

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2017-05**

**REPEALING SECTION 1248.03 “SPATIAL REQUIREMENTS” OF THE CODIFIED
ORDINANCES OF THE VILLAGE OF YELLOW SPRINGS, OHIO AND ENACTING
NEW SECTION 1248.03 “SPATIAL REQUIREMENTS”**

Whereas, Codified Ordinance Section 1248.03 of the Village of Yellow Springs, Ohio provides the spatial requirements for the residential zoning districts; and

Whereas, Village Council has determined that it would be in the best interest of the Village to adopt a new Section 1248.03 entitled “Spatial Requirements” of the Codified Ordinances of the Village of Yellow Springs, Ohio to remove the square foot per unit requirements in the R-B and R-C zoning districts,

**NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO
HEREBY ORDAINS THAT:**

Section 1. Section 1248.03 entitled “Spatial Requirements” of the Codified Ordinances of the Village of Yellow Springs, Ohio be repealed.

Section 2. A new Section 1248.03 entitled “Spatial Requirements” of the Codified Ordinances of the Village of Yellow Springs, Ohio be enacted to read as set forth in Exhibit A (with new language underlined and **bolded** and deleted language in ~~strike through~~) which is attached hereto and incorporated herein.

Section 3. This ordinance shall take effect and be in full force at the earliest date permitted by law.

Karen Wintrow, President of Council

Passed: 4-17-2017

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL

Karen Wintrow __Y__ Brian Housh __Y__ Gerald Simms __Y__

Marianne MacQueen __Y__ Judith Hempfling __Y__

Exhibit A

1248.03 SPATIAL REQUIREMENTS.

(a) All lots and buildings shall meet the minimum area and width requirements of Table 1248.03. New lots shall not be created, except in conformance with these requirements.

| <i>Table 1248.03 Lot and Width Requirements: Residential Districts</i> | | |
|--|---|--------------------------------|
| Zoning District | Minimum Lot Area (Sq. Ft.)¹ | Minimum Lot Width (Ft.) |
| R-A, Low-Density Residential | 7,500 | 60 |
| R-B, Moderate-Density Residential | 6,000² | 50 |
| R-C, High-Density Residential | 4,800³ | 40 |

1 Public water and sanitary sewer is required for all property in these districts.
 2 Two-family and attached single-family dwellings **and** shall provide 4,500 square feet per unit. ~~Multi-family dwellings are permitted a density up to 8 units per acre.~~
 3 Two-family dwellings shall provide 4,000 square feet per unit. ~~Attached single-family and multi-family dwellings are permitted a density up to 14 units per acre.~~

(b) All structures and their placement on a lot shall conform to the minimum dimensional requirements listed in Table 1248.03a.

| <i>Table 1248.03a Dimensional Requirements: Residential Districts</i> | | | | | | |
|---|--|------------------------------------|--------------|--------------|-------------|------------------------------|
| Zoning District | Maximum Building Height (Ft./stories) | Minimum Yard Setbacks (Ft.) | | | | Max. Lot Coverage (%) |
| | | Front | Side | | Rear | |
| | | | Total | Least | | |
| R-A | 35/2.5 | 25 | 20 | 10 | 25 | 35 |
| R-B | 35/2.5 | 20 | 15 | 5 | 20 | 40 |
| R-C | 35/3 | 20 | 10 | 5 | 15 | 50 |

4 Average established setback shall apply, where applicable, in accordance with Section 1260.02(a).