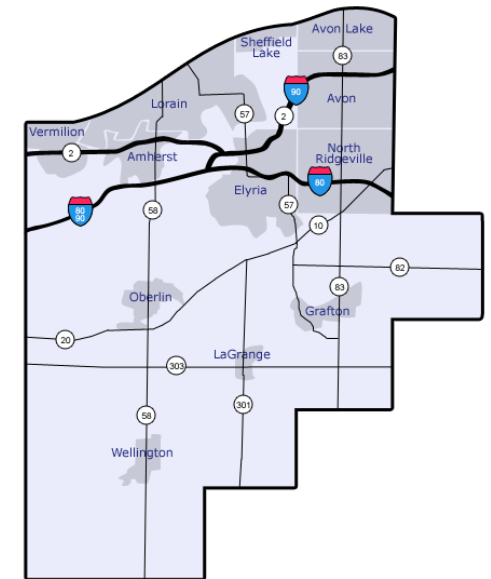


<p>301.01 The Agricultural Residential District (designated "R1-1" District) is designed for use throughout the Township to:</p> <p>Reserve and protect for agricultural use those land areas needed and best suited for agriculture.</p> <p>Prevent the indiscriminate spread of urban uses into rural areas which are incompatible with agricultural pursuits and which contribute to their premature termination.</p> <p>Retain land which could eventually be developed for urban uses currently in productive agricultural use.</p> <p>Permit orderly, efficient and economical development of land to urban uses in compliance with a comprehensive plan at a time when the community can feasibly provide the required urban services.</p>	<p>301.06 MAXIMUM BUILDING HEIGHT</p> <p>No <u>residential</u> building shall hereafter be erected or structurally altered to a height exceeding two and one-half (2-1/2) stories or thirty-five (35) feet in height.</p> <p>301.07 PERCENTAGE OF LOT COVERAGE</p> <p>All buildings including accessory buildings shall not cover more than thirty (30) percent of the net area of the lot.</p> <p>702.00 DRIVEWAY REQUIREMENTS</p> <p>A driveway shall be a minimum of ten feet (10') in width for its entire length from the property line to the dwelling unit or garage, whichever is furthest from the road.</p> <p>Adequate space shall also be maintained for the turning-around of emergency vehicles if the driveway has curves or extends more than one-hundred and fifty (150') from the edge of the road.</p>	<p>the selected location also meets the requirements of the access management regulations, and also meets the following requirements:</p> <p>[1] Each lot or parcel must have a minimum of 200 ft. of frontage.</p> <p>[2] All driveways must have a minimum depth of 8 inches.</p> <p>[3] The common driveway must be a minimum width of 20 feet. Any bridge or culvert used in a common driveway must be a minimum road surface width of 24 feet.</p> <p>[4] An appropriate easement agreement must be prepared describing the common driveway, along with use and maintenance agreement for driveways and recorded with the Lorain County Recorder and filed with the Engineer's Office including each lot or parcel.</p>
<p>PERMITTED USES</p>	<p>The driveway shall be constructed to a minimum depth of eight inches (8"), and shall be constructed of one or more of the paving materials as defined under paving in article 1.</p> <p>Fences, walls, gates and other similar improvements shall be placed no closer to either outer edge of the driveway than three feet (3') horizontally.</p> <p>Plantings and/or natural vegetative growth shall be maintained by occupant or owner so as to be no closer to either outer edge of the driveway than three feet (3') horizontally or lower than twelve feet (12') vertically.</p>	<p>[5] Three or fewer single family residences will be permitted to use one access connection using the very low volume [VLV] driveway designation as stated in the access management regulations.</p> <p>[6] Reflective house number signs approved by the township must be installed at splits in the common drive and also at the curb cut.</p>
<p>301.02 The following uses and no others shall be permitted in an "R1-1" District:</p> <p>Agriculture (Farms) One family dwellings Accessory buildings incidental to the principal use which do not include any activity conducted as a business Greenhouse</p> <p>301.04 LOT REQUIREMENTS</p> <p>Farm minimum lot area - five (5) acres</p> <p>Minimum lot area - two (2) acres for single family</p> <p>Minimum lot width and frontage - three hundred (300) feet for farm and two hundred (200) feet for single family.</p>	<p>Access to a property owner's lot shall be permitted to be constructed only on that owner's property. No shared access shall be permitted for multiple residential lots. Each lot shall have at least one access for emergency vehicle use and constructed to and maintained as specified in article vii, section 702.00 driveway requirements. Except that:</p>	<p>[7] The point where the common drive accesses the public road right-of-way must be located on one of the lots whose only source of road access is the common drive.</p>
<p>301.05 YARD REQUIREMENTS - RESIDENTIAL</p> <p>Minimum front yard depth - seventy (70) feet for all federal or state highways; fifty (50) feet for all other roads.</p> <p>Minimum rear yard - fifty (50) feet</p> <p><b>Significant Items for Compliance</b></p> <p>Minimum side yard width:</p> <p>Minimum side yard - twenty (20) feet</p> <p>Total side yard - forty (40) feet</p>	<p>[a] A circular driveway having two access connections will be acceptable provided that all requirements set forth by the access management regulation have been met and approved.</p> <p>[b] If natural geographical conditions exist that will prohibit the safe location of an access connection as determined by the access management regulations, a common drive can be established with an existing access connection provided that</p>	<p>801.05 EXPIRATION OF ZONING PERMIT</p> <p>If the work described in any zoning permit has not begun within one year from the date of issuance thereof, said permit shall expire; it shall be revoked by the Zoning Inspector; and written notice thereof shall be given to the persons affected. If the work described in any zoning permit has not been substantially completed within two and one-half (2-1/2) years of the date of issuance thereof, said permit shall expire and be revoked by the Zoning Inspector, and written notice thereof shall be given to the persons affected, together with notice that further work as described in the canceled permit shall not proceed unless and until a new zoning permit has been obtained or extension granted.</p>

