

SECTION XV. RESIDENTIAL R-2 (Single-Family Dwellings)

15.01 The following uses of buildings and land and no others shall be classified as R-2 Residential:

- A. Single family detached dwellings.
- B. Fire station, police station, township hall, township cemetery or other public service facility operated by or on behalf of the Board of Trustees of Painesville Township.

15.02 Accessory Uses and Buildings

A. Accessory uses shall be limited to uses that are clearly incidental and secondary to the main use of land and buildings in an R-2 District and shall include but shall not be limited to:

- 1. An office or studio in the residence of a physician or surgeon, dentist, artist, lawyer, architect, engineer, teacher or other member of a recognized profession.
- 2. Real estate office or insurance sales office
- 3. Home Occupations such as, but not necessarily limited to, beauty parlor, barber shop, handicrafts, seamstress, home cooking, caterer or launderer. Such home occupation shall not include automotive, mechanical or electrical repair shops, nor manufacturing of any kind. Such accessory use shall not occupy more than twenty-five percent (25%) of the floor area of the principal structure, shall not offer for sale any article except as grown or produced on the premises by members of the immediate family and shall not employ more than one (1) person who is not a member of the immediate family. No Home Occupation may be conducted in an accessory building although supplies for such Home Occupation may be stored in an accessory building on the same lot as the principal building. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this Resolution, and shall not be located in a required front yard; no equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interferences detectable to the normal senses across any property boundary, if the occupation is conducted in a single-family residence, or outside the dwelling unit in which the Home Occupation is being conducted if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises. Such accessory uses shall also not include self-employed contractors or tradesmen such as, but not limited to landscapers, yard maintainers, excavators, builders, remodelers which parks or stores vehicles over 2 net tons capacity, multiple commercial vehicles, equipment and/or materials outdoors and employs more than 1 other person on a full or part-time basis who reports to work at the residence and parks a vehicle there during the workday.
- 4. Swimming pools as provided herein.
- 5. Roadside stands as provided herein.
- 6. Storage of household equipment, tools, and automobiles for use as private transportation
- 7. Storage of recreational vehicles as provided herein.

B. Accessory Uses in R-2 District:

- 1. Swimming pools are intended to be used solely for the enjoyment of the occupants of the principal use of the property on which it is located and their guests. Such swimming pool, as regulated herein, shall be any pool, pond or open tank designed or intended to be used for swimming purposes, not located within a completely enclosed building and containing or normally capable of containing water to a depth at any point greater than two (2) feet. No such swimming pool shall be allowed in an R-2 District except as an accessory use and unless it complies with the following conditions and requirements:
 - a. A zoning certificate is first acquired:
 - b. A swimming pool, including any walks or paved areas or accessory structures adjacent thereto, may not be located closer than ten (10) feet to any rear lot line

and side yard clearances shall be in accordance with those required in Section 15.03(A) of this Resolution.

- c. Every swimming pool (except those four (4) feet or higher above the surrounding ground with retractable steps or ladder) shall be completely enclosed by an aesthetically neutral fence or wall of sturdy construction not less than four (4) feet in height. Such fence or wall must effectively prevent a child from crawling or otherwise passing through or under it. Fence or wall must be maintained in good condition with a gate and locking device
 - d. No landowner or occupant of any property in this district shall use or permit to be used any swimming pool, nor fill or allow any swimming pool to be filled with water, until the fence required under this section has been constructed and the pool area secured.
2. A roadside stand shall consist of a removable structure used solely for the display and sale of agricultural products produced on the premises with adequate facilities maintained for off-the-road parking by customers and provided that such stand is removed during the seasons when it is not so used. Such stands shall be at least twenty (20) feet back from the traveled portion of the road.
 3. The storage of not more than two (2) licensed recreational vehicles as defined in Section 4501.01 Q of the Ohio Revised Code in accordance with Section 29.11 of this Resolution.

C. Accessory buildings:

1. Accessory buildings shall not be constructed on vacant parcels.
2. Accessory buildings shall be limited to buildings that house accessory uses clearly incidental and secondary to the main use of the land and buildings and shall include but not be limited to:
 - a. Private garages.
 - b. Roadside stands.
 - c. Storage barns and/or sheds.
3. In no event shall an accessory building be used as living quarters or for any use in violation of this Resolution.
4. The total ground coverage of all accessory buildings on any one parcel shall be not more than 750 square feet or fifty (50) percent of the living area on the ground level of the main building, whichever is greater.
5. A minimum separation of ten (10) feet must be provided between a dwelling and an accessory building or structure, except for accessory buildings which have 50 square feet or less of ground coverage and shall therefore not be required to provide any minimum separation.
6. No accessory building shall be erected to a height in excess of that of the main building to which it is incident.
7. All setbacks for accessory buildings and required distances between such buildings and dwellings in this section shall be determined by measurement from the nearest point of the structure or building to the lot line or to the nearest point of any dwelling.
8. Accessory buildings on corner lots should, to the extent possible, conform to setbacks from the side street right-of-way equal to the actual setback of the main structure, but in no case may the accessory building be closer than 20 feet to the side street right-of-way.

