line Dwellings		See §154.04(G)(9)									
Other Principal Use Types	10,000	80	35	10	30						
Narrow Zero Lot Line Developments 3,500		<u>25</u>	<u>30</u>	10/0	<u>25</u>	<u>35</u>					

#### NOTES:

<sup>[1]</sup> Larger lot areas may be required if the lot is a corner lot, by a use-specific standard, or by the city or Miami County Public Health in cases where there is no access to a public sanitary sewer system.

<sup>[2]</sup> Building heights are the maximum heights except as provided in §154.04(H)(1)(f).