

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

<b>1133.01</b>	<b>Intent.</b>	<b>1133.05</b>	<b>Height regulations.</b>
<b>1133.02</b>	<b>Use regulations.</b>	<b>1133.06</b>	<b>Design criteria for dwellings located in the R-T District.</b>
<b>1133.03</b>	<b>Lot area and width requirements.</b>	<b>1133.07</b>	<b>Accessory structures.</b>
<b>1133.04</b>	<b>Setback requirements.</b>		

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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.  
(Ord. 2006-49. Passed 5-21-07.)

#### **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) Family day care home, "type B" in compliance with Chapter 1125, General Use Regulations.
  - (2) Home occupations in compliance with Chapter 1125.
  - (3) Off-street parking areas in compliance with Chapter 1169.

(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</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, health or utility facility	C	C	C
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. Golf course, except miniature golf	C	C	--
B. Community recreation facility	C	C	C
C. Public park, public playground	C	C	P

	R-1 Suburban Single-Family District	R-2 Single-Family District	R-T Traditional Residential District
<b>(4) Other Uses</b>			
A. Wireless telecommunication facility	See Chapter 1173		
B. Family Day Care Home, Type B	A	A	A
<i>P = Permitted by right      C = Conditional      A = Accessory      -- = Use not permitted in district</i>			

(Ord. 2006-49. Passed 5-21-07; Ord. 2012-24. Passed 8-20-12; Ord. 2013-44(a). Passed 12-16- 13.)

**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 coverage of the lot by buildings <sup>(a)</sup>	25% or 2300 sq. ft. whichever is greater		25%
5. Maximum lot coverage <sup>(a)</sup>	35%		40%
(a) See Section 1133.07(d) for building coverage of accessory structures			

(Ord. 2013-44(a). Passed 12-16-13.)

**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 fifty (50) percent of lots of a residential block, where the block length does not exceed two thousand (2000) feet, are occupied by buildings of the type and use permitted in the district, the minimum front setback depth for a new principle building shall be the average depth, plus or minus five (5) feet, of the front setbacks of existing dwellings located within one hundred (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 (1/2)the distance set forth in Table 1133.04.
- (c) Side Setbacks. Each lot shall maintain two (2) side yards as set forth in Table 1133.04 and in Section 1133.04(e), as applicable.
- (d) Rear Setback. Each lot shall maintain a rear setback as specified in Table 1133.04 and in Section 1133.04(e), as applicable.
- (e) Lots Abutting Public Rights-of-Way. Any side of a lot abutting a public street right-of-way shall maintain a setback equal to the applicable front setback set forth in Table 1133.04, except as otherwise stated in sub-section (b) above. Any side of a lot abutting a public alley right-of-way shall maintain the applicable front, side or rear setback set forth in Table 1133.04.
- (f) All structures shall comply with Section 1125.15, Visibility at Intersections.
- (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 <sup>a</sup>	25 ft.	25 ft.	20 ft.
(2) Side Setback <sup>a</sup>			
A. Minimum of any one side	5 ft.	5 ft.	5 ft.
B. Total side setback	15 ft.	15 ft.	10 ft.
(3) Rear Setback <sup>a</sup>	20 ft.	20 ft.	20 ft.
(a) See Section 1125.02 for permitted obstructions within required setbacks or other related open space			

(Ord. 2013-44(a). Passed 12-16-13.)

**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 thirty-five (35) feet above average ground level.

- (b) The height of accessory buildings and structures shall not exceed twenty (20) feet above average ground level.
- (c) Permitted height exceptions are set forth in Section 1125.03, Supplementary Height Regulations. (Ord. 2013-44(a). Passed 12-16-13.)

