

## SECTION VI. GENERAL REQUIREMENT

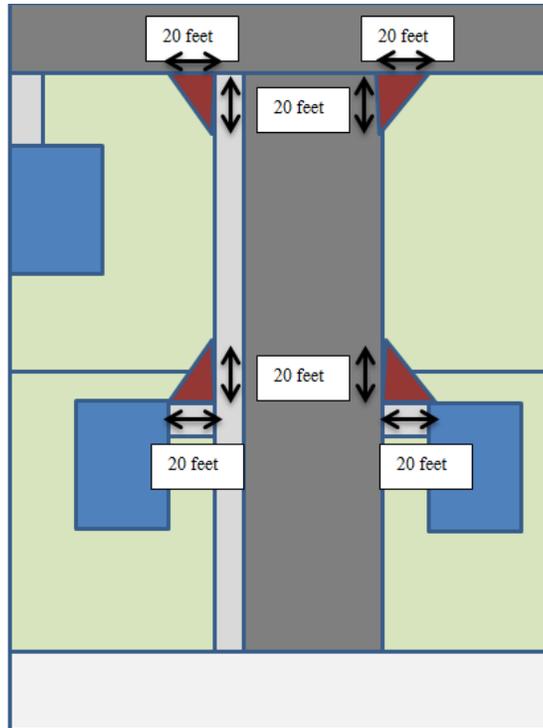
- 6.01 Rights of Way. All streets, roads, and railroad rights-of-way, if not otherwise specifically designated shall be deemed to be in the same zone as the property immediately abutting upon such street, road or railroad right-of-way.
- 6.02 Prohibited Uses. The following uses shall be deemed to constitute a nuisance and shall not be permitted in any district:
- A. Dismantling or distilling of bones, fat or glue; glue; glue or gelatin manufacturing.
  - B. Manufacturing or storing explosives, gunpowder, or fireworks, except that storing of explosives may be permitted in I-2 Districts under certificate granted by the Department of Industrial Relations, State of Ohio, in accordance with Sections 3743.01 to 3743.26 of the Revised Code of Ohio.
  - C. Dumping, storing, burying, reducing, disposing of or allowing to remain the following: garbage, refuse, rubbish, offal, or dead animals, and any other organic or inorganic debris, including but not limited to the debris which results or remains from the destruction by fire of a building or by deliberate demolition, except such as result from the normal use of premises, unless such dumping is done at a place zoned for such specific purpose.
  - D. Slaughter houses.
  - E. The maintenance of any premises or permitting the use of any premises for the operation of two or more motor vehicles, as defined in Section 4501.11 of the Revised Code of Ohio, which are participating in an attempt to out-distance each other over a selected course, intending hereby to include as a nuisance the racing of motor vehicles in any form, which practices are known by way of illustration rather than exclusion as drag racing, stock car racing and go-cart racing.
  - F. At no time shall anyone park unlicensed or inoperable vehicles or shall any landowner let an unlicensed or inoperable vehicle remain on land in any district other than those zoned for auto wrecking. The only exceptions to this section will be in the case of service stations engaged in towing and storing vehicles pending action by responsible parties, repair garages performing repairs, and dealers holding vehicles for resale. The above-mentioned exceptions must perform their services on the property normally used for their businesses. Any dismantling or reducing to scrap of vehicles shall take place only in a wrecking yard.
  - G. Dumping for the purposes of disposal in Painesville Township of hazardous and/or toxic substances. The EPA definition of hazardous and/or toxic substances shall apply.
  - H. Any use which is permitted as a use by right, as a conditional use, as a similar use with conditional use permit or any accessory use in any zoning district which is noxious, dangerous or offensive by reason of emission of odor, smoke, dust, gas, fumes, noise, flame or vibrations shall be prohibited.
  - I. It is prohibited in all zoning districts to place an accessory building or structure on a parcel which is otherwise vacant or devoid of a main building or structure. An exception is made for accessory buildings necessary for the furtherance of an agricultural use on parcels used exclusively for agricultural purposes.
  - J. Gambling, as defined in Ohio Revised Code Chapter 2915, in any district except for a licensed bingo operator holding a current license from the State of Ohio under Chapter 2915 of the Ohio Revised Code. Additional prohibited activities include business activities the primary purpose of which is the promotion of sweepstakes and/or prize winning activities, including, but not limited to, internet sweepstakes or cellular phone sweepstakes operations. Additional prohibitions include the promotion or use of video, mechanical, computer, electronic, or other machines which permit users to engage in games which mimic recognized gambling activities such as tic tac toe, blackjack, poker, slot machine, keno or other games normally associated with gambling activities and for which prizes may be awarded. This prohibition does not apply to any lottery or gambling sponsored by the State of Ohio or other governmental agency, or gambling engaged in by 501(C)(3) organizations in compliance with the provisions of the Ohio Revised Code.

- K. Discharge of a firearm in any district. This shall not apply to the discharge of a firearm on a farm or other agricultural parcel of land containing five acres or more, if the discharge is for the protection or furtherance of the farm or agricultural use, and is not recreational, random or practice firing. This prohibition shall not apply to licensed hunters, in season, who are observing all laws related to their license.
  - L. Commercial storage and distribution of propane and propane by-products in containers in excess of 10,000 gallon capacity.
  - M. Flexible materials such as fabrics excluding customary shingle materials are prohibited from being used on roofs or walls in any way other than as a temporary, meaning of less than six months duration, measure intended to protect a damaged portion of an existing roof or wall from further damage by the elements.
  - N. Shipping containers may not be placed on any property to be used as temporary or permanent accessory buildings or structures, or stacked, or joined, or configured in such manner as to be used as a main building or structure or any part thereof. Any prohibitions contained herein will not apply to shipping containers placed on properties not being used for residential purposes within the I-1 or I-2 zoning districts where an applicant has been issued a Zoning Certificate for a use which includes loading and/or unloading cargo from shipping containers being delivered to or picked up from said properties.
  - O. Tents are prohibited from being used as a temporary or permanent accessory building, or as a main structure or any part thereof, on any property.
  - P. No new dwelling or accessory building may be constructed within one hundred (150) feet of an existing gas or oil well or tanks or other gas or oil facilities, except for accessory buildings which are located on the parcel of land considered to be the production unit and which are accessory to the production unit. No structure of any kind may be built on legal easement areas for gas wells, tank batteries or gas transmission pipes. The creation of new lot lines or relocation of existing lot lines to within 150 feet of a gas or oil well or tanks or other gas or oil facilities is discouraged.
- 6.03 Non-Restricted Height: There shall be no restriction of the height of church spires, belfries, clock towers, radio and television towers (when used solely for receiving or transmitting for the benefit of the occupant of the property where located), flag poles, water and fire towers, chimneys, smokestacks, stage towers or scenery lofts, elevator bulkheads or other mechanical appurtenances where erected upon and as an integral part of a building. For purposes of this Resolution, satellite dish antennas are not considered as radio or television towers.
- 6.04 Conformation to Use District: No building or structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used for any purpose other than is permitted in the use district in which the building or land is located.
- 6.05 No Duplicate Calculation of Open Space: Space attributed to one building or structure which has been used to calculate side yard, rear yard, front yard or any other open space requirement shall not, by reason of change of ownership or otherwise, be used to calculate side yard, rear yard, front yard or any other open space requirement of or for any other building or structure.
- 6.06 Two Main Buildings on One Lot: A building conforming to this Resolution may be constructed to the side or rear of an existing building on a lot provided that each building is so located that the lot may be divided and the buildings on the resulting parcels, and the parcels themselves, will conform to the applicable requirements relating to frontage on a dedicated street or road, minimum lot area, front setback, side and rear yard clearance, and location of accessory buildings.
- 6.07 Moving or Removal of Building as Result of Division of Land: In the event conveyance is made of a part of premises and as a result of same, any building or structure located upon said premises remaining on the premises conveyed violates the requirements of this Resolution or is less in conformity with this Resolution than before such conveyance, then said building or structure shall be moved or altered in a manner as to make it and the premises conveyed with it conform to this Resolution. Or if the same cannot be done, said building or structure shall be removed entirely from said premises. No division of premises and conveyance of part thereof shall be made if such conveyance is of a building or structure surrounded by part of such

premises and as a result of said division such conveyed premises and the building or structure thereon violates this Resolution either for the first time or to a greater extent than did said building or structure and the undivided original premises.

