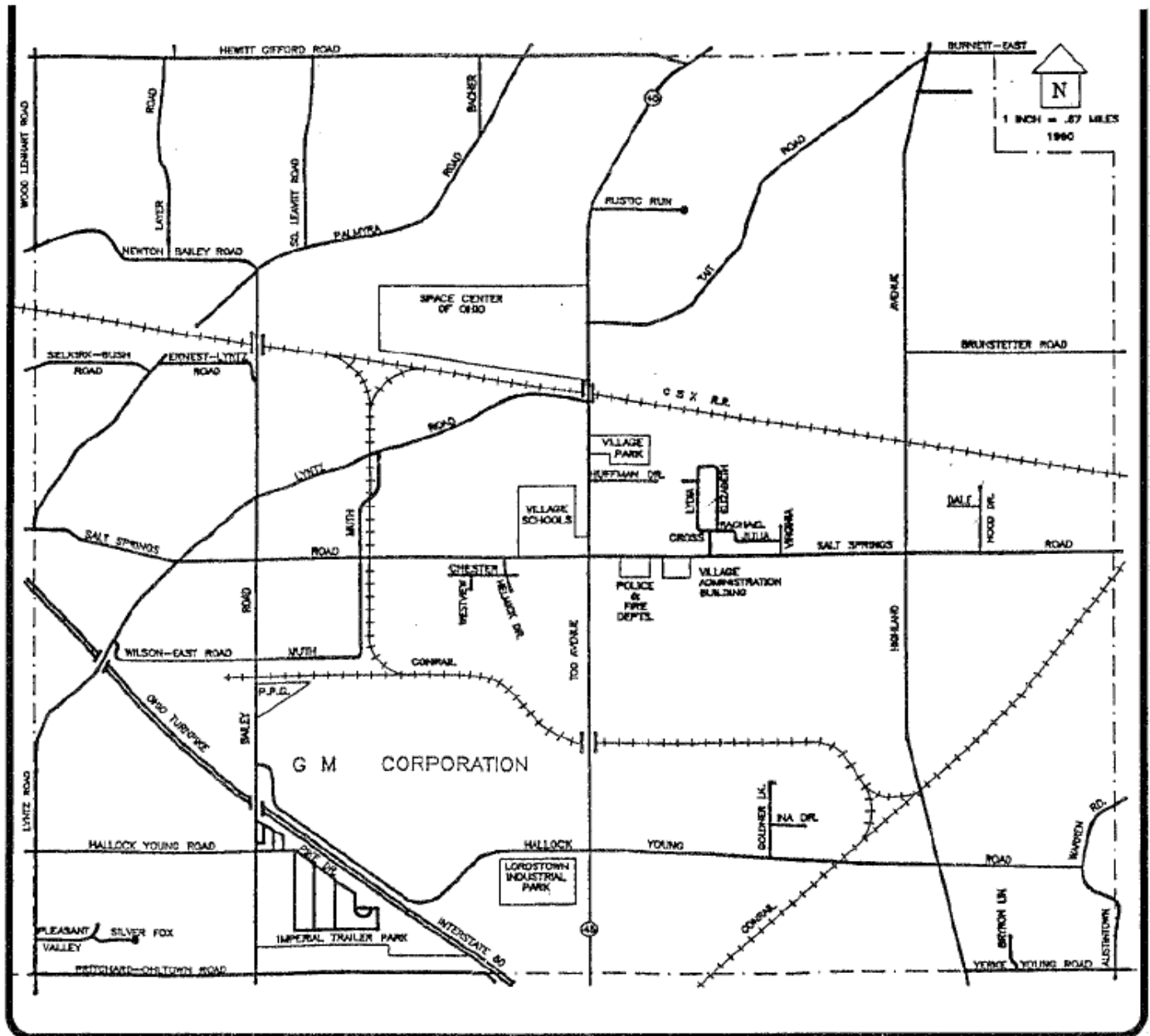


# Districts and Regulations

Lordstown, Ohio

Trumbull County

## TITLE FIVE



- TITLE FIVE - Zoning Districts and Regulations
- Chap. 1131. Districts and Boundaries Generally.
- Chap. 1133. District Regulations.
- Chap. 1135. Use Regulations.
- Chap. 1137. Area, Bulk, Height and Coverage Regulations.
- Chap. 1139. Lot Regulations.
- Chap. 1141. Yard Regulations.

