

Washington Township, Licking County

Zoning Resolution Update 2025-01

R-1, Rural Residential District

Proposed by Zoning Commission

*Delete text that is struck-out. Add text that is highlighted.

ARTICLE 11

R-1 R-R, RURAL RESIDENTIAL DISTRICT

Section 11.0 Purpose

The purpose of the ~~R-1~~ R-R Rural Residential District is to allow for the establishment of low-density single-family dwellings not to exceed 1 dwelling unit per ~~one (1)~~ two (2) gross acres. The rural residential district is to provide for areas of agricultural pursuits and conserve those areas that are environmentally sensitive and physically unsuitable for intensive development. The ~~R-1~~ R-R Residential Districts are associated with those areas to be served by minor collector and local residential streets. In addition, it is to be associated with those areas identified in the comprehensive plan as having a minimum lot size of two (2) acres or greater as identified on the ~~Minimum Lot Size Based Upon Ground Water Pollution Potential Map~~ Groundwater Vulnerability Map. The single-family dwelling unit must meet the Licking County Board of Health's requirements and/or that of other authorities, before being issued sewage and zoning permits.

Section 11.1 Uses Permitted in the ~~R-1~~ R-R District

1. Agriculture
2. Single-family dwellings unit.
- ~~3. Public parks and playgrounds.~~
- ~~4. Governmental buildings.~~
- ~~5. Cemeteries.~~
- ~~6. Golf courses.~~
3. Private stables as an accessory use, provided any lot or tract in such use shall not be less than five (5) acres in area.
4. Private swimming pools as an accessory use.
5. Accessory uses and structures.

Section 11.2 Conditionally Permitted Uses

After obtaining a valid conditional use permit in accordance with Article 5, and the other

provisions of these regulations, the following uses may be conditionally permitted:

1. Institutions, nursing homes, hospitals.
2. Home occupations.
3. Church – Community Church, Church - Neighborhood Church.
4. Education – Public School and Education – Private School.
5. Daycare – Home.
6. Public parks and playgrounds.
7. Governmental buildings.
8. Cemeteries.
9. Golf courses.
10. Short Term Vacation Rentals
11. Animal Hospitals.
12. Kennels on lots of five (5) acres or more provided that any building, outside and enclosed area, or outside run is a minimum of five hundred (500) feet from any existing dwelling and a minimum of two hundred (200) feet from any side or rear lot line.

Section 11.3 Required Lot Area and Lot Width in the R-1 R-R District

Every lot shall have a minimum road frontage and width of 200 contiguous feet throughout the lot and a minimum lot area of not less than ~~one (1) acre (43,560 square feet)~~ two (2) acres (87,120 square feet) exclusive of road right-of-way, and shall be in addition to any easements of record.

Section 11.4 Required Floor Area in the R-1 R-R District

Dwelling/structure shall have a minimum area of habitable space by outside dimensions, exclusive of porches, garages and cellars or basements as follows:

Single-Family Dwelling

- a. Two Story Structure

Two (2) story dwelling/structure – 1200 square feet on the first floor on a permanent foundation and a total of 1600 square feet by all other levels.

- b. Single Story Structure

Single (1) story dwelling/structure – 1600 square feet on a permanent foundation.

Single-family dwellings shall not be less than 24 feet in width or depth whichever is the smaller.

Section 11.5 Height Regulation in the R-1 R-R District

No residential dwelling shall exceed 2 1/2 stories or 35 feet in height.

Section 11.6 Required Yard in the R-1 R-R District

Front Yard: ~~40~~ 50 feet*
Side Yard: ~~15~~ 25 feet each side
Rear Yard: ~~45~~ 50 feet

*Or ~~70~~ 80 feet from the center of the road if no right-of-way has been established.

Corner lots shall provide the minimum front yard requirements on each street side of the lot.

Section 11.7 Agricultural Exemptions

Sections 519.02 to 519.25, inclusive, of the Ohio Revised Code confer no power on any, township zoning commission, Board of Township Trustees, or Board of Zoning Appeals to prohibit the use of land for agricultural purposes or the construction or use of buildings or structures incident to the use of agricultural purposes of the land on which such buildings or structures are located, and no zoning certificate shall be required for any such building or structure.

Agriculture and buildings or structures incident to the use of land for agricultural purposes may be regulated pursuant to Section 519.21(B) of the Ohio Revised Code, as amended.

Section 11.8 Limitation of the number of principal structures per lot

Unless otherwise specified within this resolution, no lot shall contain upon it more than one principal structure.