- 6.08 Maximum Conformity Required: In the event two or more buildings or structures are located on a single parcel which cannot be divided in such a way as to create two or more parcels conforming to this Resolution, said single parcel shall be divided so as to secure maximum conformity of each of the resulting subdivisions thereof to the provisions of this Resolution; further provided, that if the parcel is not so divided, any buildings or structures upon said subdivision of said subdivided parcel shall be removed, or moved to such location on the said subdivided parcel as to conform to the provisions of this Resolution, unless there is first secured from the Board of Zoning Appeals, on appeal thereto, permission to make such division under the variance powers possessed by said Board.
- 6.09 Corner Lot Setback Line: The setback line on a corner lot shall be in accordance with the road or street on which the building faces. To the extent possible, the side yard clearance on the side street shall conform to the setback line for an inside lot on said road or street, but in no event shall the side yard clearance be less than twenty (20) feet from the right-of-way sideline of the road or fifty (50) feet from the center of the traveled portion of the road, whichever is greater.
- 6.10 No building shall be erected unless the same fronts upon a duly dedicated road or street, unless the road, at the time this Resolution becomes effective, is an established private road or a subsequent extension thereof, or is a private road which has been approved as such in a development plan which has been approved by Resolution of the Board of Township Trustees.
- 6.11 Recreational vehicles shall not be deemed to constitute all or a part of a dwelling and shall not be used for residence purposes in any district.
- 6.12 Signs: All Districts - See Section 28
- 6.13 Line Of Sight Visibility: No tree, fence, shrub, or other physical obstruction higher than thirty-six (36) inches above the established curb grade shall be permitted within the Line of Sight Safety Triangle area as described in Section 6.13(A), 6.13(B), and as illustrated in Figure 6-1.
- A. Line of sight safety triangle driveways, if the driveway is within ten (10) feet of the property line of an adjacent corner lot, the triangle shape is formed by two perpendicular lines that are along the back of the sidewalk or the edge of the road pavement if a sidewalk does not exist and the driveway of the adjacent property. The perpendicular lines are connected by a diagonal line drawn between two points located twenty (20) feet from their point of intersection at the sidewalk and driveway or the road and driveway if a sidewalk does not exist. No tree, shrub, fence, or other physical obstructions higher than thirty-six (36) inches above the established grade shall be permitted within the line of sight safety triangle. See Figure 6-1 for reference.
- B. Line of sight safety triangle roads, the triangle shape is formed at the intersection of two roadways (public or private) by two perpendicular lines along the back of the sidewalk or the edge of the road pavement if a sidewalk does not exist and the back of an intersecting sidewalk or the edge of the intersecting road if a sidewalk does not exist. The perpendicular lines are connected by a diagonal line drawn between two points located twenty (20) feet from their point of intersection. No tree, shrub, or other physical obstructions higher than 36 inches above the established grade shall be permitted within the line of sight safety triangle on private land and adjacent right-of-way if the line of sight safety triangle includes the right-of-way. See Figure 6-1 for reference.

**Figure 6-1**

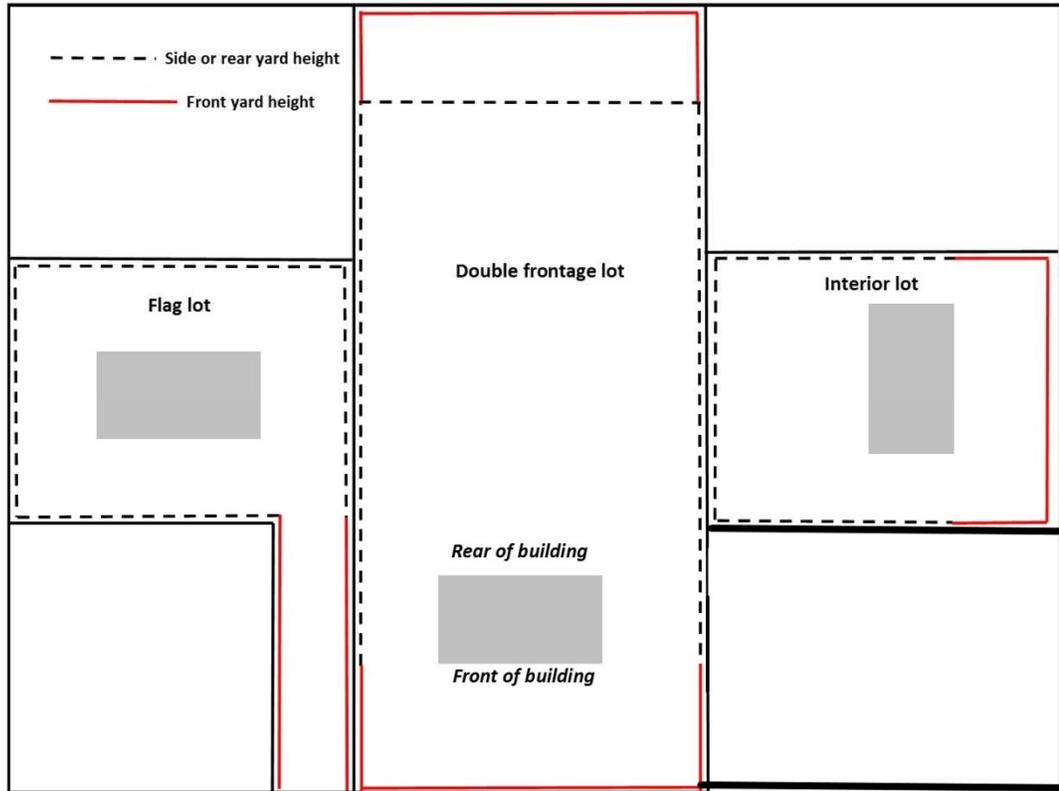


6.14 Fences

- A. Fences shall be permitted in all districts. Fences shall be maintained in good condition with no advertising thereon. Fences must be uniform in color and appearance.
- B. A Zoning Permit is required prior to erection, installation or construction of a fence in any zoning district. There shall be height restrictions on fences in all zoning districts as follows:
  - 1. Fences in the I-1, Light Industry & Manufacturing zoning district shall not exceed a height of eight (8) feet.
  - 2. Fences in the I-2, Heavy Industry zoning district shall not exceed a height of twelve (12) feet.
  - 3. Fences in all other zoning districts shall not exceed a height of six (6) feet with the following exception;
    - a. in cases where the Board of Zoning Appeals, in consideration of applications for a Conditional Use Permit involving outdoor dining and/or outdoor recreation, determines that fencing with a maximum height of eight (8) feet is most appropriate for the proposed use and so imposes that condition upon the permit, then a permit for fencing with a maximum height of eight (8) feet may be issued upon receipt of an application for same.
- C. Fences are subject to the following regulations:
  - 1. No portion of any fence shall be placed, erected, installed, constructed or maintained within a road right-of-way.
  - 2. Fences shall be permitted in front yards provided, however, no fences shall be erected, installed, constructed or maintained closer than twenty (20) feet to the edge of the travelled portion of the road but in no case shall be closer than five (5) feet to the edge of the road right-of-way;