CHAPTER 1131  
Districts and Boundaries Generally

- 1131.01 Establishment of districts.
- 1131.02 Zoning Map.
- 1131.03 Interpretation of boundaries.

CROSS REFERENCES

- District regulations - see P. & Z. Ch. 1133
- Use regulations - see P. & Z. Ch. 1135
- Area, bulk, height and coverage regulations - see P. & Z. Ch. 1137
- Lot regulations - see P. & Z. Ch. 1139
- Yard regulations - see P. & Z. Ch. 1141

1131.01 ESTABLISHMENT OF DISTRICTS.

For the purposes of promoting the public health, safety, morals and general welfare of Lordstown, the Village is hereby divided into the following districts:

- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- B-1 General Business District
- B-2 Highway Business District
- I-1 Industrial District

(Ord. 90-00. Passed 12-18-00.)

1131.02 ZONING MAP.

The Village zoning districts are bounded as shown on the map entitled "Zoning Map of the Lordstown Village", which shall be kept updated on the computerized mapping program in the Planning and Zoning Office, with all explanatory matter thereon, is hereby made a part of this Zoning Ordinance. (Ord. 90-00. Passed 12-18-00.)

#### 1131.03 INTERPRETATION OF BOUNDARIES.

(a) Designation of District Boundaries. The district boundary lines are intended generally to follow the center lines of road rights-of-way for measurement purposes, the center lines of railroad rights of way, existing lot lines, the mean water level of streams, and other waterways, or Village boundary lines, all as shown on the Zoning Map but where a district boundary line does not follow such a line, its position is shown on such Zoning Map by a specific dimension expressing its distance in feet from a street center line or other boundary line as indicated.

(b) Determination of Locations of Boundaries. In case of uncertainty as to the true location of a district boundary line in a particular instance, the Zoning Administrator shall request the Zoning Board of Appeals to render its determination with respect thereto.  
(Ord. 90-00. Passed 12-18-00.)

CHAPTER 1133  
District Regulations

1133.01 Application.

1133.02 Schedule of regulations.

CROSS REFERENCES

Districts and boundaries generally - see P. & Z. Ch. 1131

Use regulations - see P. & Z. Ch. 1135

Area, bulk, height and coverage regulations - see P. & Z. Ch. 1137

Lot regulations - see P. & Z. Ch. 1139

Yard regulations - see P. & Z. Ch. 1141

1133.01 APPLICATION.

Except as otherwise provided:

- (a) No building shall be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land or building be designed, used or intended to be used for any purpose or in any manner other than as specified among the uses hereinafter listed as permitted in the district in which such building or land is located.
- (b) No building shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the district in which such building is located.
- (c) No building shall be erected, no existing buildings be altered, enlarged or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity to the yard, lot area, and building location regulations hereinafter designated for the district in which such building or open space is located.
- (d) No yard or other open space provided around any building for the purpose of complying with the provisions of this Zoning Ordinance shall be considered as providing a yard or open space for any other building, and no yard or other open space on one lot shall be considered as providing a yard or open space for a building on any other lot.
- (e) Except for farm operations, community facilities, industrial uses, commercial uses and public utilities, only one principal structure shall be permitted on any lot. (Ord. 90-00. Passed 12-18-00.)

1133.02 SCHEDULE OF REGULATIONS.

The restrictions and controls intended to regulate development in each district are set forth in Chapters 1135 and 1137 which are supplemented by other sections of this Zoning Ordinance. (Ord. 90-00. Passed 12-18-00.)

CHAPTER 1135  
Use Regulations

1135.01	R-1 Residential District.	1135.04	I-1 Industrial District.
1135.01-A	R-2 Residential District.	1135.05	Prohibited uses.
1135.01-B	R-3 Residential District.		
1135.02	B-1 General Business District.		
1135.03	B-2 Highway Business District.		

CROSS REFERENCES

- Use definitions - see P. & Z. 1121.01(a)(61) et seq.
- Supplementary regulations - see P. & Z. 1161.02
- Nonconforming uses - see P. & Z. Ch. 1167
- Special use permits - see P. & Z. Ch. 1175

1135.01 R-1 RESIDENTIAL DISTRICT.

Zoning  
Map

Symbol	District	Purposes	USES		
			Permitted Principal	Permitted Accessory	Special
R-1	Residential	To delineate those areas where predominantly one-family detached residential uses have occurred or will be likely to occur in accordance with the future land use plan for Lordstown.  integrity of residential uses by prohibiting the incursion of incompatible nonresidential uses.	Agricultural operations. One-family detached dwellings. Churches and similar places of worship. Cemeteries. Public schools. Essential public services, facilities and buildings. playgrounds.	Private garages and off-street parking areas. Customary home occupations and professional offices. Temporary structures. Open storage of machinery or vehicles with farming operations. Retail stands for farm crops. Other accessory uses customarily incidental to the principal uses.	Private recreation areas. Golf courses, country clubs and club houses and other membership clubs. Natural production uses. Nursing homes. Riding academies and public stables. Kennels.

