

## CHAPTER 1143

### AR - Apartment Residential District

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#### CROSS REFERENCES

Variances - see P. & Z. Ch. 1117

Conditional uses - see P. & Z. Ch. 1119

General development requirements - see P. & Z. Ch. 1167

Signs - see P. & Z. Ch. 1169

Landscaping - see P. & Z. Ch. 1173

Accessory uses - see P. & Z. Ch. 1175

#### 1143.01 PURPOSE.

The AR District is established to accommodate multiple-family residences at overall housing densities consistent with those existing in the area. The objective is to provide for the continuance, redevelopment and/or limited expansion of multiple-family developments in areas best equipped to accommodate such higher density development.

#### 1143.02 PERMITTED USES.

(a) Multiple family structures having two or more dwellings per structure, including senior housing.

(b) Public or private parks.

#### 1143.03 ACCESSORY USES.

(a) Uses incidental and accessory to multiple-family dwellings and for exclusive use of their residents, to include common recreational facilities, community swimming pools, and offices for the rental and management of units therein.

(b) Temporary buildings for uses incidental to construction work, which shall be removed upon the completion or abandonment of construction work.

#### 1143.04 CONDITIONAL USES.

(a) Nursery schools and day care centers.

(b) Congregate or group homes, provided that the following provisions are met:

(1) The facility shall obtain all approvals and/or licenses as required by state and local laws.

(2) The facility shall provide 24-hour supervision by trained and qualified professional personnel.

(3) No exterior alterations of the structure shall be made which depart from its appearance as a residential structure, or would be inconsistent with the residential character of the surrounding neighborhood.

(4) Such facilities shall be required to provide appropriate sleeping quarters without using normal living areas, such as living rooms, dining room or kitchen for sleeping.

(5) Such facilities shall meet all applicable local and/or State building, safety and fire codes.

#### 1143.05 DEVELOPMENT STANDARDS.

(a) Minimum Lot Area. 4,500 square feet per dwelling unit for two-family dwellings. 4,000 square feet per dwelling unit for all other multiple-family dwellings. This requirement may be reduced to 3,000 square feet per dwelling unit if approved by the Planning and Zoning Board, pursuant to Section 1143.06 below.

(b) Minimum Lot Frontage. Eighty (80) feet of frontage on a publicly dedicated and improved street or highway.

(c) Minimum Front Yard Depth. Thirty (30) feet.

(d) Minimum Side Yard Width. Ten (10) feet

(e) Minimum Rear Yard Depth. Forty (40) feet.

(f) Maximum Building Height. Thirty-five (35) feet.

(g) Landscaping. If side or rear yards are located adjacent to any district where single family residences are a permitted use, landscaping and screening of those yards shall be required, pursuant to Chapter 1173. Such landscaping and/or screening shall consist of walls, fencing, mounding, natural vegetation or a combination of these elements, provided that such screening shall be at least seven (7) feet high or, if natural vegetation is used, capable of reaching seven (7) feet high within three (3) years of planting.

(h) Storm Drainage. The application for rezoning into the AR District must include a plan showing how storm runoff will be addressed. The accommodation of storm drainage shall be consistent with the standards and requirements of the "Stormwater Design Manual" (Mid-Ohio Regional Planning Commission; June, 1977) as may be subsequently amended.

(i) Trash and Garbage Control. All trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view. The disposal of trash and maintenance of the area shall be the responsibility of the owner of the property.

(j) Development Plan. In those cases where land is proposed to be rezoned from another zoning district into the AR District, a Development Plan, as described in Section 1131.02 (g) of this Ordinance shall be prepared and submitted to the Planning and Zoning Board, in addition to that material specified in Appendix A. The Development Plan shall be reviewed by the Planning and Zoning Board during the zoning amendment process. In approving a Development Plan, the Planning and Zoning Board shall find that the criteria specified in Section 1131.02 (g) have been met. (Ord. 2000-14. Passed 7-24-00.)

#### 1143.06 DENSITY BONUS.

The Planning and Zoning Board may approve a density bonus, on a case-by-case basis, which would allow an overall density not to exceed 3,000 square feet of lot area per dwelling unit, if it finds that the following conditions exist:

(a) The subject site is ten (10) acres or more and a minimum of forty (40) dwelling units is proposed.

(b) The development is located directly adjacent to major thoroughfares as delineated on the Thoroughfare Plan.

(c) Buildings are integrated with the natural features and architectural context of the surrounding area, and the applicant has shown that building design and site design is of high quality.

(d) A minimum of twenty percent (20%) of the site is designated as permanent open space. The open space system shall provide for pedestrian and bicycle linkages to neighborhood facilities, parks, play areas. Assurances shall be provided that such open space shall be maintained by the owner of the development.

(Ord. 2000-14. Passed 7-24-00.)