

**CHAPTER 1133**  
**Single-Family Residential Districts**

<p>1133.01 Intent.</p> <p>1133.02 Use Regulations.</p> <p>1133.03 Lot Area and Width Requirements.</p> <p>1133.04 Setback Requirements.</p> <p>1133.05 Height Regulations.</p>	<p>1133.06 Design Criteria for Dwellings Located in the R-T District.</p> <p>1133.07 Accessory Uses and Structures.</p>
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**1133.01 INTENT.**

Single-Family Residential Districts (R-1, R-2, and R-T) and their regulations are established in order to achieve, among others, the following purposes:

- (a) To regulate the bulk and location of dwellings, accessory buildings and other structures to obtain proper privacy and useable open spaces on each lot appropriate for the various districts;
- (b) To regulate the density and distribution of population to avoid congestion and the overburdening of existing and proposed community facilities and public services.
- (c) To foster a variety of residential living unit types while protecting the character of the City.
- (d) To provide for proper location of dwellings in relationship to multi-family, commercial and industrial uses so as to increase the general convenience, safety and amenities within the community and to protect residents from nuisances;
- (e) To provide for limited small-scale community facilities when such uses are designed and located to be compatible with the residential neighborhood.
- (f) To provide proper spacing between buildings to ensure adequate access for fire and other emergency vehicles and equipment.
- (g) To protect the desirable characteristics and promote the stability of existing residential development;
- (h) To carry out the following specific purposes:
  - (1) The R-1 Suburban Single-Family District is established to encourage the creation and preservation of low-density single-family residential neighborhoods and to limit the establishment of non-residential uses to those that are compatible with the intended low-density neighborhood character. The stipulated density is intended to provide for areas of suburban character in the

community. Suburban areas are typically located at the outer periphery of the city and are characterized by curvilinear streets, cul-de-sacs and attached garages.

- (2) The R-2 Single-Family District is established to promote, preserve and protect medium-low density predominantly single-family neighborhoods in the City. Two-family dwellings are restricted to locations where they are designed and located in a manner that is compatible with the existing or proposed residential neighborhood.
- (3) The R-T Traditional Residential District is established to preserve and protect neighborhoods with traditional urban character. Traditional Residential areas are the oldest, close-to-downtown residential areas in the city. Small, dense lots were generally developed before 1940 in a regular grid street pattern, with houses constructed with detached garages. As set forth in the Wooster Comprehensive Plan, traditional residential development will encourage historic preservation and construction/reconstruction that is similar in nature to the established pattern and character of development.
- (i) To promote the most desirable and beneficial use of the land in accordance with the objectives of the Comprehensive Plan of Wooster.

**1133.02 USE REGULATIONS.**

- (a) Uses Permitted By Right. A use listed in **Table 1133.02** shall be permitted by right as a principal use in a district when denoted by the letter "P" provided that all requirements of other City Ordinances and this Zoning Code have been met;
- (b) Conditional Uses. A use listed in **Table 1133.02** shall be permitted as a conditional use in a district when denoted by the letter "C", provided the Planning Commission first makes the determination that the requirements of Chapter **1147** have been met according to the procedures set forth in Chapter **1107**.
- (c) Accessory Uses. An accessory use that is clearly incidental and subordinate to a use listed in **Table 1133.02** shall be permitted provided that the requirements of this Planning and Zoning Code and all other City Codes have been met. Accessory uses are further regulated as listed below.
  - (1) Accessory buildings and structures in compliance with Section 1133.07, Accessory Uses and Structures.
  - (2) Family day care home, "type B" in compliance with Chapter **1125**, General Use Regulations.
  - (3) Fences, walls, landscape features in compliance with Section **1133.07** and Chapter **1125**.
  - (4) Home occupations in compliance with Chapter **1125**.

- (5) Off-street parking areas in compliance with Chapter 1169.
- (6) Private swimming pools in compliance with Section 1133.07 and Chapter 1125.
- (7) Signs in compliance with Chapter 1171.

(d) Table 1133.02 Permitted Uses.