(Ord. 90-00. Passed 12-18-00.)

1135.01-A R-2 RESIDENTIAL DISTRICT.

Zoning Map Symbol	District	Purposes	USES		Special
			Permitted principal	Permitted Accessory	
R-2 recreation	Residential	<p>To delineate those areas where predominantly 1, 2&amp; 3-family detached residential uses will be likely to occur in accordance with the future land use plan for Lordstown.</p> <p>To protect the integrity of residential uses by prohibiting the incursion of incompatible non-residential uses.</p>	<p>All uses permitted in R-1 district.</p> <p>Agricultural One-family detached dwellings.</p> <p>Churches &amp; similar places of worship.</p> <p>Cemeteries.</p> <p>Public schools.</p> <p>Essential public services, facilities and buildings.</p> <p>Public parks and playgrounds.</p> <p>Two family dwellings.</p> <p>Three family dwellings.</p> <p>Condominiums up to three units.</p>	<p>Private garages &amp; off street parking areas.</p> <p>Customary home occupations and country professional offices. Temporary structures. Open storage of machinery or vehicles with farming operations.</p> <p>Private swimming pools.</p> <p>Retail stands for farm crops. Kennels.</p> <p>Other accessory uses customarily incidental to the principal uses.</p>	<p>Private areas.</p> <p>Golf courses, houses and other membership clubs.</p> <p>Natural production uses.</p> <p>Nursing homes.</p> <p>Nursery schools.</p> <p>Riding academies and public stables.</p>

1135.01-B R-3 RESIDENTIAL DISTRICT.

Zoning  
Map

Symbol

District Purposes

USES

Permitted principal

Permitted Accessory

Special

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R-3	Residential	<p>To delineate those areas where predominately multi-family detached residential uses will be likely to occur in accordance with the future land use plan for Lordstown.</p> <p>To protect the integrity of residential uses by prohibiting the incursion of incompatible</p>	<p>All uses permitted in R-2. Private garages &amp; offAgricultural operations.</p> <p>Churches and similar places of worship. Cemeteries.</p> <p>Public schools. Essential public services, facilities and buildings. Public parks and playgrounds.</p> <p>Multi family dwellings.</p> <p>Factory built housing. Apartment houses.</p>	<p>Private street parking areas.recreation areas</p> <p>Customary home occupations and country clubs professional offices.and club houses</p> <p>Temporary structures.and other Open storage of membership clubs.</p> <p>machinery or vehiclesNatural with farming production uses. operations.Nursing homes.</p> <p>Private swimming pools.Nursery schools. Retail stands for farm crops.and public Riding academies Other accessory uses stables. customarily Kennels incidental to the</p>
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1135.02 B-1 GENERAL BUSINESS DISTRICT.  
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USES

<u>Zoning Map Symbol</u>	<u>District</u>	<u>Purposes</u>	<u>Permitted Principal</u>	<u>Permitted Accessory</u>	<u>Special</u>
B-1	General	To delineate those areas Business where predominantly general business uses have occurred or will be likely to occur in accordance with the future land use plan for Lordstown	Any retail or personal service establishments such as: Eating establishments Hardware stores Food stores Drug stores Gift shops Dry-cleaning, laundry stores Banks Funeral homes Boarding & rooming houses Office buildings and medical buildings Essential public services, facilities and buildings	and loading	Off-street parkingAutomobile service stations Signs Other accessory uses customarily incidental to the principal uses

(Ord. 90-00. Passed 12-18-00.)

