

ZONING

254 Attachment 3

Village of Medina Dimensional Requirements Table R-2 Two-Family 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			Detached Garage/Carport		Other Accessory Buildings (c)				
									Rear (feet)	Side (feet)			
Two-Family Residential	Single-family dwelling	10,000	70 (a)	30	25	10 each	10	10	5	5	35	35%	50%
	Two-family dwelling	14,250	100	30	25	10 & 20	10	10	5	5	35	30%	50%
	* Places of worship	1 acre	150	30	30	30 each			5	5	50	30%	25%
	* Private schools	1.5 acres	250	50	30	30 each			5	5	35	35%	30%
	* Private preschools	32,670	150	30	25	25 each			5	5	35	35%	30%
	* Libraries and museums	1 acre	150	35	20	25 each			5	5	35	30%	20%
	* Funeral homes	29,040	150	30	30	20 each			5	5	35	30%	20%
	* Adult and child day-care centers	21,780	100	35	20	20 each			5	5	35	30%	40%
	* Essential services	See special use permit regulations for dimensional requirements											

NOTES:

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

For single-family dwellings:

If the lot width is less than 70 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.