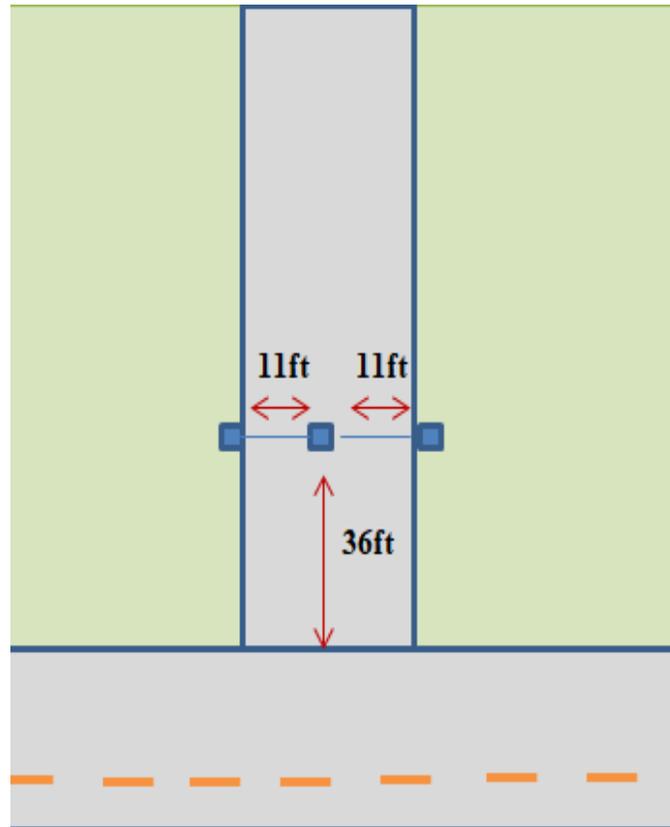
3. Barbed wire-topped fences and electric fences shall be permitted only in the rear yards of Commercial and Industrial Districts.
  4. Prohibited Fences: No person shall erect or maintain:
    - a. Any fence with a charged electrical current except as provided in 6.13(C)(3).
    - b. A razor wire fence.
    - c. A fence composed of or containing any of the following materials:
      1. chicken wire, woven wire, welded wire other than chain-link
      2. pallets, drums, barrels and any non-traditional fencing materials
      3. barbed wire except as in 6.13(C)(3)
  5. Permitted Open Fence Materials.
    - a. Chain Link
    - b. Bollard & Chain
    - c. Open Picket
    - d. Smooth or Split Rail, Contemporary Rail
    - e. Wrought Iron style/design Fences
    - f. Open fence materials which the Zoning Inspector deems to be acceptable and within the spirit of these regulations.
  6. Permitted Solid Fence Materials
    - a. Board-on-board or alternating board-on-board
    - b. Solid picket
    - c. Stockade or palisade fences
    - d. Brick or stone wall fences
    - e. Pre-manufactured vinyl fencing to resemble wood forms
    - f. Solid fence materials which the Zoning Inspector deems to be acceptable and within the spirit of these regulations.
  7. No portion of fence, including, but not limited to, gates, posts, or panels shall be installed in such a way that would cause an encroachment, at any time, over parcel boundary lines. For example, no gate shall be permitted to be installed in such a manner that would require the gate to swing over parcel boundary lines in order to be opened.
- D. The posts and all other supporting portions of the fence shall not exceed the maximum height of the fence by more than four (4) inches. The maximum height of the fence shall be measured from the finished grade as shown on the approved site plan or zoning permit application.
- E. Line of Sight Safety Areas and Corner Lots: A fence or wall shall not be located so as to adversely affect the vision of operators of motor vehicles driving on public streets or emerging from alleys or driveways intersecting public streets. Fences may be permitted in front yards provided that they are no closer to the travelled portion of the roadway than twenty (20) feet however, no portion of any fence shall be closer than five (5) feet to any road right-of-way. The maximum fence height in front yards shall be no more than thirty-six (36) inches from the natural grade of the land and the fencing may not be installed on mounding. For properties which have a legal existing front setback less than or equal to the required minimum front setback, the front yard for fencing shall be the area between a line drawn parallel to the road right-of-way at a distance of five (5) feet from such right of way and the actual front setback of the house. For properties which have a legal existing front setback greater than the required minimum front setback, the front yard for fencing shall be the area between a line drawn parallel to the road right-of-way at a distance of five (5) feet from such right of way and the required minimum front setback. For corner lots, the front yard is the yard area between the wall of the house containing the front door and the roadway such wall faces. Fence height in both sideyards and the rear yard of corner lots may be erected to a maximum height of six (6) feet above the natural grade of the land. See figure 6-1 for permitted fence heights relative to interior, flag, and double frontage lots.

Figure 6-2



- F. Fences shall not be erected, constructed, altered or relocated until an application has been filed and a permit issued by the zoning inspector. Applications for fence permits shall include a plot plan showing the location of the fence and an accurate description of the fencing materials and support member materials while demonstrating compliance with 6.13(G)
- G. Any fence facing a residential or commercial use, or residential or commercial zoning district, shall be erected so that the finished or flat side of the fence faces the adjoining residential or commercial use or zone. No fence shall be erected which is unsightly or irregular in shape or design. Any application for a permit for a fence must contain a detailed drawing of the proposed fence and location.
- H. Ingress / Egress Gates: The minimum width of an ingress / egress gate must be an eleven (11) foot clear opening width for ingress and egress. The entry must be free of obstructions including card readers, telephone entry devices, or remote control devices. The vehicular gate must be setback a minimum of thirty-six (36) feet from the nearest paved edge of the connecting roadway. Please see figure 6-3 for reference.

Figure 6-3



- 6.15 Outside Storage: Open storage of materials in any required front setback or side setback adjacent to a street is prohibited in all industrial districts. All other outside storage in industrial districts shall be located and screened so as not to be visible from any residential or recreational district.
- 6.16 Buffer Strips: Whenever this resolution requires a buffer strip between zoning classifications (e.g. residential and commercial/residential and industrial), it is the intent and purpose to provide for a year round screening of at least five feet in height which would obscure the view of the property from the adjacent residential or recreational property. The landscape plan for any required plan must be submitted with the zoning application for approval by the zoning inspector. Storm water retention or detention is permitted in a portion of the buffer area so long as the retention or detention area is screened from view and occupies a maximum of 25% of the buffer area.
- 6.17 Outdoor Lighting: All Districts
- A. Exterior lighting of buildings and/or parking and driveway areas shall be positioned so as not to emit light onto neighboring properties or road right-of-ways.
- B. Lighting shall be directed and/or shielded downward or in such a manner as to prevent distraction and glare. Such lighting control measures shall be taken to avoid negative impacts of misdirected light upon persons on public or adjoining private properties.
- 6.18 Permit Requirements: Accessory uses, buildings or structures shall conform to the permit requirements outlined in Section XI of the Zoning Resolution.

Accessory Structures Not Requiring a Zoning Permit: The following uses do not require a Zoning Permit and shall be permitted to encroach within required yards, unless specifically provided for in this section.

1. Gardens, wood piles or landscape materials.
2. Uncovered patios and other paved areas.
3. Swimming pools, temporary.
4. Accessory structures of twenty-five (25) square feet or less.
5. Mail boxes and newspaper tubes.
6. Statuary, fountains or art objects.
7. Basketball hoops outside of the right-of-way and any temporary road or cul-de-sac easements.
8. Swing sets, trampolines and similar recreational equipment.
9. Flag poles.
10. Freestanding air conditioning or heating units or backup generators.
11. Bird baths.
12. Fire pits, outdoor fireplaces and grills.
13. Fences or walls which are 4' or less in height and incorporated as part of a landscaping bed, and are no closer to any property line than 6'.

#### 6.19 Temporary Structures

1. Temporary Portable Storage Units, as defined in this Resolution, shall be subject to the following restrictions:
  - a. Not more than two (2) temporary outdoor storage units shall be per permitted per address in a calendar year.
  - b. Only one (1) temporary outdoor storage unit shall be stored on a property at any given time, for a period not to exceed 30 days.
  - c. No flammable or explosive materials may be stored in the temporary outdoor storage units.
  - d. No temporary outdoor storage units shall be used to store materials related to an off premises business or a home occupation.
  - e. Temporary outdoor storage units are prohibited from being placed within the right-of-way, in any temporary road or cul-de-sac easements, or on the front lawn of a property. Units must be kept in the driveway, or on a paved surface, at the furthest accessible point from the street, or as otherwise approved by the Zoning Inspector.
  - f. A Temporary Outdoor Storage Unit Permit shall be obtained from the Zoning Office prior to locating the unit on the property. A plot plan or survey shall be provided at the time of application, depicting the proposed location of the unit. A \$50 deposit is also required, which shall be forfeited if the unit is not removed within the specified time frame.

