

ARTICLE 5 ES-2.5, R-1AA, R-1A, R-1B ONE FAMILY RESIDENTIAL DISTRICT

5.01 INTENT (R-1AA, R-1A, R-1B)

These districts are the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density single unit dwellings plus certain other facilities which serve the residents living in the district. (Public sewer and water requirements construed in accordance with Section 18.19).

INTENT (ES-2.5)

The intent of the Rural Residential Estate District is to recognize the existence of and the demand for residential lots of a relative rural and spacious nature on which agricultural activities may represent only a minor use by the occupants. Its purpose is to allow platted rural estate development to occur at an overall net density of two and one-half (2.5) acres per dwelling unit yet allow variable lot sized within the development based on physical characteristics of the site. Individual lots created outside of a plat by survey record shall be not less than 2.5 acres in area and have at least 175 feet frontage. This district is intended for application in outlying rural areas where urbanization and the extension or creation of central water supply and wastewater disposal systems are either not appropriate or not expected to occur for an extended period of time into the future. Where public water is available the net density may be increased to two (2) units per acre. Under no circumstance shall a lot be less than one (1) acre. It is the intent of this district to encourage the proper placement of planned residential estate development within Beavercreek Township in coordination with Greene County Subdivision Regulation through flexible lot requirements in an effort to insure the following:

- 1) On-going adequacy of the underground water supply.
- 2) Sufficient lot area for long term use of individual on-site leaching devices for wastewater disposal.
- 3) The protection of prime agricultural soils and other irreplaceable natural resources.

The Rural Residential Estate District should only be encouraged in those areas of Beavercreek Township which do not possess prime agricultural soils and/or in areas where similar non-farm residential development have already occurred to such an extent that the principal use of the land for large scale agricultural activities is no longer desirable.

5.02 PERMITTED PRINCIPAL USES

1. One family dwellings, not including trailer or tent dwellings, or Mobile Home..
2. Public community center buildings, parks, playgrounds.
3. Township facilities with conditions
No Township Facility other than Township Parks, Police Dept., and Fire Dept. are permitted. Township Facilities must meet the conditions of Article 18.35.

5.03 ACCESSORY AND BUILDING USES

1. Private garage for storage of vehicles of residents and employees.
2. Hold for future use.
3. Pools - Private: Private swimming pools for use by residents and guests only. See Section 18.23.
4. Rooms - Sleeping: The renting or leasing of rooms by a resident family. Provided, the number of roomers does not exceed two in any dwelling unit.
5. Signs Permitted as Accessory Uses: See Article 20.
6. Accessory Buildings - Section 18.05.

5.04 CONDITIONAL USES

The following uses are allowed in any R-1 residential district or ES-2.5 District provided a conditional use permit is granted by the Board of Zoning Appeals as provided in Section 22.08, of this Resolution, and further provided, that all buildings allowed by such conditional use permit shall be set back from all lot lines a minimum of three (3) feet for each one foot of building height unless otherwise stated herein.

1. Recreation areas or buildings operated by recreation clubs or associations for the benefit of their members and guests and not for profit provided that:
 - (a) Any building shall be located at least 100 feet from any adjoining residentially zoned property

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- (b) The property containing the recreation area or building must be located on and have at least 200 feet of frontage along an arterial roadway.
 - (c) The amount of property to be developed and utilized for recreation purposes must be a minimum of two acres in size.
 - (d) Any portion of the property that is adjacent to residentially zoned property shall be screened by an eight foot high solid wall, wooden fence, or combination of mounding and fencing installed along the property line of the adjacent residentially zoned property.
 - (e) Exterior lighting shall be limited to light sources located no more than 12 feet above the ground with a maximum of 150 watts per fixture.
 - (f) No parking area shall be allowed within 50 feet of any adjacent residentially zoned property.
 - (g) No recreation structures, facilities, or equipment of any sort may be located within 100 feet of any adjoining residentially zoned property.
 - (h) No conditional use permit shall be approved until the Board of Zoning Appeals has approved a site plan showing the exact location of all structures and facilities and the proposed development of the property.
 - (i) Community or club swimming pools are exempt from these requirements of Section 5.04 and shall be governed by the requirements of Section 18.23.
 - (j) The above requirements shall not apply to any recreation area or building owned, operated, or sponsored by a governmental entity.
 - (k) For purposes of this subparagraph 1 of Section 5.04, residentially zoned property shall mean property zoned ES-2.5, R-1AA, R-1A, R-1B, R-2, R-3, R-4, R-PUD and approved residential portions of a M-X PUD.
2. Public owned or leased buildings, public utility buildings, telephone exchanges, transformer stations and sub-stations, except garage and maintenance buildings, excluding public schools.
 3. Private academic schools and institutions of higher learning and libraries.

4. Convents in conjunction with churches or schools.
5. Cemeteries, when extension of existing cemeteries.
6. Churches.
7. Nursery Schools/Day Care Centers in accordance with Section 18.29.
8. Home occupations.

5.05 YARD REQUIREMENTS

See Table I, Schedule of Yard and Lot Requirements. Where R-1B adjoins R-1AA or R-1A, without intervening secondary or major thoroughfare, the adjoining lots shall be a minimum of 20,000 square feet, or an intervening permanent open space at least fifty (50) feet, shall be provided.

5.06 BUILDING HEIGHT REGULATIONS

In any R-1 residential district, no building shall be erected in excess of 2-1/2 stories or 35 feet in height.

5.07 ACCESSORY PARKING

Two car spaces for each dwelling unit. Parking for other uses - See Section 18.16.

5.08 SIGNS

See Article 20 for size and location of permitted signs.

5.09 PLANNED UNIT DEVELOPMENT OPTION

Planned Unit Development Districts may be applied for if the proposed development deviates from the requirements of Article 5, ES-2.5, R-1AA, R-1A, R-1B One Family Residential District.