D. Accessory Structures, Leisure)

Examples of Accessory Structures, Leisure for which permits may be issued are gazebos, greenhouses, arbors, expanded trellises, and pergolas. Swing/play sets which are attached to the ground by permanent means such as anchoring in concrete are considered to be an Accessory Structure, Leisure.

1. Accessory Structures, Leisure shall not be constructed on vacant parcels.
2. Accessory Structures, Leisure may not be unsightly
3. Accessory Structures, Leisure which are erected upon existing decks or are incorporated onto newly-built decks are to be considered as a part of such deck, but may not exceed a height of fifteen(15) feet above the deck surface or a height of two(2) feet less than the height of the main dwelling, whichever is less
4. Accessory Structures, Leisure may be erected to a maximum height of fifteen (15) feet, except as described in Section 15.02(D)((3))
5. Accessory Structures, Leisure having a permanent and solid roof shall have 60% of their ground coverage excluded from the calculation of the total ground coverage for Accessory Buildings permitted in Section and 15.02(C)((4))
6. Accessory Structures, Leisure having a roof which is not solid and permanently covered and walls which are not solid and are at a minimum 15% permeable by light and the elements shall be totally excluded from the calculation of the total ground coverage for Accessory Buildings permitted in Section 15.02(C)((4))
7. Accessory Structures, Leisure are not required to maintain any clearance from the main building or dwelling on the property except that swing/play sets must maintain a minimum clearance of ten (10) feet from any building or structure on the property.
8. Accessory Structures, Leisure shall maintain a minimum rear yard clearance of five (5) feet
9. Accessory Structures, Leisure shall maintain a minimum clearance from any or either sideline of five (5) feet, except on corner lots the minimum clearance from the sideline of the side-street right-of-way shall be five (5) feet.
10. Arbors, and no other Accessory Structures, Leisure, are permitted in front yards except that on corner lots they must maintain a minimum clearance from the main road right-of-way of twenty (20) feet. In no case may arbors be erected within five (5) feet of the right-of-way sideline. If there is no established right-of-way sideline for any road or street, said sideline shall be deemed to be thirty (30) feet from the center of the travelled portion of the road.
11. All setbacks for accessory structures and required distances between such structures and dwellings in this section shall be determined by measurement from the nearest point of the structure to the lot line or to the nearest point of any dwelling.

15.03 Minimum Dwelling Lot Area, Dwelling Area and Location Regulations

- A. 1. No dwelling or structure nor the enlargement of any dwelling or structure shall be hereafter erected or maintained or any parcel of land divided unless the following minimum lot areas, dwelling areas and location requirements are provided and maintained in connection with such dwelling or structure:

| Lot Area | Lot Width | Front Setback | Main | Building |
|---------------------|-----------|---------------|---------------------|---------------------|
| | | | Side Yard Clearance | Rear Yard Clearance |
| 12,750 sq. ft. Min. | 75' Min. | 50' Min. | 10' Min. | 25' Min. |

2. Garages or accessory buildings attached to a dwelling by a breezeway or other permanently constructed connection shall be construed to be a part of the main building for purposes of determining setbacks and clearances.
- B. Lots Established Prior to Zoning. Where a parcel or lot was separately owned or was a lot of a recorded subdivision, and was smaller than required herein, but is the same size or larger that it was in 1960, a single family dwelling may be erected upon such parcel or lot and the minimum side clearances, rear yard clearance and setback requirements shall be reduced proportionately, based on the width of such parcel or lot in relation to a lot of minimum size under the requirements of this Resolution.