1135.03 B-2 HIGHWAY BUSINESS DISTRICT.

Zoning Map Symbol	District	Purposes	USES		
			Permitted Principal	Permitted Accessory	Special
B-2	Highway Business	To delineate those areas where predominantly high-way oriented business uses have occurred or will be likely to occur in accordance with the future land use plan for Lordstown.	Any retail and personal services as permitted in the B-1 General Business District. New and used car sales Wholesale businesses Eating establishments Farm machinery sales, service and rentals Feed and grain storage and sales Mobile home or house trailer sales Lumber yards Truck and transfer terminals Essential public services, facilities and buildings Other highway business uses, which in the opinion of the Planning Commission while conducting a Site Plan Review are similar in scale and service nature to those listed above.	Off-street parking and loading. Signs. Other accessory uses customarily incidental to the principal use.	parks or

(Ord. 90-00. Passed 12-18-00.)

1135.04 I-1 INDUSTRIAL DISTRICT.

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Zoning

Map

<u>Symbol</u>	<u>District</u>	<u>Purposes</u>	<u>Permitted Principal</u>	<u>Permitted Accessory</u>	<u>Special</u>
I-1	Industrial	To delineate those areas where predominantly industrial uses have occurred or will be likely to occur in accordance with the future land use plan for Lordstown	Any permitted principal use as delineated in the (B)(1) General Business District and the (B)(2) Highway Business District. Agricultural Operations. Industrial, manufacturing, Research, and laboratory uses such as: food and associated industries; electrical and electrical appliance establishments; printing and publishing establishments; office buildings for associated engineering and administrative purposes of the principal use; warehousing or storage facilities; essential public services; truck and transfer terminals: Other industrial uses which in the opinion of the Planning Commission while conducting a Site Plan Review are similar in scale and service nature to those permitted above.		Off-street parking and loading Signs Other accessory uses customarily incidental to the principal use

(Ord. 90-00. Passed 12-18-00.)

#### 1135.05 PROHIBITED USES.

(a) No use shall be permitted or authorized to be established which, when conducted in compliance with the provisions of these regulations, and any additional conditions and requirements prescribed, is or may become hazardous, noxious or offensive due to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibration, electrical interference, refuse matter or water-carried wastes.

(b) The following uses are examples of prohibited uses applicable to any district and shall not be permitted in any district:

- (1) Amusement parks, drag strips or race tracks;
- (2) Zoos and zoological parks;
- (3) Manufacture or storage of explosives, gun powders or fireworks;
- (4) Dumping, storing, burying, reducing, disposing of, or burning garbage, refuse, rubbish, offal or dead animals unless done at a place provided and approved for such purposes by Council and only during such hours that shall be specified. This section shall not pertain to the normal care of individual lawns or gardens or pursuits incidental to agricultural purposes;
- (5) Bulk petroleum plants with tanks aboveground, distilling or cracking plants, or plants used in the refining of gasoline and oil products;
- (6) Distilling of bones, fat or glue, glue or gelatin manufacturing;
- (7) Junk yards, automotive graveyards, or places for the collection or sale of scrap metal, paper, rags, glass, rubber, salvage or junk for salvage or storage purposes, except where this use is an integral part of the manufacturing process;
- (8) Chemical plants;
- (9) Cellar homes;
- (10) Taverns;
- (11) Keeping of wild animals.
- (12) Hazardous waste incinerators and/or medical waste incinerators;
- (13) Hazardous waste disposal sites.
- (14) Wooden basements. (Ord. 90-00. Passed 12-18-00.)

CHAPTER 1137  
Area, Bulk, Height and Coverage Regulations

- |         |                                |         |                          |
|---------|--------------------------------|---------|--------------------------|
| 1137.01 | District regulations.          | 1137.03 | Maximum coverage.        |
| 1137.02 | Additional height regulations. | 1137.04 | Garages and foundations. |

### CROSS REFERENCES

Area definitions - see P. & Z. 1121.01(a)(2), (3)

Building height defined - see P. & Z. 1121.01(a)(9)

Coverage defined - see P. & Z. 1121.01(a)(13)

Special use permits - see P. & Z. Ch. 1175

### 1137.01 DISTRICT REGULATIONS.

The following table is a schedule of area, bulk, height and coverage controls for the Village.

Zoning Map Symbol	District	<u>MINIMUM LOT DIMENSIONS</u>			Minimum Floor Space
		<u>Lot Area</u> (sq. ft.)	<u>Lot Width</u> (ft.)	<u>Lot Depth</u> (ft.)	
R-1	One family with or without san. sewer	20,000	100	200	1500 (1) 800 (2)
R-2, R-3	2 or 3 family with or without San. Sewer	40,000	160	250	2000 (1) 1000 (2)
R-3	Multi-Family unit (1) with sanitary sewer	Not to exceed six units per acre	160	250	1000 sq ft. per 500 sq. ft (2)
B-1	General Business	100,000	200	500	--
B-2	Highway Business	100,000	200	500	--
I-1	Industrial	150,000	300	500	--

- NOTES:
- (1) Single floor house (ranch)
  - (2) First floor in a two story house, with the balance on the second floor.
  - (3) Fifty feet when adjacent to a residential district and on the side adjacent to the resident district.

