

ZONING

65 Attachment 2

TOWNSHIP OF MANSFIELD ZONING

SCHEDULE OF AREA AND BULK REGULATIONS

[Amended 2-22-1990 by Ord. No. 1990-1; 2-22-1990 by Ord. No. 1990-4; 5-23-1990 by Ord. No. 1990-16; 6-14-1990 by Ord. No. 1990-17; 2-10-1999 by Ord. No. 1999-2; 4-24-2002 by Ord. No. 2002-9; 6-26-2002 by Ord. No. 2002-12; 3-22-2006 by Ord. No. 2006-7; 9-12-2007 by Ord. No. 2007-23; 11-9-2016 by Ord. No. 2016-17; 11-4-2021 by Ord. No. 2021-22; 3-2-2022 by Ord. No. 2022-3; 4-20-2022 by Ord. No. 2022-6; 9-21-2022 by Ord. No. 2022-13]

District	Use	Minimum Lot Requirements			Minimum Yard Requirements				Maximum Lot Coverage (percent)	Maximum Building Height	Distance Between Buildings on Same Lot	Floor Area Ratio (FAR)
		Lot Area	Frontage (feet)	Depth (feet)	Front (feet)	Rear (feet)	One Side (feet)	Both (feet)				
R-1	Single-family ²	3 acres	200 ³	200	50	35	20	50	25%	35 ft.	--	--
R-1	Farms	6 acres	300	500	70	40	30	70	5%	35 ft.	--	--
R-1	Places of worship	3 acres	200	300	50	35	25	50	25%	35 ft.	--	--
R-1	Public utilities	3 acres	150	200	50	35	20	50	20%	35 ft.	--	--
R-4	Single-family	3,000 sq. ft. ¹	30	100	25	25	5	10	40%	35 ft.	--	--
R-5	Single-family	5,000 sq. ft.	50	100	25	20	5	15	--	35 ft.	--	--
R-5	Townhouses and duplexes	--	18	40	15	20	15	30	--	35 ft.	--	--
R-6	Age- or income-restricted								See Article XVIIIIC for specific uses and regulations			
C-1	Retail uses	12,000 sq. ft.	100	75	30	35	8	20	35%	35 ft.	--	--
C-2	Retail uses	2 acres	100	150	75	35	8	20	70%	2 stories	--	0.25
C-2	Gasoline stations	2 acres	125	125	50	25	25	50	20%	1 story	--	--
C-2	Car washes	2 acres	120	200	50	20	20	40	20%	35 ft.	--	--
C-2	Shopping centers	3 acres	200	100	50	50	50	100	30%	65 ft.	--	--
C-3	Single-family	3 acres	150	200	50	35	20	50	25%	35 ft.	--	0.15
C-3	All nonresidential	2 acres	150	200	50	35	20	50	25%	2 stories	--	0.15
HCC	Commercial of office uses								See Article VII for specific uses and regulations			
ODL	Office uses	2 acres	200	200	50	30	20	40	50%	2 stories	40 ft.	0.30
ODL	Wholesale establishment uses	2 acres	200	200	50	30	20	40	70%	50 ft.	40 ft.	0.35
ODL	All other uses	2 acres	200	200	30	30	20	40	70%	2 stories	40 ft.	0.30
O-1	Planned office	3 acres	200	300	⁴	50 ⁶	50 ⁵	100	35%	2 stories	50 ft.	0.15
LI	Light industrial uses	2 acres	200	200	50	30	20	40	70%	2 stories	--	0.50
LI	Shopping centers	3 acres	200	100	50	50	50	100	70%	2 stories	--	0.30
HI	Heavy industrial uses	2 acres	200	200	50	30	20	40	70%	2 stories	--	0.50
FP	Floodplain	--	--	--	--	--	--	--	--	--	--	--

MANSFIELD CODE

**TOWNSHIP OF MANSFIELD
ZONING
SCHEDULE OF AREA AND BULK REGULATIONS**
(continued)

NOTES:

- ¹ Conversions also allowed to apartments and neighborhood commercial.
- ² Ord. No. 1990-1, which amended this item, also provided for the following: “Lots having an area of at least 40,000 square feet with 150 feet frontage which would otherwise qualify for development at the time this ordinance takes effect are exempt from the provisions of this ordinance.”
- ³ On curved alignments, the lot frontage at the street line may be reduced but shall not be less than 75% of the required minimum lot frontage. Lot width shall be measured at the building setback line, which line shall be established at the front yard setback distance for that zone. Lot width shall not be less than frontage requirements for that particular zone as set forth in the Schedule of Area and Bulk Regulations of the Zoning Ordinance.
- ⁴ Front yards: 100 feet along state highways; 80 feet along county roads; and 60 feet along all other roads.
- ⁵ Side yards shall increase by 10 feet for each story over two when the side yard is adjacent to residentially used or zoned property.
- ⁶ Increasing by 10 feet for each story over two when the rear yard is adjacent to residentially used or zoned property.¹

Editor’s Note: Warehouse facilities, trucking facilities and distribution facilities in the ODL District were repealed by Ord. No. 2022-13 except for the parcels specifically identified and exempted from the provisions of Ord. No. 2022-13. See Article XXXV, Redevelopment Plans.

¹ Editor’s Note: Former Chart I, Area and Bulk Requirements, PVD District, and Chart II, Minimum Street Standards, PVD District, which immediately and respectively followed this attachment, were removed with the repeal of former Art. XVIII B, Planned Village Development District, 3-28-2012 by Ord. No. 2012-5.