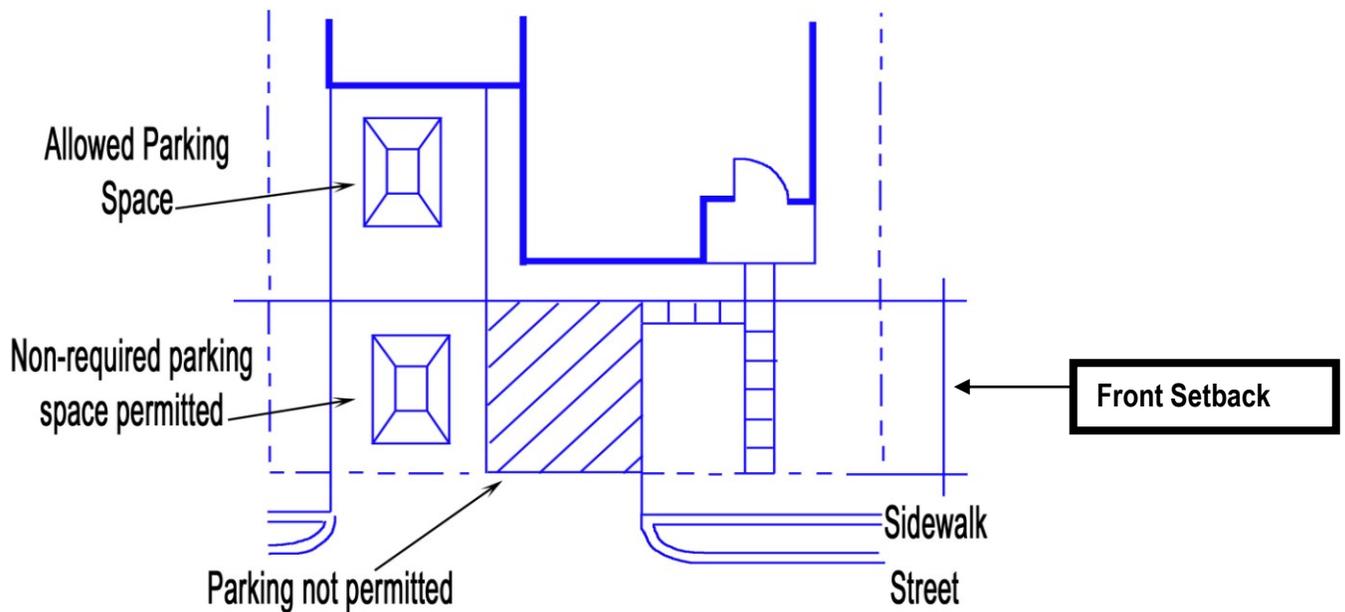
### **1133.06 DESIGN CRITERIA FOR DWELLINGS LOCATED IN THE R-T DISTRICT.**

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 façade
- (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 1 below.

**Figure 1**  
**Permitted Parking Locations in the R-T District**



(Ord. 2013-44(a). Passed 12-16-13.)

**1133.07 ACCESSORY STRUCTURE REGULATIONS.**

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

- (a) Location Requirements for Accessory Structures. Accessory buildings and structures permitted in a residential district shall be located as set forth in Table 1133.07.
- (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>				
Structure	Yard Permitted	Minimum Setback From Lot Line		
		Front	Side	Rear
1. Detached accessory buildings, including garages	Side, rear	NP	5 ft.	5 ft.
2. Driveways	Front, corner side, side, rear	NA	3 ft.	3 ft.
3. Unroofed parking spaces <sup>(a)</sup>	Front, corner side, side, rear	20 ft.	5 ft.	5 ft.
4. Fences, walls	Front, corner side, side, rear	0 ft.	0 ft.	0 ft.
5. Outdoor storage of recreation vehicle. <sup>(b)</sup>	Side, rear	NP	10 ft.	10 ft.
6. Private Swimming pools	Rear	NP	10 ft.	10 ft.

**Notes to Table 1133.07:**  
<sup>(a)</sup> Required and non-required parking spaces are permitted in a driveway as shown in Figure 1 under Section 1133.06(e).  
<sup>(b)</sup> See Section 1125.08 for additional outdoor storage of recreation vehicle regulations.  
NP Not Permitted

- (c) Accessory Buildings. No more than two (2) accessory buildings shall be located on a single lot of record in a single-family residential district.
- (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 thirty (30) percent of the rear yard. Accessory buildings and structures shall also be subject to building and lot coverage standards in Section 1133.03.
- (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 1125.07, Swimming Pools.
- (g) Temporary Storage Units. Temporary storage units, meaning those without a foundation, 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 or side yard, except on an existing impervious surface such as the driveway, during this fourteen (14) day period.

- (h) Fences, Walls and Similar Screening Devices. Fences, walls and similar screening devices in any single-family residential district shall comply with the following requirements:
- (1) Fences, walls and similar screening devices shall not exceed six (6) feet in height in single-family residential districts unless noted below:
    - A. In a required front yard setback, or a required setback abutting a public street right-of-way, fences, walls and similar screening devices shall not exceed four (4) feet in height. This requirement shall not apply to fences, walls and similar screening devices in a required setback abutting a public alley right-of-way.
    - B. When enclosing a tennis court, fences shall not exceed twelve (12) feet in height.
  - (2) Barbed wire, spike, razor wire, or electric fences, walls and similar screening devices are prohibited in any single-family residential district.
  - (3) At least fifty (50) percent of the vertical surface of a fence located in a front yard setback, or a required setback abutting a public street right-of-way, shall be open. This requirement shall not apply to fences in a required setback abutting a public alley right-of-way.
  - (4) Fences that are painted, shall be one color. Fences, walls and similar screening devices shall be maintained in good repair and structurally sound at all times by the owner and/or occupant of the lot on which they are located. The smooth finished side of the fence shall be the side of the fence that faces outward from the yard being fenced.
  - (5) Fences, walls and similar screening devices may be built up to the property line, but shall be located entirely on the property of the person constructing it, except property owners, with written permission from abutting property owners, may connect to fences on adjoining properties.
  - (6) All fences, walls and similar screening devices shall comply with Section 1125.15, Visibility at Intersections.  
(Ord. 2013-44(a). Passed 12-16-13.)