Zoning Map Symbol	Front (ft.) From the Right of Way	Each Side Yard (ft.) From the Property Line	Rear Yard (ft.) From the Property Line	Maximum Height Buildings Feet	Maximum Lot Coverage Percent
R-1	60	10	50	35	20
R-2	60	10	50	35	20
R-3	60	10	50	35	40
B-1	100	(3)	50	35	—
B-2	100	(3)	50	35	--
I-1	100	50	75	100	--

(Ord. 90-00. Passed 12-18-00; Ord. 28-2006. Passed 4-17-06.)

#### 1137.02 ADDITIONAL HEIGHT REGULATIONS.

(a) General Application. No building or structure shall have a greater number of stories, nor have an aggregate height of a greater number of feet than is permitted in the district in which such building or structure is located, except as noted elsewhere in this Zoning Ordinance.

(b) Permitted Exceptions to Height Regulations. Chimneys, cooling towers, elevators, bulkheads, fire towers, gas tanks, grain elevators, steeples, water towers, ornamental towers or spires, communications, radio, or television towers, or necessary mechanical appurtenances, may be erected as to their height in accordance with existing or hereafter adopted ordinances of the Village, provided no tower other than a church spire or tower of a public building shall exceed the height regulations by more than forty percent. No tower shall be used as a place of habitation or for tenant purposes. No sign, nameplate, display or advertising device of any kind whatsoever, shall be inscribed upon or attached to any chimney, tower, tank or other structure which extends above the height limitations.

(Ord. 90-00. Passed 12-18-00.)

#### 1137.03 MAXIMUM COVERAGE.

Land coverage by principal and accessory buildings or structures on each zone lot shall not be greater than is permitted in the district where such principal and accessory buildings are located. (Ord. 90-00. Passed 12-18-00.)

#### 1137.04 GARAGES AND FOUNDATIONS.

Within any R-1, R-2 or R-3 District, no structure or land shall be used or designed to be used except for one or more of the following specified uses:

(a) Residential dwellings shall have an enclosed four-sided attached garage together with a permanent frost-free perimeter foundation. The lowest level of any residential dwelling shall be considered the basement and must have an interior floor at least four feet below the front finish grade and have interior side walls a minimum of eight feet in height. The area of this lowest level of the residential dwelling excluding any garage must be at least forty percent (40%) of the area of the interior building floor plan at grade level. In addition, all two story and ranch style dwellings shall have full basements under all primary living areas.

(Ord. 29-2006. Passed 4-17-06.)

CHAPTER 1139  
Lot Regulations

1139.01	Existing lots of record.	1139.05	Required area or space cannot be reduced.
1139.02	Lot width.		
1139.03	Corner lots.		
1139.04	Through lots.		

CROSS REFERENCES

Lot definitions - see P. & Z. 1121.01(a)(26) et. seq.  
Yard regulations - see P. & Z. Ch. 1141  
Supplementary regulations - see P. & Z. Ch. 1161  
Special use permits - see P. & Z. Ch. 1165

1139.01 EXISTING LOTS OF RECORD.

A single-family structure may be constructed on any lot in the R-1 Residential District if the lot is less than the minimum area required for building lots in the Residential District in which it is located, provided the following conditions exist or are met:

- (a) Availability of Adjacent Vacant Land. No structure shall be erected on any nonconforming lot if the owner of such lot owns any adjoining vacant land which could be combined with the lot deficient in area.
- (b) Side Yards. No structure shall be constructed on a nonconforming lot unless it shall have a minimum side yard of five feet, or a minimum side yard of ten feet where adjacent to any street.
- (c) Front and Rear Yards. No structure shall be constructed on a nonconforming lot unless it shall have front and rear yards conforming to the minimums required for the residential district in which the lot is located.  
(Ord. 90-00. Passed 12-18-00.)

1139.02 LOT WIDTH.

The minimum lot width of any lot shall be the distance between the side lot lines measured in a straight line at right angles to the mean direction of such side lot lines, which line of measurement shall touch, but not be in front of the dedicated street line (road right of way) required by this Zoning Ordinance. In the case of a corner lot, the minimum lot width shall be similarly measured. (Ord. 90-00. Passed 12-18-00.)

