

RECORD OF ORDINANCES

Ordinance No. 2021-24

Passed _____ 2021

AN ORDINANCE TO AMEND CERTAIN PORTIONS OF PART 12 (PLANNING AND ZONING CODE) OF THE BALTIMORE CODIFIED ORDINANCES IN ORDER TO PROVIDE FOR MAXIMUM LOT COVERAGES

WHEREAS, the Planning and Zoning Commission, after discussing and evaluating maximum lot coverage by impervious surfaces, has determined that certain portions of the Zoning Code should be amended in the best interests of the Village and its residents in order to protect against excessive rain-water runoff into neighboring properties or the Village stormwater system; and,

WHEREAS, the Planning and Zoning Commission held a public hearing on said amendments on July 8, 2021; and,

WHEREAS, the Planning and Zoning Commission, after considering public input on the subject at the public hearing, voted unanimously on September 9, 2021, to recommend to Council that certain portions of the Zoning Code be amended in the best interests of the Village and its residents; and,

WHEREAS, Council held a public hearing on said amendments to the Zoning Code on _____, 2021;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF BALTIMORE, FAIRFIELD COUNTY, OHIO, A MAJORITY OF ITS MEMBERS CONCURRING:

SECTION 1: To amend Section 1250.04 (R-1, RESIDENTIAL ESTATE DISTRICT, Development Standards), to read as follows:

A. The following Lot Area, Frontage and Setback Standards apply to all Lots and Structures within the R-1- Residential Estate District.

1. The Minimum Lot Area shall be 20,000 square feet.
2. The minimum Lot Frontage shall be 125 feet on a dedicated, improved Street or highway.
3. The minimum Depth to Width Ratio shall be 1:1.
4. The maximum Depth to Width Ratio shall be 3:1.
5. The minimum Front Yard Setback shall be 50 feet.
6. The minimum Side Yard Setback shall be:
 - a. 20 feet for the Principal Structure
 - b. 10 feet for an Accessory Structure
7. The minimum Rear Yard Setback shall be:
 - a. 50 feet for the Principal Structure
 - b. 25 feet for an Accessory Structure
8. The maximum Building Height shall be 35 feet.
9. Each Single Family Dwelling in the R-1 District shall have a Minimum Livable Floor Area of 2,000 square feet.
10. The maximum lot coverage percentage shall be 30%.

SECTION 2: To amend Section 1252.04 (R-2, SUBURBAN SINGLE-FAMILY RESIDENTIAL ESTATE DISTRICT, Development Standards), to read as follows:

A. The following Lot Area, Frontage and Setback Standards apply to all Lots and Structures within the R-2 – Suburban Single Family Residential District.

1. The Minimum Lot Area shall be 15,000 square feet.
2. The minimum Lot Frontage shall be 100 feet on a dedicated, improved Street or highway.
3. The minimum Depth to Width Ratio shall be 1:1.
4. The maximum Depth to Width Ratio shall be 3:1.
5. The minimum Front Yard Setback shall be 35 feet.

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6. The minimum Side Yard Setback shall be:
 - a. 15 feet for the Principal Structure
 - b. 8 feet for an Accessory Structure
7. The minimum Rear Yard Setback shall be:
 - a. 45 feet for the Principal Structure
 - b. 15 feet for an Accessory Structure
8. The maximum Building Height shall be 35 feet.
9. Each Single Family Dwelling in the R-2 District shall have a Minimum Livable Floor Area of 1,500 square feet.
10. The maximum lot coverage percentage shall be 35%.

SECTION 3: To amend Section 1254.04 (R-3, VILLAGE SINGLE-FAMILY RESIDENTIAL DISTRICT, Development Standards), to read as follows:

A. The following Lot Area, Frontage and Setback Standards apply to all Lots and Structures within the R-3 – Village Single Family Residential District.

1. The Minimum Lot Area shall be 6,500 square feet.
2. The minimum Lot Frontage shall be 50 feet on a dedicated, improved Street or highway.
3. The minimum Depth to Width Ratio shall be 1:1.
4. The maximum Depth to Width Ratio shall be 3:1.
5. The minimum Front Yard Setback shall be 5 feet.
6. The minimum Side Yard Setback shall be:
 - a. 4 feet for the Principal Structure
 - b. 2 feet for an Accessory Structure
7. The minimum Rear Yard Setback shall be:
 - a. 10 feet for the Principal Structure
 - b. 2 feet for an Accessory Structure
8. The maximum Building Height shall be 35 feet.
9. Each Single Family Dwelling in the R-3 District shall have a Minimum Livable Floor Area of 1,000 square feet.
10. The maximum lot coverage percentage shall be 40%.

SECTION 4: This ordinance shall become effective at the earliest period authorized by law.

Bradley S. Nicodemus, Mayor

DATE OF PASSAGE: _____

EFFECTIVE DATE: _____

ATTEST: _____
Brian Bibler, Fiscal Officer

SPONSOR: McCreery

APPROVED AS TO FORM:  _____
Jeffrey Feyko, Village Solicitor