

ZONING

254 Attachment 6

Village of Medina Dimensional Requirements Table GB General Business 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 (square feet)		Minimum Setback Requirements (feet)							Maximum Building Height (feet)	Maximum Building Coverage on Lot	Minimum Green Space
				Principal Building			Detached Garage/Carport		Accessory Buildings (d)				
				Front (feet)	Rear (feet)	Side (c) (feet)	Rear (feet)	Side (feet)	Rear (feet)	Side (feet)			
General Business	Preexisting single-family dwellings (a)	8,000	66 (b)	30	25	6 & 12	10	10	5	5	35	85%	50%
	Preexisting two-family dwellings (a)	8,000	66	30	25	6 & 12	10	10	5	5	35	85%	50%
	All permitted nonresidential uses identified in the GB District	None	None	15	None	None			None	None	35	85%	None
	* Veterinarian offices w/ no outdoor facilities	1 acre	150	50	50	50 each			5	5	35	30%	60%
	* Outdoor recreational businesses	See special use permit regulations for dimensional requirements											
	* Pinball and video arcades	None	None	15	None	None			None	None	35	85%	None
	* Gasoline stations gasoline sales with or without convenience store	See special use permit regulations for dimensional requirements											
	* Drive-in businesses	See special use permit regulations for dimensional requirements											
	* Essential services	See special use permit regulations for dimensional requirements											

NOTES:

(a) No new single-family and two-family structures may be constructed. Preexisting single-family and two-family structures may be enlarged.

Existing two-family structures may not be converted to multiple-family structures.

(b) Preexisting, nonconforming residential lots with 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.

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

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