- C. Lot Area. In computing lot areas, no portion of the road right-of-way may be included regardless of whether or not the owner holds title to the same.
- D. Lot Width. Please refer to Figure 15-1 at the end of this section for measurement illustrations and also Subsection 6.20-Lot/Parcel Shapes and Measurements
1. No dwelling in an R-2 District shall be erected on a lot having a width at the minimum front setback line of less than seventy-five (75) feet.
 2. No dwelling in an R-2 District shall be erected on a lot having a width at the right of way sideline of a dedicated road of less than seventy-five (75) feet.
 3. Notwithstanding anything contained herein to the contrary, a dwelling in an R-1 District may be erected on a lot with frontage on the vehicular turn-around portion of a circular cul-de-sac having a width at the right-of-way sideline of a dedicated road of not less than 40.91 feet, as measured by the chord length of the arc formed by the curvature of the roadway.
 4. No dwelling in an R-2 District shall be erected on a lot having a width at any point between the road right-of-way and the minimum front setback line of less than seventy-five (75) feet, except for lots having frontage on the vehicular turn-around portion of a circular cul-de-sac.
 5. No dwelling in an R-2 district shall be erected on a lot having a width at any point between the road right-of-way and the actual front setback line of less than seventy five (75) feet except for lots having frontage on the vehicular turn-around portion of a circular cul-de-sac and the lot width from the minimum building setback line to the actual building setback line is at no point less than seventy five (75) feet.
 6. For lots fronting on roadways with multiple curvatures or a combination of straight-line sectors with a curvature or multiple curvatures, the lot width shall be measured and established by adding the sum of the lengths of any straight-line sections plus the sum of the chord lengths for any and all curvatures in the roadway between the side lot lines.
- E. Set-back Lines.
1. No building or structure or any portion thereof in an R-2 District, except steps, fences, and underground tanks shall be erected within fifty (50) feet of the right of way sideline of any dedicated road or street or eighty (80) feet of the center of the traveled portion of the road, whichever is greater.
 2. If there is no established right of way sideline for any road or street, said sideline shall be deemed to be thirty (30) feet from the center of the traveled portion of the road.
- F. Side Yards.
1. In regards to structures which constitute dwellings, side yard clearance as in this section shall be determined by measurement from the nearest point of the foundation of said dwelling to the side property line. No part of any dwelling, including but not limited to, overhangs, exterior chimneys, bay or bow windows, or cantilevered walls, shall extend more than twenty-four (24) inches into any required setback.
 2. For every dwelling in an R-2 District, there shall be a minimum side yard clearance as shown in Section 15.03-A of this Resolution, which space shall remain open and unoccupied by any building or structure.
 3. For every accessory building or accessory structure in an R-2 District, there shall be a minimum side yard clearance of five (5) feet.
- G. Rear Yards.

1. In regards to structures which constitute dwellings, rear yard clearance as in this section shall be determined by measurement from the nearest point of the foundation of said dwelling to the rear property line. No part of any dwelling, including but not limited to, overhangs, exterior chimneys, bay or bow windows, or cantilevered walls, shall extend more than twenty four (24) inches into any required setback.
2. For every dwelling erected in an R-2 District, there shall be a minimum rear yard clearance of twenty-five (25) feet for a main building.
3. For every accessory building or structure in an R-2 District, there shall be a minimum rear yard clearance of five (5) feet, which space shall be open and unoccupied by any building or structure.

H. Minimum Dwelling Area.

1. In an R-2 District, one (1) story dwellings shall have a minimum living area, exclusive of basements, porches, breezeways, patios, accessory buildings, or garages of 1,200 square feet.
2. In an R-2 District, dwellings of more than one (1) story shall have a minimum of 875 square feet of living area on the ground level, exclusive of basements, porches, breezeways, patios, accessory buildings or garages, and shall have a total living area of not less than 1,200 square feet.
3. In an R-2 District, on any parcel existing prior to 1960, a single-family dwelling may be erected and the minimum living area shall be 900 square feet and the minimum living area on the ground floor shall be 676 square feet, and no garage shall be required.
4. Each dwelling on any other lot shall have an attached two car garage.

15.04 Maximum Height of Buildings

No building or structure or the enlargement of any building or structure shall be erected or maintained which is in excess of thirty-five (35) feet in height except the following when erected upon and as an integral part of a building: belfries, clock towers, wireless towers, chimneys, water towers or other mechanical appurtenances.

15.05 Parking

- A. Each single family dwelling shall have a minimum of two (2) off-street parking spaces.
- B. See Sections 29.01, 29.02, 29.04, 29.10 and 29.11 inclusive for additional requirements.
- C. See Section 29.11 for special parking provisions for recreational vehicles in residential districts.

