

304 SR SUBURBAN RESIDENTIAL DISTRICT

A. Purpose. The purpose of this district is to provide the suburban type residential development in those areas of Westfield Township which have central sewer and central water systems available; in which roads and other facilities are suitable to support such development; and as otherwise recommended in or consistent with the Westfield Township Development Policy Plan. The SR District regulations are designed to avoid excessive demands on community facilities and services and to provide residential development with a degree of flexibility in order to effectively utilize the natural topography and landscape.

B. Uses

1. **Permitted Uses**

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| a. Single Family dwelling |
| b. Two family dwelling |
| c. Farm market as provided in Section 205.I |
| d. Home occupation as provided in Section 205.E |
| e. Accessory structures and uses as provided in Section 205, and including But not limited to signs as regulated by Article IV and parking as regulated by Article V 508.E |
| f. Temporary buildings incidental to construction as provided in Section 204.D |
| g. Public school |

2. **Conditional Uses**

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| | Use is subject to the following Subsections of Section 606 |
| a. Churches and other places of worship | 2, 12and13 |
| b. Governmentally or privately owned and/or operated recreation areas, other than those described above, such as picnic areas, playgrounds, private parks, club pools, golf courses, tennis clubs, country clubs, equestrian activities and other similar recreation facilities or uses of similar character. Uses similar in character to the following shall be excluded: commercial recreational uses such as drive-in theaters, miniature golf courses, golf-driving ranges, rifle | 2, 3, 5, 6, 11, 13, 18 and19 |

| | |
|--|------------------------------|
| ranges, trapshooting, skeet shooting ranges, pistol ranges, or other ranges for use of firearms; the operation of snowmobiles, motorcycles and all terrain vehicles when conducted as a business such as by renting such vehicles or charging a fee in order to operate such vehicles on private property or the inviting of spectators to view the operating of such vehicles or allowing competition among such vehicles with or without charging a fee. | |
| c. Governmentally owned and/or operated Buildings and facilities other than those Listed in (b) above. | 3, 4, 6, 8, 9, 10, 12 and 13 |
| d. Cemeteries | 22 |
| e. Strip Mining | 24 |
| f. Bed and Breakfast Inn | 31 |
| g. Planned Development | 29 |
| h. Non-public school | |
| i. Government Projects ¹ | 33 |

- C. Natural Hazard Overlay Areas. Areas of the SR District which are within the Natural Hazards Overlay District are also subject to the requirements of Section 302 of this Resolution.

¹ Added 12-15-2006

D. Minimum Dimensions for Lots and Yards.

1. Lots and yards in the SR District shall comply with the minimum requirements stated in the following table, except as provided in D.4 below:

| 2 SR SUBURBAN RESIDENTIAL DISTRICT | | |
|---|---------------|------------|
| Minimum Dimensions for Lots and Yards | | |
| | Single Family | Two-Family |
| ² Minimum Lot Area | 1 acre | 1.5 acres |
| ³ Lot Frontage | | |
| Lots not on cul-de-sac bulb | 100 feet | 140 feet |
| Lots with frontage on cul-de-sac bulb | 60 feet | 85 feet |
| Lot Width at Minimum Building Setback Line* | 100 feet | 140 feet |
| Front Yard Setback* | 50 feet | 50 feet |
| Side Yard Setback* | 10 feet | 10 feet |
| Rear Yard Setback* | 25 feet | 25 feet |
| *Lots which do not have access to central water and sanitary sewer lines on the street frontage shall comply with the requirements of Section 303.D | | |

Requirements in the above table shall be minimum requirements. If the Medina County Health Department requires a greater lot area for disposal of sewage effluent in compliance with its regulations, then the greater lot area shall be the required lot area.

3. In all cases, the right-of-way line shall be as shown on the records of Medina County but, for purposes of determining the front lot line, shall not be less than 30 feet from the centerline.
4. Where property in the SR District has frontage on an arterial street, lots proposed to have frontage on the arterial street shall comply with at least one of the following requirements:
 - a. The lots shall not have access to the arterial street, but shall have frontage on and shall have direct vehicular access constructed to a public collector or local street or to an approved private street.
 - b. The lots shall not have access to the arterial street, but shall have frontage on and shall have direct vehicular access to a marginal street.

² Amended 3-1-2000

³ Amended 3-1-2000

- c. The lot shall comply with all requirements for frontage, lot width, area, and yards as provided in Section 303.D

- E. Driveway Requirements. *See Article V, Vehicles, Parking and Driveways*

- F. Commercial Vehicles. *See Section 508, Vehicle Storage*

- G. Planned Development. *See Section 606.A (29)*