#### 6.20 Donation Bins (Clothing Recycling Bins/Drop Boxes-Paper Recycling Bins)

##### **Definitions:**

Clothing Donation Bins/Drop Boxes – A closed metal or wooden container having an opening through which new or used clothing, shoes, purses, belts and other wearing apparel can be deposited and stored until pickup by the authorized registrant.

Paper Recycling Bins – A closed metal container used to hold newspapers, catalogs, magazines, junk mail and other household paper including phone books and cardboard before they are transported to recycling centers. Recycling bins are designed to be easily recognizable and are generally marked with slogans promoting recycling on a green and yellow background.

##### **Requirements:**

1. Non-residential, commercial and community service premises devoted to non-profit purposes and/or religious organizations are permitted to have clothing donation bins/drop boxes and paper recycling bins.

2. The clothing and/or paper recycling bin(s) shall be located so as to not interfere with pedestrian and vehicular circulation, required setbacks, landscaping, parking or any other requirements that may be imposed as part of the plan approval for the premises and all bins shall be placed on a concrete or pavement surface.
3. The clothing donation bins/drop boxes shall be of the type that are enclosed by use of a receiving door and locked so that the contents of the bin(s) may not be accessed by anyone other than those responsible for retrieval of the contents. Each bin shall not cover an area in excess of five (5) feet by five (5) feet nor be more than six (6) feet in height.
4. The paper recycling bins shall have either heavy plastic or metal lids so that they can be accessed easily by those depositing materials or retrieving the contents and which lids must remain closed when the contents are not being accessed. Each bin shall not be larger than six (6) feet by six (6) feet.
5. The clothing bins/drop boxes and/or paper recycling bins must be regularly emptied of their contents so that they do not overflow or have their contents strewn around the adjoining area. Articles intended for deposit in the receptacles which are strewn around the adjoining area shall constitute a zoning violation.
6. A zoning permit will be required for each clothing donation bin/drop box and paper recycling bin. The zoning certificate will only be granted when it is determined by the Zoning Inspector that:
  - a) The bins(s) are for use by a duly registered non-profit organization,
  - b) The proper type of bin is being used as described in this section,
  - c) The bins are properly located on the site,
  - d) A letter of permission from the property owner is submitted with the application,
  - e) The name, address and phone number of the non-profit or religious organization is displayed prominently on each bin and
  - f) No more than three (3) zoning certificates will be issued per parcel of property and no zoning certificate will be issued for containers proposed to be placed on an otherwise vacant parcel.
7. If any bin(s) are placed without a zoning permit or an inspection reveals that such bin(s) are not in compliance with this section, enforcement and penalties will take place as provided in the Resolution.

6.21 Lot/parcel shapes and measurements

**FOR PURPOSES OF THESE ILLUSTRATIONS, THE TERMS “LOT” AND “PARCEL” ARE USED INTERCHANGEABLY BUT WILL HAVE THE SAME MEANING AS “PARCEL”**

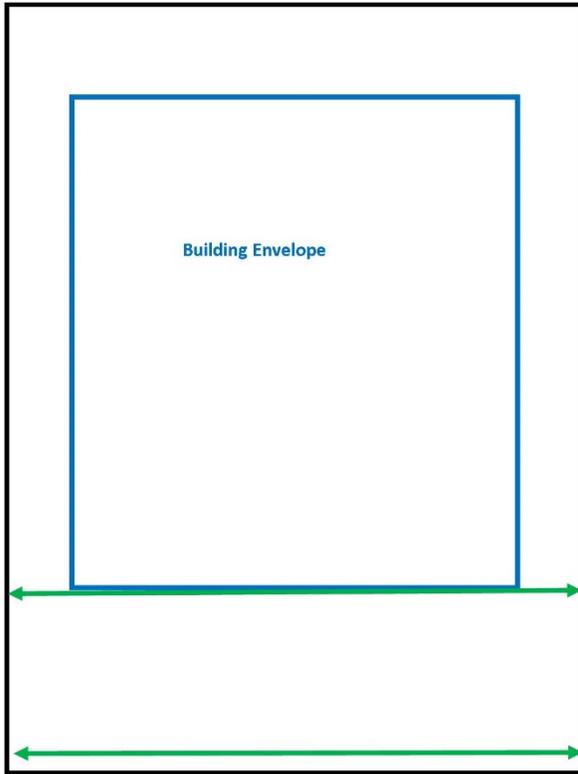
The figures are color coded as follows:

- Lot/Parcel Boundary Lines : Black 
- Building Envelope Lines : Blue 
- Measurement Lines : Green Arrows 
- Reconfigured/Artificial/Extended Lines : Red  including dotted/dashed

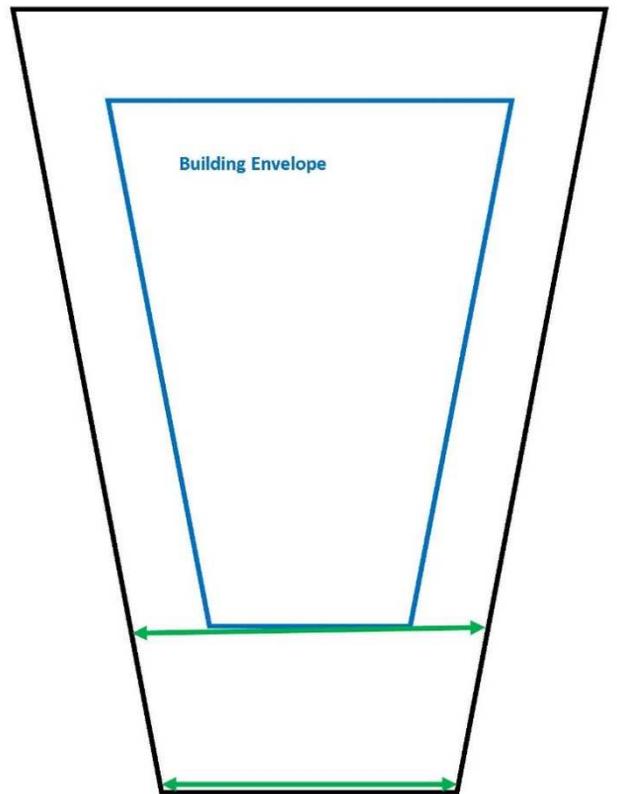
**(A) Regular Rectangle-** *a four-sided shape formed by four straight lines. All four interior angles are 90 degrees each, the sides are parallel and of equal length to each other and the front-rear lines are parallel and of equal length to each other*

All Setback and Clearance lines are parallel to the relative property lines and each point on the setback/clearance lines is the specified minimum distance from the relative property line. Lot width is measured from sideline to sideline parallel to the right-of-way and perpendicular to both sidelines.

Lot width is measured between sidelines parallel to street r-o-w and perpendicular to both sidelines

