

BY: M. McFarland

**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 underlined and deletions ~~struck through~~.

**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) Developments shall have a minimum green space 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 façade 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:

June 21, 21

[Signature]

President of Council

ATTEST:

[Signature]  
Clerk of Council

APPROVED:

[Signature]  
Director of Law

[illegible]

**TABLE 154.04-7: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS**

NOTES:

[1] 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.

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