**1139.03 CORNER LOTS.**

At all street intersections, no obstruction to vision, other than an existing building, post, column, state sign, or tree, exceeding thirty inches in height; above the established grade of the street at any property line; shall be erected or maintained on any lot within the triangle formed by the street lines of such lot and a line drawn between the points along such street lines thirty feet distant from their points of intersection.

(Ord. 90-00. Passed 12-18-00.)

**1139.04 THROUGH LOTS.**

At each end of a through lot, there shall be a set-back depth required which is equal to the front yard depth required for the district in which each street frontage is located.

(Ord. 90-00. Passed 12-18-00.)

**1139.05 REQUIRED AREA OR SPACE CANNOT BE REDUCED.**

The area or dimension of any lot, yard, parking area, or other space shall not be reduced to less than the minimum required by this Zoning Ordinance except as provided in this Zoning Ordinance; and, if already less than the minimum required by this Zoning Ordinance, such area or dimension may be continued but shall not be further reduced.

(Ord. 90-00. Passed 12-18-00.)

CHAPTER 1141  
Yard Regulations

1141.01	Open space required.	1141.03	Reserved.
1141.02	Side yards	1141.04	Accessory structures.

CROSS REFERENCES

Yard definitions - see P. & Z. 1121.01(a)(64) et. seq.  
 Lot regulations - see P. & Z. Ch. 1141  
 Supplementary regulations - see P. & Z. Ch. 1161  
 Special use permits - see P. & Z. Ch. 1175

1141.01 OPEN SPACE REQUIRED.

Every part of a required yard must be open to the sky unobstructed except for accessory buildings in a rear or side yard, and except for the ordinary projection of steps, sills, belt courses, cornices and for ornamental features, provided, however, that such features shall not project more than three feet into any required yard.  
 (Ord. 90-00. Passed 12-18-00.)

1141.02 SIDE YARDS.

(a) Side Yard Width May Be Varied. Where the side wall of a building is not parallel with the lot line or is broken or otherwise irregular, the side yard may be varied. In such case, the average width of the side yard shall not be less than the otherwise required minimum width; provided, however, that such side yard shall not be narrower at any one point than one-half the otherwise required minimum width.

(b) Side Yard of Corner Lot. Any corner lot delineated by subdivision after the adoption of this Zoning Ordinance shall have a side yard equal in width to not less than one-half of the required minimum front yard setback in residential districts.  
 (Ord. 90-00. Passed 12-18-00.)

1141.03 RESERVED.

(EDITOR'S NOTE: This section is reserved for future legislation.)

#### 1141.04 ACCESSORY STRUCTURES.

(a) Unattached Accessory Structures in Residential Districts. Accessory structures which are not attached to a principal structure may be erected in accordance with the following requirements:

- (1) An accessory building or buildings not exceeding sixteen feet six inches in height may occupy not more than ten percent (10%) of a required rear yard, when the lot sizes is less than one acre; provided there is at least a ten foot side/rear lot line setback.
- (2) An accessory building or buildings not exceeding twenty feet in height may occupy not more than ten percent (10%) of a required rear yard, when the lot sizes is one to five acres; provided there is at least a twenty-five foot side/rear lot setback.
- (3) An accessory building or buildings not exceeding fifty feet in height may occupy not more than ten percent (10%) of a required rear yard, when the lot size is over five acres; provided there is at least a twenty-five foot side/rear lot setback.
- (4) No accessory building or accessory structure shall be located closer to the street than the principal building, and in no event shall any accessory building or accessory structure be located closer to the street than the front yard setback required for the principal structure in the district in which such accessory building is to be located.
- (5) For corner lots the setback from the side street shall be the same for accessory buildings as for principal buildings.

(b) Unattached Accessory Structures in Residential Districts. Accessory structures which are not attached to a principal structure shall not be constructed on a vacant lot; unless the plans for the principal structure to be constructed on such vacant lot have been filed and approved by the Zoning Administrator and the owner has agreed to begin construction of the principal structure within six months and have such construction completed within an additional six months.

(c) Attached Accessory Structures in Residential Districts. When an accessory structure is attached to the principal building, it shall comply in all respects with the yard requirements of this Zoning Ordinance applicable to the principal building. (Ord. 21-02. Passed 4-15-02.)