	R-1 Suburban Single-Family District	R-2 Single-Family District	R-T Traditional Residential District
<b>(1) Residential</b>			
A. Single-family detached dwelling	P	P	P
B. Single-family attached dwelling	--	--	C
C. Two-family dwelling – new construction	--	C	
D. Two-family dwelling conversion from SF dwelling	--	C	
E. Cluster Residential Development (CRD) in compliance with Chapter 1134	P	P	
F. Bed and breakfast establishment	--	--	C
G. Adult care facility for 3-5 persons	P	P	P
H. Residential facility for 5 or fewer persons	P	P	P
I. Residential facility for 6-8 persons	P	P	P
J. Flag lots	C	--	--
<b>(2) Community Facilities on less than 10 acre sites</b>			
A. Place of worship/church	C	C	C
B. Cemetery	C	--	--
C. Day care facility, child and/or adult	C	C	C
D. Library, cultural institution	--	C	C
E. Public safety facility	C	C	C

	R-1 Suburban Single-Family District	R-2 Single-Family District	R-T Traditional Residential District
F. Utility substation/distribution facility, indoor	C	C	C
G. School (public/private) elementary/secondary	C	C	C
<b>(3) Open Space/Recreation</b>			
A. Agriculture, except confined feeding operations	--	--	--
B. Golf course, except miniature golf	C	C	--
C. Community recreation facility	C	C	C
D. Public park, public playground	C	C	P
<b>(4) Other Uses</b>			
A. Wireless telecommunication facility	See Chapter 1173		
B. Family Day Care Home, Type B	P	P	P
<i>P = Permitted by right      C = Conditional      A= Accessory      -- = Use not permitted in district</i>			

**1133.03 LOT AREA AND WIDTH REQUIREMENTS.**

- (a) Minimum Lot Area and Width. The area and width of a lot shall not be less than the dimensions set forth in Table 1133.03, for the type of dwelling proposed and the district in which the lot is located.
- (b) Minimum Lot Frontage. The minimum lot frontage on any public or private street shall be the same as the minimum lot width, except for lots on cul-de-sacs as set forth in Table 1133.03.

(c) Table 1133.03 Minimum Lot Requirements:

	R-1 Suburban Single-Family District	R-2 Single-Family District	R-T Traditional Residential District
1. Minimum lot size	8,700 sq. ft.	6,500 sq. ft.	4,350 sq. ft.
2. Minimum width at building line	70 ft.	50 ft.	40 ft.
3. Minimum lot frontage on a cul-de sac	50 ft.	40 ft.	40 ft.
4. Maximum lot coverage	25% or 2300 sq. ft. whichever is greater		25%

