

ORDINANCE NO. 99-21

AN ORDINANCE TO AMEND CHAPTER 1117 OF THE CITY OF CONNEAUT CODIFIED ORDINANCES GOVERNING RESIDENTIAL ZONING DISTRICTS, AND NOT DECLARING AN EMERGENCY.

BE IT ORDAINED, by the City of Conneaut, County of Ashtabula and State of Ohio:

SECTION 1. That Chapter 1117 of the City of Conneaut Codified Ordinances is hereby amended as follows:

1117.01 R-1

R-1 SUBURBAN RESIDENTIAL DISTRICT	MINIMUM ZONING LOT REQUIREMENTS						BUILDING REQUIREMENTS			
	LOT SIZE (Sq.Ft.)	FRONT- AGE (Ft.)	YARD REQUIREMENTS (Ft.)				Min. Residential floor area of principal building in sq.ft. per family		MAX. HEIGHT (Ft.)	FOOT- NOTES
			FRONT	SIDE		REAR				
				LEAST WIDTH	SUM OF BOTH					
PRINCIPAL PERMITTED USES:										
1. Single-family dwellings	24,000 12,600	120 90	50 40	20 15	40 30	50 50	1,200 1,200	1,500 1,500	35 35	
Public water and no sanitary sewer service										
Public water and sanitary sewer service										
2. Limited agricultural uses	(5 acres) 217,800	150	50	20	40	50	-	-	-	1
3. Churches and similar places of worship	(1 acre) 43,560	150	100	30	60	50	-	-	35	
4. Schools; both public and private; elementary and secondary	(10 acres) 435,500	200	150	75	150	200	-	-	35	
5. Public uses	-	-	40	20	40	50	-	-	35	2
6. Essential services	-	-	-	-	-	-	-	-	-	
7. Accessory uses or structures	-	-	-	-	-	-	-	-	12	3
8. Poultry and Fowl										6
9. Farm Animals	5 acres									

CONDITIONALLY PERMITTED USES										
1. Day Care Centers	24,000	150	50	20	40	50	-	-	35	4
2. Golf courses	-	-	-	-	-	-	-	-	-	4
3. Resources and mineral extraction	-	-	-	-	-	-	-	-	-	4
4. Short-Term Rentals										4, 5
5. Bed and Breakfasts										4, 5
6. Farm Animals										4, 5

NOTE: Off-street parking requirements specified in Chapter 1134.

1. Buildings or fenced enclosures in which farm animals are kept shall be at least two hundred (200) feet from residential dwellings.
2. Setbacks refer to buildings and structures used in conjunction with the principal use.
3. See Section 1133.01(m) for requirements for accessory uses or structures.
4. See Section 1137.071 for requirements for conditional uses.
5. See Section 1137.072 for specific requirements for conditional uses.
6. See Section 1133.11 for additional requirements.

1117.02 R-2

R-2 URBAN RESIDENTIAL DISTRICT	MINIMUM ZONING LOT REQUIREMENTS						BUILDING REQUIREMENTS			
	LOT SIZE (Sq.Ft.)	FRONT-AGE (Ft.)	YARD REQUIREMENTS (Ft.)			Min. Residential floor area of principal building in sq.ft. per family		MAX. HEIGHT (Ft.)	FOOT-NOTES	
			FRONT	SIDE	REAR	One Story	More than one story			
			LEAST WIDTH	SUM OF BOTH						
PRINCIPAL PERMITTED USES:										
1. Single-family dwellings	15,000	100	40	15	30	50	1,200	1,500	35	
Public water and no sanitary sewer service	12,600	90	40	15	30	50	1,000	1,250	35	
Public water and sanitary sewer service										
2. Churches and similar places of worship	(1 acre) 43,560	150	100	30	60	50	-	-	35	
3. Schools; both public and private; elementary and secondary	(10 acres) 435,500	200	150	75	150	200	-	-	35	
4. Public uses	-	-	--	--	--	--	-	-	35	1
5. Essential services	-	-	-	-	-	-	-	-	-	
6. Accessory uses or structures	-	-	-	-	-	-	-	-	12	2
7. Poultry and Fowl										5
8. Farm Animals	5 acres									
CONDITIONALLY PERMITTED USES										
1. Day Care Centers	24,000	150	50	20	40	50	-	-	35	3
2. Golf courses	-	-	-	-	-	-	-	-	-	3
3. Hospitals	-	-	-	-	-	-	-	-	-	3
4. Resource and mineral extraction (gas wells only)	-	-	-	-	-	-	-	-	-	3
5. Short-Term Rentals										3, 4
6. Bed and Breakfasts										3, 4
7. Farm Animals										3, 4

NOTE: Off-street parking requirements specified in Chapter 1134.