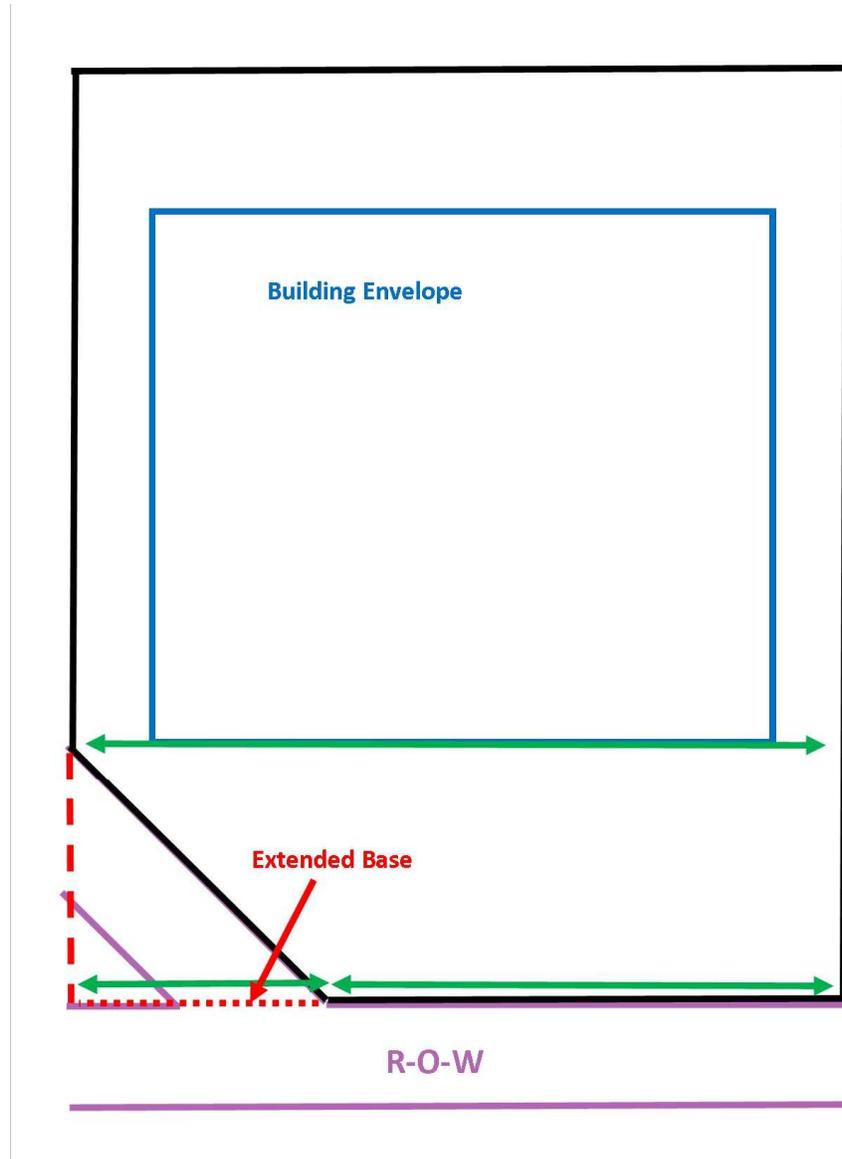


**(B) Irregular Quadrilateral-** a four-sided shape formed by four straight lines and having at least two interior angles which are not equal to 90 degrees. All Setback and Clearance lines are parallel to the relative property lines and each point on the setback/clearance lines is the specified minimum distance from the relative property line. Lot width is measured from sideline to sideline parallel to the right-of-way. Lot width is measured between the sidelines parallel to street r-o-w



**(C) Pentagon-** a shape formed by five or more straight lines and having at least two interior angles which are not equal to 90 degrees.

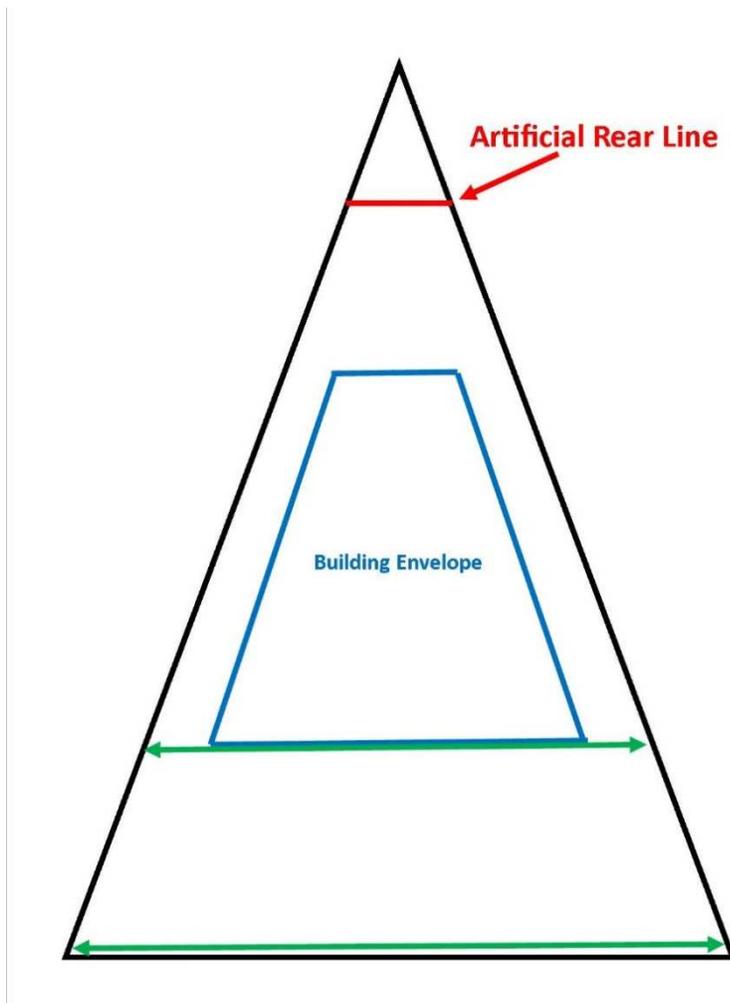
All Setback and Clearance lines are parallel to the relative property lines and each point on the setback/clearance lines is the specified minimum distance from the relative property line. If the parcel boundary at the r-o-w is a single straight line, then the lot width at the r-o-w is measured from sideline to sideline parallel to the right-of-way. If the parcel boundary at the r-o-w is a series of two straight lines at an angle to each other, then the sideline which is shorter in length according to the orientation of the parcel shall be *extended* to an intersection point with an *extension* of the r-o-w sideline of the road which intersects with the longer of the two sidelines. The resultant *imaginary/artificial* line will form the “base” for the parcel orientation layout. The lot width at the setback line then will be measured in parallel to such “base.”



**(D) Triangle-** a three-sided shape formed by three straight lines.

The parcel boundary at the r-o-w forms the base and a measurement of the length of that base will be the lot width at the r-o-w. The sidelines will be the two remaining line segments. The sideline clearance lines are parallel to the relative property lines and each point on the clearance lines is the specified minimum distance from the relative

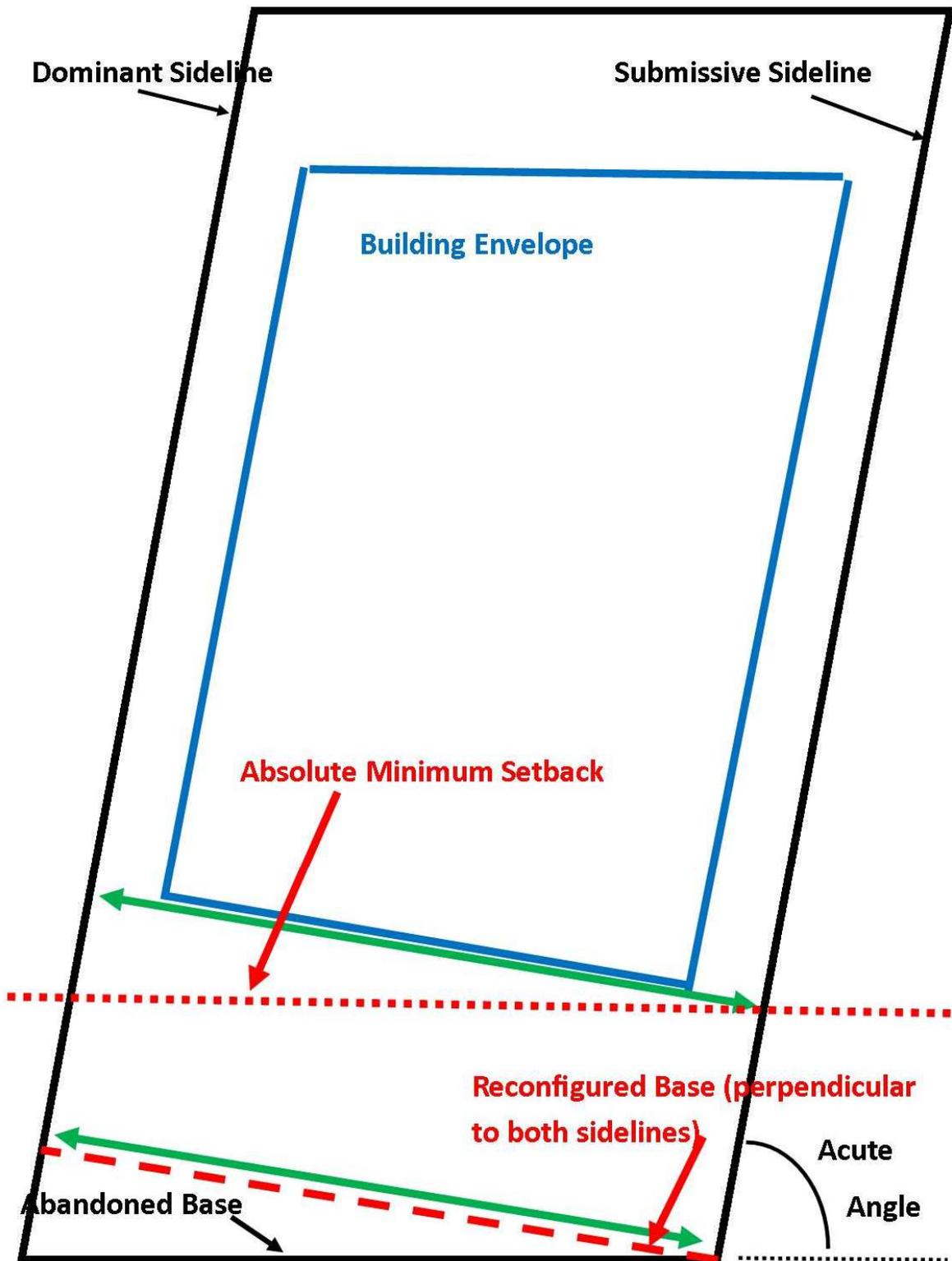
property sideline. Since there is no *true* rear line but only a point, an *artificial* rear line will be created by inserting a line which is parallel to the road r-o-w which intersects the two sidelines at a point no closer than 10 feet to the point. That *artificial* rear line will serve as an actual rear line in establishing the rear clearance line which will be parallel to such line and each point on the clearance line will be the specified minimum distance from the *artificial* rear property line. The front setback line shall be established as a line parallel to the right-of-way line at a distance of the required front setback minimum distance as measured in perpendicular manner from the right-of-way to a point on each sideline.