**1133.04 SETBACK REQUIREMENTS.**

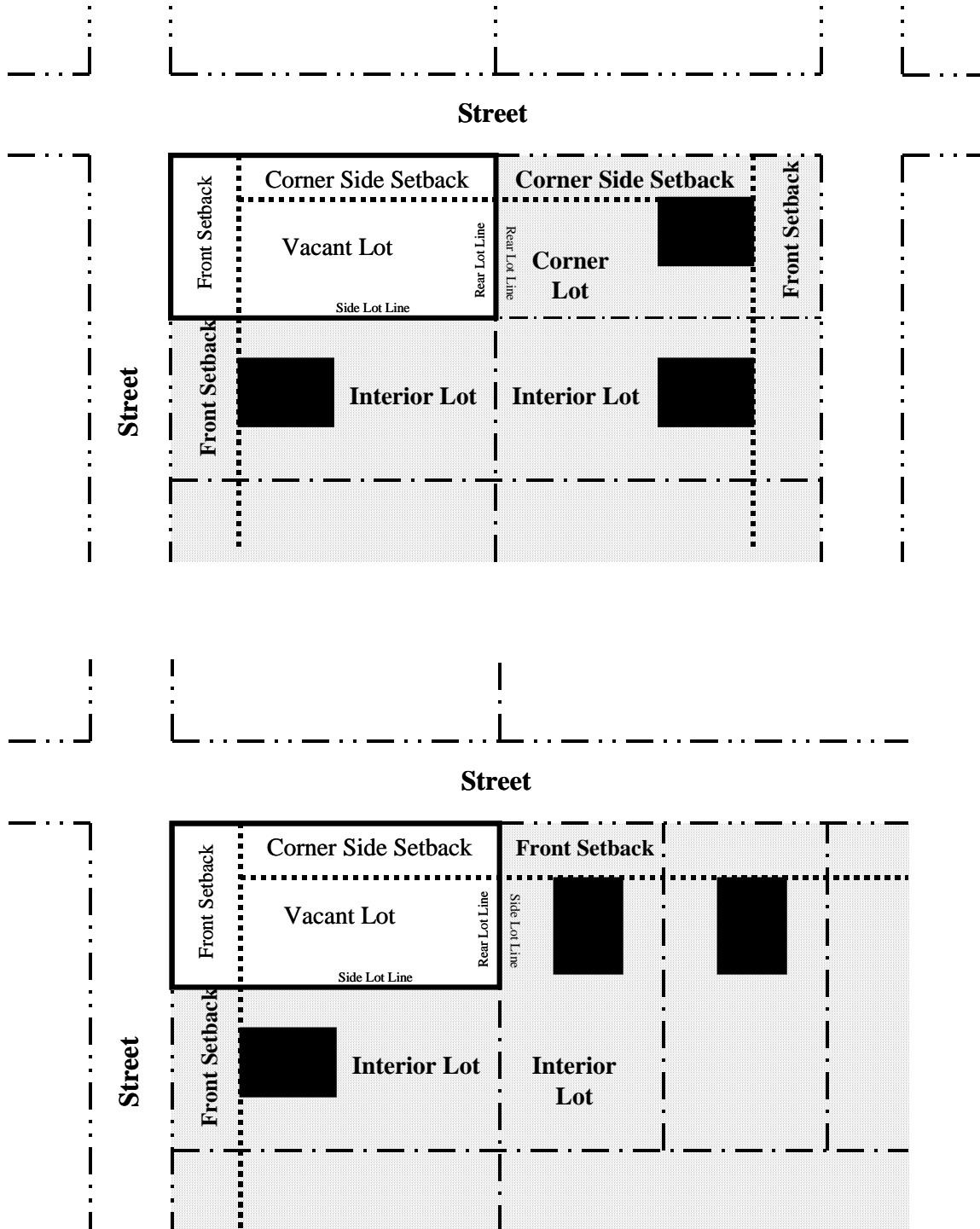
Dwelling units shall be located on a lot in a manner that maintains the minimum front, side and rear setbacks set forth in this section for the district in which the lot is located, except as otherwise regulated in Chapter 1134, Cluster Development Regulations, Chapter 1145, Planned Development Overlay Districts, and Chapter 1147 Conditional Use Regulations.

- (a) Front Setback. Each lot shall maintain a front setback in compliance with Table 1133.04, except as otherwise permitted in sub-section (b) below.
- (b) Front Setback on Built-up Blocks. Where more than 50% of lots of a residential block where the block length does not exceed 2000 feet, are occupied by buildings of the type and use permitted in the district, the minimum front setback depth for new building shall be the average depth, plus or minus five feet, of the front setbacks of existing dwellings located within 100 feet on either side of a given lot, provided however, the depth of the front setback resulting there from shall not be less than one-half the distance set forth in Table 1133.04.
- (c) Front Setback on Through Lots. On a through lot, a front setback shall be provided on each frontage equal to the minimum required front setback as set forth in Table 1133.04. There shall be no required rear setback on a through lot.
- (d) Side Setbacks. Each interior and through lot shall have and maintain two side yards. Table 1133.04 sets forth the minimum width of any side setback and the minimum total width of both side setbacks.
- (e) Side Setbacks for Corner Lots. Corner lots shall maintain the following setback requirements. See Figure 1 below.

- (1) Corner Side Setback. Where new construction or an addition to an existing building is proposed for a corner lot, such building or building addition shall maintain a corner side setback that complies with the following:
  - A. When the rear lot line of a corner lot coincides with the rear lot line of another corner lot, the corner side setback shall be the greater of:
    - i The corner side setback of the abutting corner lot; or
    - ii The minimum side setback set forth in Table 1133.04.
  - B. When the rear lot line of a corner lot coincides with the side lot line of an interior lot. The corner side setback shall comply with the requirements for a front setback, including subsection (b) above for front setback dimensions on built-up blocks.
- (2) Interior Side Setback. The width of a side setback along the interior side lot line shall not be less than the minimum side setback as set forth in Table 1133.04.
- (f) Rear Setback. Each lot shall maintain a rear setback as specified in Table 1133.04.
- (g) Table 1133.04 Minimum Setback Requirements:

	R-1 Suburban Single-Family District	R-2 Single-Family District	R-T Traditional Residential District
(1) Front Setback	25 ft.	25 ft.	20 ft.
(2) Side Setback			
A. Minimum of any one side	5 feet	5 feet	5 feet
B. Total side setback	15 feet	15 feet	10 feet
(3) Rear Setback	20 ft.	20 ft.	20 ft.