1. Setbacks refer to buildings and structures used in conjunction with the principal use.
2. See Section 1133.01(m) for requirements for accessory uses or structures.

3. See Section 1137.071 for requirements for conditional uses.
4. See Section 1137.072 for specific requirements for conditional uses.
5. See Section 1133.11 for additional requirements.

1117.03 R-3

R-3 URBAN RESIDENTIAL DISTRICT	MINIMUM ZONING LOT REQUIREMENTS						BUILDING REQUIREMENTS			
	LOT SIZE (Sq.Ft.)	FRONT-AGE (Ft.)	YARD REQUIREMENTS (Ft.)				Min. Residential floor area of principal building in sq.ft. per family		MAX. HEIGHT (Ft.)	FOOT-NOTES
			FRONT	SIDE		REAR				
				LEAST WIDTH	SUM OF BOTH					
PRINCIPAL PERMITTED USES:										
1. Single-family dwellings	7,500	75	30	10	25	40	800	1,000	35	
2. Two-family dwellings	6,000/fam.	120	30	10	25	40	800	1,000	35	
3. Churches and similar places of worship	24,000	120	50	20	40	50	-	-	35	
4. Schools; both public and private; elementary and secondary	(10 acres) 435,600	200	150	75	150	200	-	-	35	
5. Public uses	-	-	40	20	40	50	-	-	35	1
6. Essential services	-	-	-	-	-	-	-	-	-	
7. Accessory uses or structures	-	-	-	-	-	-	-	-	12	2
8. Poultry and Fowl										7
9. Farm Animals	5 acres									
CONDITIONALLY PERMITTED USES										
1. Day Care Centers	24,000	120	30	20	40	50	-	-	35	3
2. Golf courses	-	-	-	-	-	-	-	-	35	3
3. Rest homes, nursing homes, convalescent homes	(1 acre) 43,560	150	100	30	60	50	-	-	35	3
4. Hospitals	-	-	-	-	-	-	-	-	-	3
5. Multi-family dwellings	2,500/fam.	120	25	15	30	30	-	-	-	3,4

6. Resource and mineral extraction (gas wells only)	-	-	-	-	-	-	-	-	-	3,4
7. Home occupations	-	-	-	-	-	-	-	-	-	3,5
8. Short-Term Rentals										3, 6
9. Bed and Breakfasts										3, 6
10. Farm Animals										3, 6

NOTE: Off-street parking requirements specified in Chapter 1134.

1. Setbacks refer to buildings and structures used in conjunction with the principal use.
2. See Section 1133.01(m) for requirements for accessory uses or structures.
3. See Section 1137.071 for requirements for conditional uses.
4. Minimum square footages for apartments specified on following chart.
5. See Section 1133.02 for requirements for home occupations.
6. See Section 1137.072 for specific requirements for conditional uses.
7. See Section 1133.11 for additional requirements.

1117.04 R-4

R-4 URBAN RESIDENTIAL DISTRICT	MINIMUM ZONING LOT REQUIREMENTS						BUILDING REQUIREMENTS			
	LOT SIZE (Sq.Ft.)	FRONT-AGE (Ft.)	YARD REQUIREMENTS (Ft.)				Min. Residential floor area of principal building in sq.ft. per family		MAX. HEIGHT (Ft.)	FOOT-NOTES
			FRONT	SIDE		REAR	One Story	More than one story		
				LEAST WIDTH	SUM OF BOTH					
PRINCIPAL PERMITTED USES:										
1. Single-family dwellings	5,000	50	25	10	20	30	800	1,000	35	
2. Two-family dwellings	4,500/fam.	90	25	10	20	30	800	1,000	35	
3. Multi-family dwellings	2,500/fam.	120	25	15	30	30	–	–	–	1,2,3
4. Churches and similar places of worship	24,000	120	50	20	40	50	–	–	35	
5. Schools; both public and private; elementary and secondary	(10 acres) 435,600	200	150	75	150	200	–	–	35	
6. Public uses	–	–	40	20	40	50	–	–	35	4