**(E) Parallelogram Quadrilateral** – a four-sided shape formed by a straight line base at the r-o-w with two sidelines parallel to each other and forming identical angles at their intersections with the base.

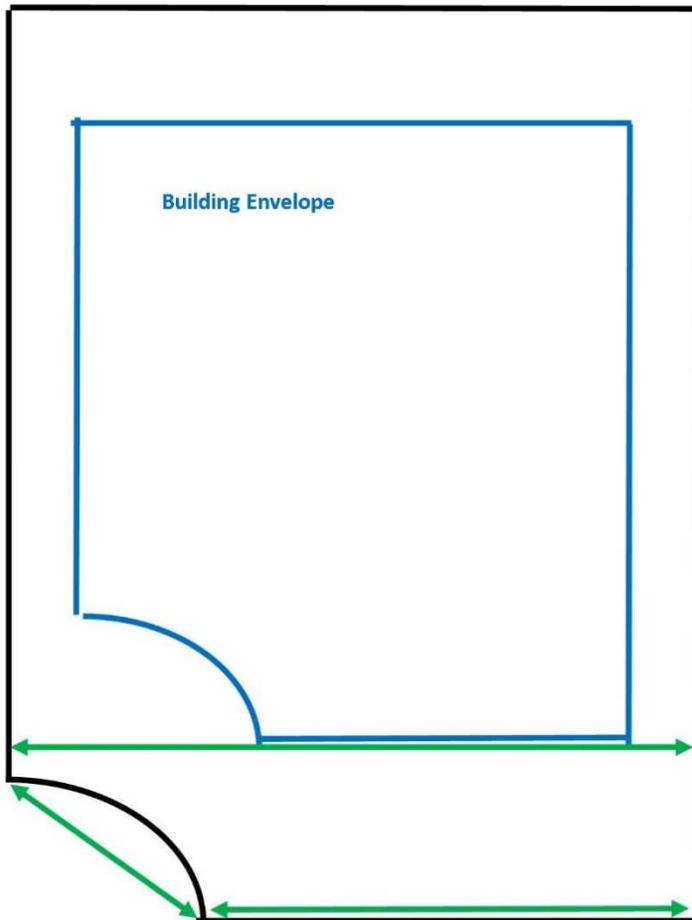
The parcel boundary at the r-o-w forms the base of the shape. The distance between the intersection points of the sidelines with the base must meet the minimum lot width at the r-o-w sideline requirement. The intersection of the sidelines with the base creates two angles per sideline, *dominant/submissive* or *obtuse/acute*. For reference, a regular rectangle would create equal angles of *90/90 degrees* or *right/right*. In order to measure lot widths at setback lines on parcels of this shape, an *artificial* setback base line must be created by attaching a line to the intersection of the submissive line with the base at the right-of-way which is perpendicular to the submissive sideline and *extend* it to a point on the dominant sideline which forces the line to be perpendicular to both sidelines. The *actual* minimum required setback line may be created by measuring and marking the minimum required distance from the *artificial* base along each sideline away from the right-of-way. In dealing with parcels of this shape, certain other adjustments must be made, dependent upon the angles formed by the intersection of the sidelines with the r-o-w base. A guiding principle is that if a ball were created with a diameter equal to the minimum required lot width at the right-of-way sideline of a road, and the ball were to be placed between the sidelines with its diameter lining up with the r-o-w base, and the ball was to then roll away from the r-o-w along the submissive sideline, the ball should never cross over the

dominant sideline. In order to accomplish that, any increase in the obtuse angle of the dominant sideline or decrease in the acute angle of the submissive sideline will necessitate an increase in the width of the parcel at the *actual* right-of-way sideline. See chart LWPQ-1 for an illustration of the calculations for a minimum lot width of 75 feet. The orientation of buildings on such parcels will be based upon the *artificial* setback base line but in no case will any building be permitted to encroach within the minimum required setback from an actual road right-of-way as measured in perpendicular fashion from the actual road right-of-way.



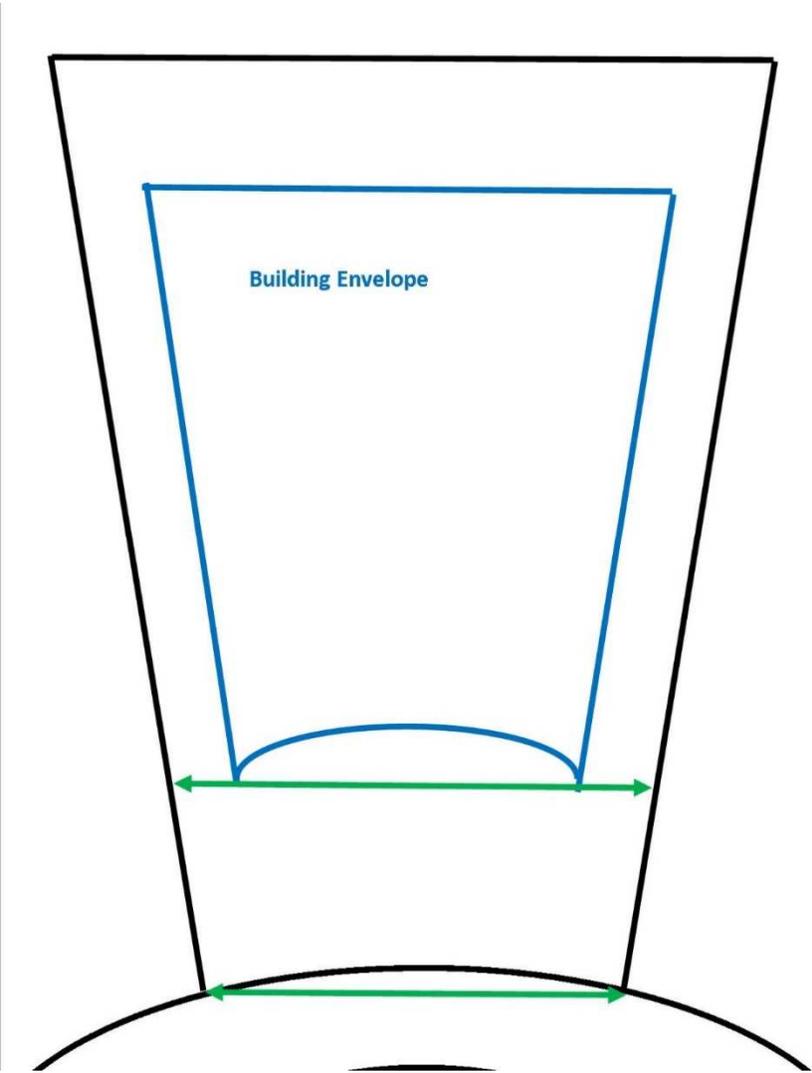
**(F) Lots with frontage on multiple curves or curve/straight combination-** *curves themselves may be measured by arc length, otherwise known as chords. Many lots may have their entire frontage on a curve or their frontage may be a series of curves, with or without any straight line segments.*

The lengths of straight line segments along a road right-of-way will be added together with any arc lengths (chords) of any curves along the r-o-w to arrive at a computation of the lot width at the r-o-w. The setback line will be established at the required minimum distance from each point on the right-of-way and the lot width at such setback line will be measured by adding together the lengths of all straight line segments and arc lengths (chords) to arrive at a total.

