

ZONING

250 Attachment 2

Village of Sidney

Schedule of Area, Height, Placement and General Regulations
[Amended 3-2-2009 by Ord. No. 2009-02]

Zoning District	Minimum Lot Size		Maximum Height (feet)	Required Yards				Maximum Lot Coverage	Required Off-Street Parking	Special Provisions
				Front Setback from Street Right-of-Way (1)		Side Yard (each) (feet)	Rear Yard (feet)			
	Area (square feet)	Width (feet)		Major Street (feet)	Minor Street (feet)					
Rural Residential										
Single-family	12,000	100	50	35	25	10	25	20%	(3)	
Two-family	14,000	100	50	35	25	10	25	20%	(3)	
Residential-1										
Single-family	9,000	65	35	35	25	10	10	30%	(3)	
Two-family	11,000	65	35	35	25	10	10	35%	(3)	
Residential-2										
Multiple-family residential (DU = Dwelling Unit)	9,000 for first DU and 1,500 for each additional DU Minimum 4,000 per DU	65	35	35	25	10	10	40%	(3)	

SIDNEY CODE

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	Area (square feet)	Width (feet)		Major Street (feet)	Minor Street (feet)					
Community Business (2)	6,500	65	35	35	25	5	7	65%	(3)	(4), (5)
Industrial	10,000	100	100	45	25	10	10	50%	(3)	(4), (5)

NOTES:

- (1) In addition to the provisions of Chapter 250, on a corner lot nothing shall be constructed, erected, placed, planted, or allowed to grow in such a manner as materially to impede vision between a height of 2 1/2 feet and 10 feet above the center-line grades of the intersecting streets in an area bounded by the street right-of-way lines of such corner lot and a straight line joining points along said street right-of-way lines 50 feet from the nearest point of intersection. However, agricultural crops shall be exempted from such setback requirements.
- (2) A building in this district located on David Street, north of the Wabash Railroad tracks and south of Byron Street, shall be exempted from providing required yard areas except in the case where Footnotes (4) and (5) apply.
- (3) Two off-street parking spaces shall be provided for every dwelling unit, meaning a dwelling unit for one or more persons living together and maintaining a common household, as set forth in the definition of “dwelling unit” in § 250-4 of this chapter.

One parking space shall be provided for every 200 square feet of commercial floor area.

One parking space shall be provided for each employee of a business for any industrial use.

Such parking spaces must be off-street parking spaces, if the Village Trustees, Village Zoning Administrator, Sidney Fire Protection District Chief, or such other person designated by the Sidney Village Trustees determines that use of street parking for such required spaces adversely affects the traffic safety, traffic congestion, adequacy of street parking spaces for other properties in the vicinity or prejudices fire-fighting or emergency vehicles, equipment or personnel.

ZONING

- (4) A building on any lot in this district abutting or adjacent to any residential district shall maintain the same side and rear yard as required in the adjacent residential district.
- (5) All driveways, loading and parking areas and storage areas abutting or adjacent to any residential district shall be screened with shrubs or evergreen trees planted and maintained at a minimum height of four feet and of such density so as to obscure from residential districts such activities conducted on a lot. A solid wall or fence at a minimum height of four feet may be erected along the rear lot line of the business property as a substitute for the required rear lot line landscaping.
- (6) A mobile home park and each individual lot/site therein shall comply with all applicable federal, state and local laws, ordinances or regulations regarding area, height, placement and general regulations for such facility.