7. Essential services	-	-	-	-	-	-	-	-	-	
8. Accessory uses or structures	-	-	-	-	-	-	-	-	12	5
9. Poultry and Fowl										9
10. Farm Animals	5 acres									
CONDITIONALLY PERMITTED USES										
1. Day Care Centers	24,000	150	50	20	40	50	-	-	35	6
2. Golf courses	-	-	-	-	-	-	-	-	35	
3. Rest homes, nursing homes, convalescent homes	(1 acre) 43,560	150	100	30	60	50	-	-	35	6
4. Hospitals	-	-	-	-	-	-	-	-	-	6
5. Resource and mineral extraction (gas wells only)	-	-	-	-	-	-	-	-	-	6
6. Home occupations	-	-	-	-	-	-	-	-	-	6,7
7. Short-Term Rentals										6, 8
8. Bed and Breakfasts										6, 8
9. Farm Animals										6, 8

NOTE: Off-street parking requirements specified in Chapter 1134.

1. All yards shall be increased by five (5) feet for each story in excess of thirty-five (35) feet.
2. Minimum square footages for apartment specified on the following chart.
3. Buildings may be in excess of thirty-five (35) feet if elevator service is provided.
4. Setbacks refer to buildings and structures used in conjunction with the principal use.
5. See Section 1133.01(m) for requirements for accessory uses or structures.
6. See Section 1137.071 for requirements for conditional uses.
7. See Section 1133.02 for requirements for home occupations.
8. See Section 1137.072 for specific requirements for conditional uses.
9. See Section 1133.11 for additional requirements.

1117.05 R-5

R-5 COASTAL RESIDENTIAL DISTRICT	MINIMUM ZONING LOT REQUIREMENTS						BUILDING REQUIREMENTS			
	LOT SIZE (Sq.Ft.)	FRONT-AGE (Ft.)	YARD REQUIREMENTS (Ft.)				Min. Residential floor area of principal building in sq.ft. per family		MAX. HEIGHT (Ft.)	FOOT-NOTES
			FRONT	SIDE		REAR				
				LEAST WIDTH	SUM OF BOTH					
PRINCIPAL PERMITTED USES:										
1. Single-family dwellings	7,500	75	30	10	25	30	800	1,000	35	
Public water and no sanitary sewer service	5,000	50	25	10	20	30	800	1,000	35	
Public water and sanitary sewer service										
2. Public uses	–	–	40	20	40	30	–	–	35	1
3. Essential services	–	–	–	–	–	–	–	–	–	
4. Accessory uses or structures	–	–	–	–	–	–	–	–	12	2
5. Poultry and Fowl										5
6. Farm Animals	5 acres									
CONDITIONALLY PERMITTED USES										
1. Resource and mineral extraction (gas wells only)	–	–	–	–	–	–	–	–	–	3
2. Short-Term Rentals										3, 4
3. Bed and Breakfasts										3, 4
4. Farm Animals										3, 4

NOTE: Off-street parking requirements specified in Chapter 1134.

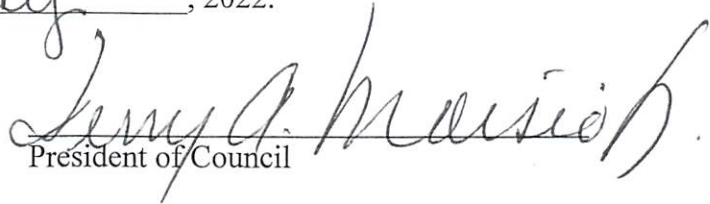
1. Setbacks refer to buildings and structures used in conjunction with the principal use.
2. See Section 1133.01(m) for requirements for accessory uses or structures.
3. See Section 1137.071 for requirements for conditional uses.
4. See Section 1137.072 for specific requirements for conditional uses.
5. See Section 1133.11 for additional requirements.

SECTION 2. That all other prior ordinances found to be inconsistent with this ordinance are hereby repealed.

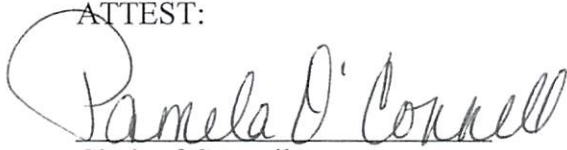
SECTION 3. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council or any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 4. That this Ordinance is not declared to be an emergency measure in the interests of public peace, health and safety and, shall take effect thirty (30) days after passage.


Passed this 9th day of May, 2022.


President of Council

ATTEST:


Clerk of Council

I, Pamela O'Connell, Clerk of the Council of the City of Conneaut, Ohio, do hereby certify that the foregoing is a true and accurate copy of Ord. 116-99-21 passed on the 9th day of May, 20 22 by said Council.


Clerk of Council 6/10/22