15.06 Signs

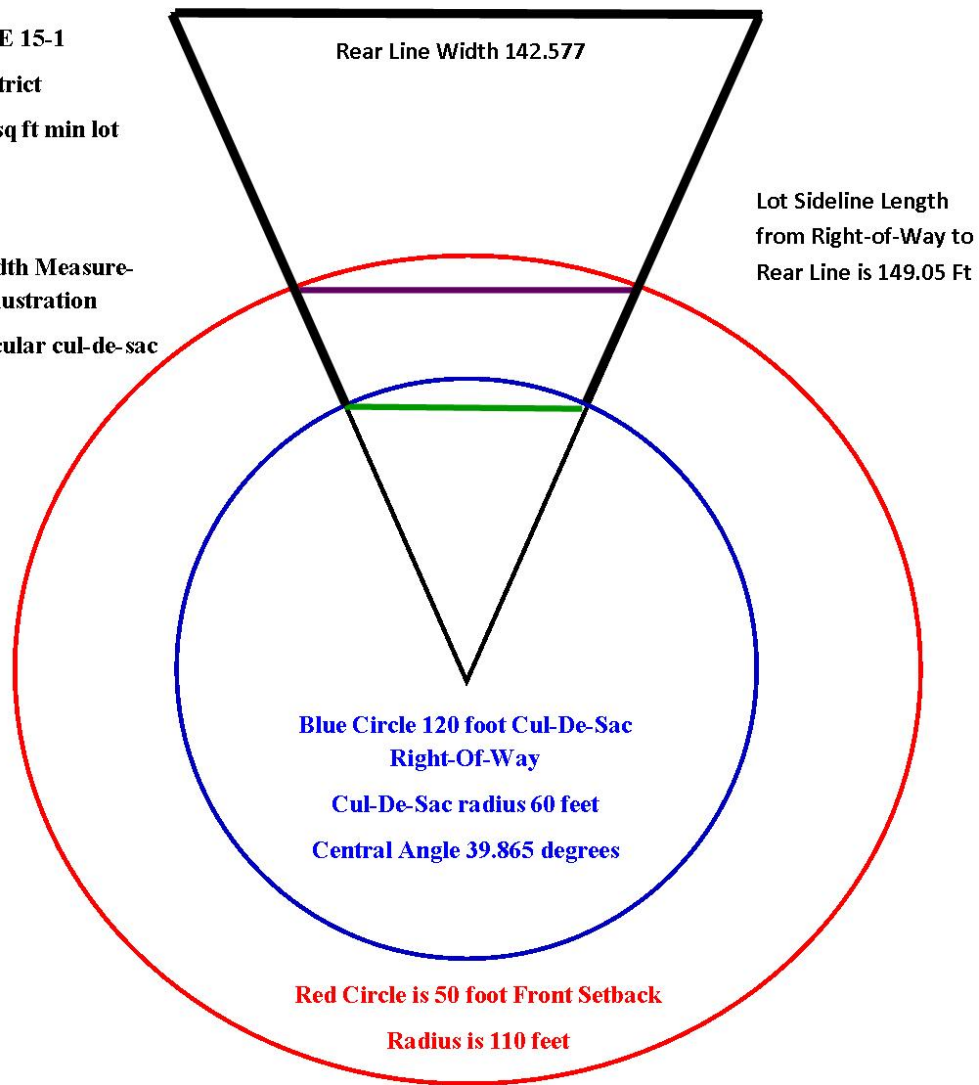
- A. Identification Sign: See Section 28.04-A-1.
- B. Sale, Rental or Lease Sign: See Section 28.04-B.
- C. Open House Sign - One: See Section 28.04-D.
- D. Political Sign - One: See Section 28.04-C.
- E. Temporary Sign (Construction): See Section 28.03-B.

15.07 Storage of Equipment

No premises or portion thereof shall be used for the storage, collection or accumulation of equipment, machinery or building materials, except as incident to proposed construction upon, maintenance or repair of said premises.

FIGURE 15-1
R-2 District
12,750 sq ft min lot
Area

Lot Width Measurement
Illustration
For circular cul-de-sac



Green (Inside Chord) is 40.91 feet. Corresponding Blue Arc Length is 41.75 feet
Purple (Inside) Chord is 75.0 Feet. Corresponding Red Arc Length is 76.54 Feet.

Lot Area within Black Sidelines, Black rear line and BLUE arc is 12,753.54 Sq Ft

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(Amended November 5, 2019 by Resolution 2019-111, effective December 5, 2019)
(Amended November 5, 2019 by Resolution 2019-110, effective December 5, 2019)
(Amended by Resolution 2015-67, effective July 22, 2015.)
(Amended May 17, 2011 by Resolution, effective June 16, 2011
(Amended July 11, 2006 by Resolution 2006-58, effective August 10, 2006)
(Amended October 1, 2002 by Resolution 2002-97, effective October 31, 2002)
(Amended April 16, 2002 by Resolution 2002-44, effective May 15, 2002)
(Amended by Trustee Resolution 89-42 effective April 8, 1989.)
(Adopted April 23, 1987 by Resolution 87-39, effective May 23, 1987)