

ZONING

254 Attachment 1

Village of Medina Dimensional Requirements Table A-R Agricultural-Residential District Dimensions [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Zoning District	Permitted Uses *Permitted by Special Use Only	Minimum Lot Size Acres (square feet) Width (feet)		Minimum Setback Requirements (feet)							Maximum Building Height (feet)	Maximum Building Coverage on Lot	Minimum Green Space
				Principal Building Front (feet) Rear (feet) Side (b) (feet)			Detached Garage/Carport Rear (feet) Side (feet)		Other Accessory Buildings (c)				
									Rear (feet)	Side (feet)			
Agricultural/ Residential	Farms	5 acres	400	75	75	50 each	10	10	5	5	35	15%	70%
	Single-family, non-farm dwellings	14,520	100 (a)	30	25	20 each	10	10	5	5	35	30%	50%
	Cemeteries	See district regulations for dimensional requirements											
	* Cluster residential developments	See special use permit regulations for dimensional requirements											
	* Places of worship	1 acre	150	30	30	30 each			5	5	50	30%	25%
	* Adult and child day-care centers	21,780	100	35	20	20 each			5	5	35	30%	40%
	* Assembly halls and theaters, excluding movie theaters (as an accessory use only)	5 acres	400	75	50	50 each			5	5	35	40%	40%
	* Veterinarian offices w/ no outdoor facilities	1 acre	150	50	50	50 each			5	5	35	30%	60%
	* Campgrounds, all buildings	See special permit regulations for dimensional requirements.											
	* Riding stables	See special permit regulations for dimensional requirements.											
	* Essential services	See special permit regulations for dimensional requirements.											

NOTES:

(a) Preexisting nonconforming residential lots with or without residences:

If the lot width is less than 100 feet but greater than 66 feet, then the minimum side yard setbacks shall be modified proportionately using the ratio of the actual lot width to the required minimum lot width without the need for an area variance, provided that one side yard shall not have a width of less than six feet and the other side yard a width of not less than 12 feet.

If the lot width is less than 66 feet, then the minimum side yard setbacks shall be modified proportionately using the ratio of the actual lot width to the required minimum lot width without the need for an area variance, provided that one side yard shall not have a width of less than four feet and the other side yard a width of not less than eight feet.

(b) Corner lots shall have side yard along the street side of not less than 12 feet.

(c) Accessory structures located in a side yard shall comply with the setback requirements of the principal building.