**Figure 1 -- Corner Side Setback Requirements:**



**1133.05 HEIGHT REGULATIONS.**

All buildings and structures in any residential district shall comply with the following height regulations:

- (a) The height of principal buildings and structures shall not exceed 35 feet above average ground level.
- (b) The height of accessory buildings and structures shall not exceed 20 feet above average ground level.
- (c) Permitted height exceptions are set forth in Section 1125.03, Supplementary Height Regulations.

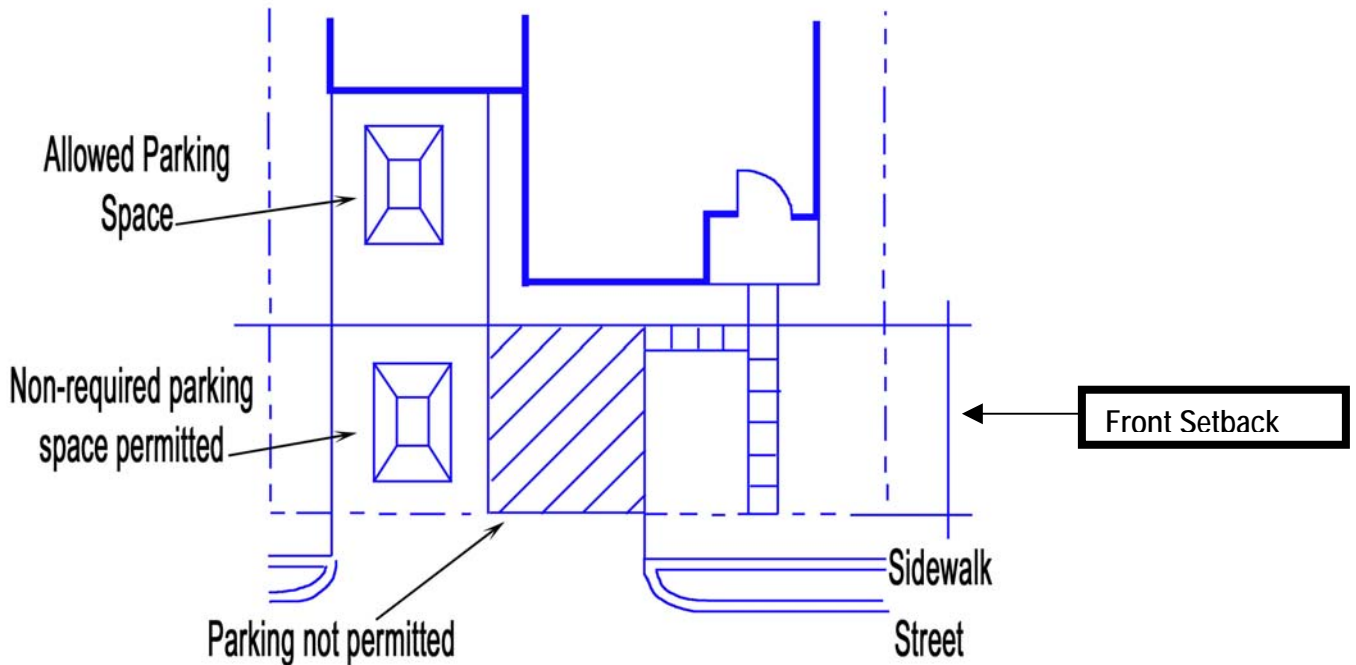
**1133.06 DESIGN CRITERIA FOR DWELLINGS LOCATED IN THE R-T DISTRICT**

All single-family detached dwellings in the R-T District shall comply with the following regulations. The Design and Review Board may exempt applicants from these standards when the exterior building modifications are minor in nature, meaning the design modifications will have no discernable impact on neighboring properties, the public, the public right-of-way, or those intended to occupy or use the proposed development.