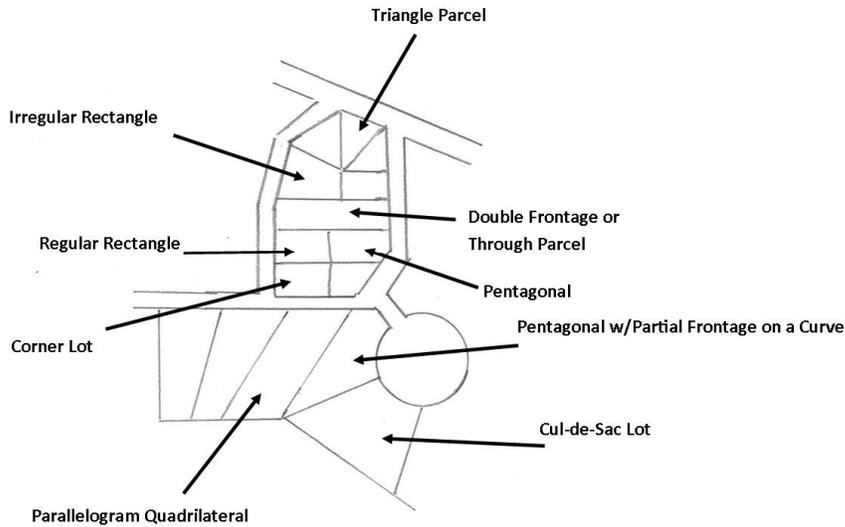


**(G) Parcels with total frontage on the vehicular turnaround portion of circular cul-de-sacs** – *such parcels may be found more frequently in residential zoning districts but may occur in other districts as well.*

A circular cul-de-sac has an established radius which extends from the center of the circle to the right-of-way line. The arc formed at the right-of-way by intersection of the two sidelines with the arc, will be measured by the arc length, otherwise known as the chord. The setback line will be established by marking off the required minimum setback distance from each point on the arc formed at the r-o-w. The required minimum lot width must be met by the arc length (chord) at such setback line. The corresponding arc length to be required at the r-o-w will then be calculated using the central angle revealed during the computation of the lot width at the setback line.



(H) LOT TYPE ILLUSTRATOR



**(J) CHART LWPQ-1 (75 foot minimum)**

angle A	angle B	angle C	side a	side b	side c	sin A	sin B	sin C
89.0000	1.0000	90.0000	75.0000	1.3053	75.0150	0.9998	0.0174	1.0000
88.0000	2.0000	90.0000	75.0000	2.6191	75.0450	0.9994	0.0349	1.0000
87.0000	3.0000	90.0000	75.0000	3.9280	75.1051	0.9986	0.0523	1.0000
86.0000	4.0000	90.0000	75.0000	5.2476	75.1804	0.9976	0.0698	1.0000
85.0000	5.0000	90.0000	75.0000	6.5649	75.2861	0.9962	0.0872	1.0000
84.0000	6.0000	90.0000	75.0000	7.8808	75.4148	0.9945	0.1045	1.0000
83.0000	7.0000	90.0000	75.0000	9.2107	75.5591	0.9926	0.1219	1.0000
82.0000	8.0000	90.0000	75.0000	10.5423	75.7346	0.9903	0.1392	1.0000
81.0000	9.0000	90.0000	75.0000	11.8761	75.9340	0.9877	0.1564	1.0000
80.0000	10.0000	90.0000	75.0000	13.2210	76.1576	0.9848	0.1736	1.0000
79.0000	11.0000	90.0000	75.0000	14.5782	76.4059	0.9816	0.1908	1.0000
78.0000	12.0000	90.0000	75.0000	15.9416	76.6793	0.9781	0.2079	1.0000
77.0000	13.0000	90.0000	75.0000	17.3107	76.9704	0.9744	0.2249	1.0000

76.0000	14.0000	90.0000	75.0000	18.6978	77.2957	0.9703	0.2419	1.0000
75.0000	15.0000	90.0000	75.0000	20.0952	77.6478	0.9659	0.2588	1.0000
74.0000	16.0000	90.0000	75.0000	21.5021	78.0193	0.9613	0.2756	1.0000
73.0000	17.0000	90.0000	75.0000	22.9321	78.4273	0.9563	0.2924	1.0000
72.0000	18.0000	90.0000	75.0000	24.3665	78.8561	0.9511	0.3090	1.0000
71.0000	19.0000	90.0000	75.0000	25.8276	79.3231	0.9455	0.3256	1.0000
70.0000	20.0000	90.0000	75.0000	27.2959	79.8127	0.9397	0.3420	1.0000
69.0000	21.0000	90.0000	75.0000	28.7918	80.3342	0.9336	0.3584	1.0000
68.0000	22.0000	90.0000	75.0000	30.3009	80.8887	0.9272	0.3746	1.0000
67.0000	23.0000	90.0000	75.0000	31.8332	81.4775	0.9205	0.3907	1.0000
66.0000	24.0000	90.0000	75.0000	33.3908	82.1018	0.9135	0.4067	1.0000
65.0000	25.0000	90.0000	75.0000	34.9719	82.7541	0.9063	0.4226	1.0000
64.0000	26.0000	90.0000	75.0000	36.5821	83.4446	0.8988	0.4384	1.0000
63.0000	27.0000	90.0000	75.0000	38.2155	84.1751	0.8910	0.4540	1.0000
62.0000	28.0000	90.0000	75.0000	39.8828	84.9473	0.8829	0.4695	1.0000
61.0000	29.0000	90.0000	75.0000	41.5733	85.7535	0.8746	0.4848	1.0000
60.0000	30.0000	90.0000	75.0000	43.3025	86.6051	0.8660	0.5000	1.0000
59.0000	31.0000	90.0000	75.0000	45.0648	87.5044	0.8571	0.5150	1.0000
58.0000	32.0000	90.0000	75.0000	46.8662	88.4434	0.8480	0.5299	1.0000
57.0000	33.0000	90.0000	75.0000	48.7004	89.4241	0.8387	0.5446	1.0000
56.0000	34.0000	90.0000	75.0000	50.5911	90.4704	0.8290	0.5592	1.0000
55.0000	35.0000	90.0000	75.0000	52.5211	91.5639	0.8191	0.5736	1.0000
54.0000	36.0000	90.0000	75.0000	54.4932	92.7070	0.8090	0.5878	1.0000
53.0000	37.0000	90.0000	75.0000	56.5177	93.9144	0.7986	0.6018	1.0000
52.0000	38.0000	90.0000	75.0000	58.6009	95.1777	0.7880	0.6157	1.0000
51.0000	39.0000	90.0000	75.0000	60.7276	96.5003	0.7772	0.6293	1.0000
50.0000	40.0000	90.0000	75.0000	62.9373	97.9112	0.7660	0.6428	1.0000
49.0000	41.0000	90.0000	75.0000	65.2014	99.3772	0.7547	0.6561	1.0000
48.0000	42.0000	90.0000	75.0000	67.5313	100.9285	0.7431	0.6691	1.0000
47.0000	43.0000	90.0000	75.0000	69.9344	102.5431	0.7314	0.6820	1.0000
46.0000	44.0000	90.0000	75.0000	72.4350	104.2680	0.7193	0.6947	1.0000
45.0000	45.0000	90.0000	75.0000	75.0000	106.0670	0.7071	0.7071	1.0000
44.0000	46.0000	90.0000	75.0000	77.6558	107.9603	0.6947	0.7193	1.0000
43.0000	47.0000	90.0000	75.0000	80.4326	109.9707	0.6820	0.7314	1.0000
42.0000	48.0000	90.0000	75.0000	83.2947	112.0909	0.6691	0.7431	1.0000
41.0000	49.0000	90.0000	75.0000	86.2711	114.3118	0.6561	0.7547	1.0000
40.0000	50.0000	90.0000	75.0000	89.3746	116.6770	0.6428	0.7660	1.0000
39.0000	51.0000	90.0000	75.0000	92.6267	119.1800	0.6293	0.7772	1.0000
38.0000	52.0000	90.0000	75.0000	95.9883	121.8126	0.6157	0.7880	1.0000
37.0000	53.0000	90.0000	75.0000	99.5264	124.6261	0.6018	0.7986	1.0000
36.0000	54.0000	90.0000	75.0000	103.2239	127.5944	0.5878	0.8090	1.0000
35.0000	55.0000	90.0000	75.0000	107.0999	130.7531	0.5736	0.8191	1.0000
34.0000	56.0000	90.0000	75.0000	111.1856	134.1202	0.5592	0.8290	1.0000