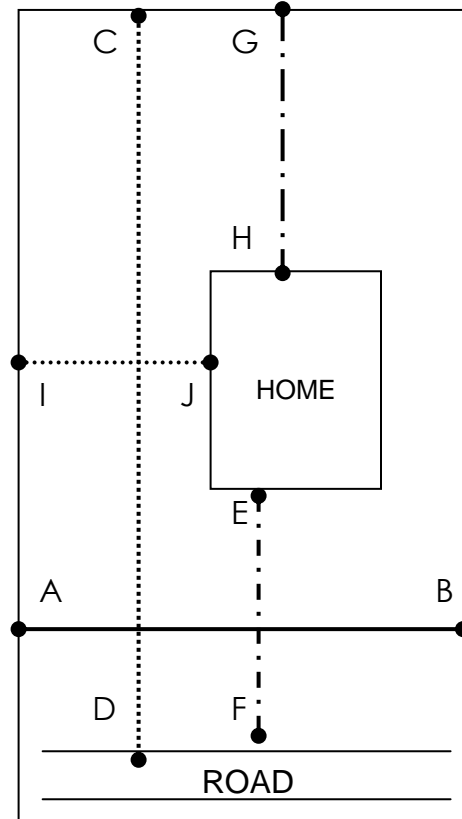
# Wellington Township Zoning Certificate Guide

## *Residential District*



## SAMPLE DRAWING

Point A – B : Lot Width  
 Point C – D: Lot Depth  
 Point E – F: Front Yard  
 Point G – H: Rear Yard  
 Point I – J: Side Yard



### Basic Procedures for Obtaining a Zoning Certificate

- 1) Contact Zoning Office
- 2) Stake/mark area of construction
- 3) Prepare basic drawing
- 4) Schedule on-site meeting with Zoning Inspector
- 5) Complete Zoning Certificate
- 6) Approval/Denial by Zoning Inspector
- 7) Post copy in front yard
- 8) Begin construction
- 9) Schedule to meet with Zoning Inspector for end of construction meeting

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