- (a) At least one (1) main entrance to the residence shall face the street. On corner lots, the main entrance may face either of the streets or be oriented to the corner. Entrances shall include architectural elements that emphasize the entrance, including but are not limited to front porches, transom and sidelight windows, decorative trim and moldings, and arches.
- (b) The front wall of the principal building shall be parallel to the street or its tangent, if the street is curved.
- (c) At least fifteen (15) percent of the area of a street-facing façade shall be windows that meet the following. Windows in rooms with a finished floor height of four (4) feet or more below average finished grade are exempt from this standard:
  - (1) Each window shall be square or vertical in orientation; or,
  - (2) A horizontal window opening may be created when:
    - A. Two or more vertical windows are grouped together to provide a horizontal opening; or,

- B. There is a band of individual lites across the top of the horizontal window. These small lites shall be vertical and cover at least twenty (20) percent of the total height of the window.
- (d) For any new residence, an attached garage that has overhead garage doors that face the street shall be setback at least four (4) feet from the front façade of the main building mass. The following exceptions shall apply:
    - (1) An overhead garage door may be flush with the front façade of the building if the building has a porch, floor to ceiling bay window, balcony, structurally integral planter, or other significant design feature or combination of features that extend at least four (4) feet forward from the wall plane on which the garage door is placed. A garage door that is recessed within the thickness of the garage wall as a result of typical construction practices shall be considered flush; or
    - (2) An overhead garage door may be flush with the front façade of the residence if at least forty (40) percent of the façade on which the door is located is comprised of windows; or,
    - (3) An overhead garage door may be flush with the front façade of the residence if the garage is not more than thirty-five (35) percent of the length of the street-facing facade
  - (e) Required parking areas shall not be located in the front setback, and supplemental parking areas are prohibited between the front building line and the front setback line. See [Figure 2](#) below.

**Figure 2**  
**Permitted Parking Locations in the R-T District**



**1133.07 ACCESSORY USES AND STRUCTURES.**

Accessory uses, buildings and structures permitted in single-family residential districts shall conform to the location, coverage, and maintenance standards contained in this Section and Chapter 1125, if applicable. No accessory building or use shall be established on a lot unless a principal building or use has first been established on the lot in conformance with all applicable provisions of this Planning and Zoning Code.

- (a) Location Requirements for Accessory Uses. An accessory building or use permitted in a residential district shall be located as set forth in Table 1133.07. However, an accessory use shall only be permitted to the extent such use complies with all other accessory use regulations set forth in this Planning and Zoning Code.

(b) Table 1133.07 Permitted Accessory Structures In Front, Side And Rear Yards:

<b>Table 1133.07 Permitted Accessory Structures In Front, Side And Rear Yards</b>				
Use	Yard Permitted	Minimum Setback From Lot Line		
		Front	Side	Rear
1. Attached accessory buildings and structures	None	(a)	(a)	(a)
2. Detached accessory buildings, including garages	Side, rear	NP	(b)	(b)
3. Driveways	Front, corner side, side, rear	NA	3 ft.	3 ft.
4. Fences, walls	Front, corner side, side, rear	0	0	0
5. Outdoor storage of recreation vehicle. See also §1125.09	Side, rear	NP	(b)	(b)
6. Private Swimming pools	Rear	NP	See §1125.08	See §1125.08

Notes to Table 1133.07:

(a) Shall comply with the setback requirements for principal buildings set forth in Table 1133.04.

(b) Shall comply with the side setback requirements for principal buildings in Table 1133.04.

NA Not Applicable.

NP Not Permitted

- (c) Accessory Buildings. No more than two (2) accessory buildings shall be located on a single zoning lot.
- (d) Maximum Area and Rear Yard Coverage of Accessory Buildings and Structures. The total area of all accessory buildings and structures shall not occupy more than 30% of the rear yard.
- (e) Additional Regulations for Parking Areas. Accessory off-street parking spaces shall be provided in compliance with the parking requirements set forth in Chapter 1169, which shall be located on the same lot as the dwelling served.
- (f) Swimming Pools. Private swimming pools for the exclusive use of residents of the premises may be located in any residential district provided they comply with the locational and coverage requirements of accessory structures set forth in this Chapter and the supplemental regulations set forth in Section 1125.08, Swimming Pools.
- (g) Fences and Walls. Fences and walls in any residential district shall comply with the regulations in Section 1125.07, Fences and Walls in Residential Districts.

- (h) Temporary Storage Units. Temporary storage units, meaning those without a foundation, shall not be permitted in a front or side yard. They may be placed on a lot, in order to unload or load them, for not more than fourteen (14) days in any six (6) month period, provided they shall not be located in a front yard, except on an impervious surface such as the driveway, during this fourteen (14) day period.