33.0000	57.0000	90.0000	75.0000	115.5022	137.7158	0.5446	0.8387	1.0000
32.0000	58.0000	90.0000	75.0000	120.0226	141.5361	0.5299	0.8480	1.0000
31.0000	59.0000	90.0000	75.0000	124.8204	145.6311	0.5150	0.8571	1.0000
30.0000	60.0000	90.0000	75.0000	129.9000	150.0000	0.5000	0.8660	1.0000
29.0000	61.0000	90.0000	75.0000	135.3032	154.7030	0.4848	0.8746	1.0000
28.0000	62.0000	90.0000	75.0000	141.0383	159.7444	0.4695	0.8829	1.0000
27.0000	63.0000	90.0000	75.0000	147.1916	165.1982	0.4540	0.8910	1.0000
26.0000	64.0000	90.0000	75.0000	153.7637	171.0766	0.4384	0.8988	1.0000
25.0000	65.0000	90.0000	75.0000	160.8436	177.4728	0.4226	0.9063	1.0000
24.0000	66.0000	90.0000	75.0000	168.4596	184.4111	0.4067	0.9135	1.0000
23.0000	67.0000	90.0000	75.0000	176.7021	191.9631	0.3907	0.9205	1.0000
22.0000	68.0000	90.0000	75.0000	185.6380	200.2136	0.3746	0.9272	1.0000
21.0000	69.0000	90.0000	75.0000	195.3683	209.2634	0.3584	0.9336	1.0000
20.0000	70.0000	90.0000	75.0000	206.0746	219.2982	0.3420	0.9397	1.0000
19.0000	71.0000	90.0000	75.0000	217.7902	230.3440	0.3256	0.9455	1.0000
18.0000	72.0000	90.0000	75.0000	230.8495	242.7184	0.3090	0.9511	1.0000
17.0000	73.0000	90.0000	75.0000	245.2890	256.4979	0.2924	0.9563	1.0000
16.0000	74.0000	90.0000	75.0000	261.6020	272.1335	0.2756	0.9613	1.0000
15.0000	75.0000	90.0000	75.0000	279.9169	289.7991	0.2588	0.9659	1.0000
14.0000	76.0000	90.0000	75.0000	300.8371	310.0455	0.2419	0.9703	1.0000
13.0000	77.0000	90.0000	75.0000	324.9444	333.4815	0.2249	0.9744	1.0000
12.0000	78.0000	90.0000	75.0000	352.8499	360.7504	0.2079	0.9781	1.0000
11.0000	79.0000	90.0000	75.0000	385.8491	393.0818	0.1908	0.9816	1.0000
10.0000	80.0000	90.0000	75.0000	425.4608	432.0276	0.1736	0.9848	1.0000
9.0000	81.0000	90.0000	75.0000	473.6413	479.5396	0.1564	0.9877	1.0000
8.0000	82.0000	90.0000	75.0000	533.5668	538.7931	0.1392	0.9903	1.0000
7.0000	83.0000	90.0000	75.0000	610.7055	615.2584	0.1219	0.9926	1.0000
6.0000	84.0000	90.0000	75.0000	713.7560	717.7033	0.1045	0.9945	1.0000
5.0000	85.0000	90.0000	75.0000	856.8234	860.0917	0.0872	0.9962	1.0000
4.0000	86.0000	90.0000	75.0000	1071.9198	1074.4986	0.0698	0.9976	1.0000
3.0000	87.0000	90.0000	75.0000	1432.0268	1434.0344	0.0523	0.9986	1.0000
2.0000	88.0000	90.0000	75.0000	2147.7077	2148.9971	0.0349	0.9994	1.0000
1.0000	89.0000	90.0000	75.0000	4309.4828	4310.3448	0.0174	0.9998	1.0000
0.0000	90.0000	90.0000	75.0000	#DIV/0!	#DIV/0!	0.0000	1.0000	1.0000

**(K) Chart LWPQ-2 (100 foot minimum)**

angle A	angle B	angle C	side a	side b	side c	sin A	sin B	sin C
89.0000	1.0000	90.0000	100.0000	1.7403	100.0200	0.9998	0.0174	1.0000
88.0000	2.0000	90.0000	100.0000	3.4921	100.0600	0.9994	0.0349	1.0000
87.0000	3.0000	90.0000	100.0000	5.2373	100.1402	0.9986	0.0523	1.0000
86.0000	4.0000	90.0000	100.0000	6.9968	100.2406	0.9976	0.0698	1.0000
85.0000	5.0000	90.0000	100.0000	8.7533	100.3814	0.9962	0.0872	1.0000

84.0000	6.0000	90.0000	100.0000	10.5078	100.5530	0.9945	0.1045	1.0000
83.0000	7.0000	90.0000	100.0000	12.2809	100.7455	0.9926	0.1219	1.0000
82.0000	8.0000	90.0000	100.0000	14.0563	100.9795	0.9903	0.1392	1.0000
81.0000	9.0000	90.0000	100.0000	15.8348	101.2453	0.9877	0.1564	1.0000
80.0000	10.0000	90.0000	100.0000	17.6279	101.5435	0.9848	0.1736	1.0000
79.0000	11.0000	90.0000	100.0000	19.4377	101.8745	0.9816	0.1908	1.0000
78.0000	12.0000	90.0000	100.0000	21.2555	102.2390	0.9781	0.2079	1.0000
77.0000	13.0000	90.0000	100.0000	23.0809	102.6273	0.9744	0.2249	1.0000
76.0000	14.0000	90.0000	100.0000	24.9304	103.0609	0.9703	0.2419	1.0000
75.0000	15.0000	90.0000	100.0000	26.7937	103.5304	0.9659	0.2588	1.0000
74.0000	16.0000	90.0000	100.0000	28.6695	104.0258	0.9613	0.2756	1.0000
73.0000	17.0000	90.0000	100.0000	30.5762	104.5697	0.9563	0.2924	1.0000
72.0000	18.0000	90.0000	100.0000	32.4887	105.1414	0.9511	0.3090	1.0000
71.0000	19.0000	90.0000	100.0000	34.4368	105.7641	0.9455	0.3256	1.0000
70.0000	20.0000	90.0000	100.0000	36.3946	106.4169	0.9397	0.3420	1.0000
69.0000	21.0000	90.0000	100.0000	38.3890	107.1123	0.9336	0.3584	1.0000
68.0000	22.0000	90.0000	100.0000	40.4012	107.8516	0.9272	0.3746	1.0000
67.0000	23.0000	90.0000	100.0000	42.4443	108.6366	0.9205	0.3907	1.0000
66.0000	24.0000	90.0000	100.0000	44.5211	109.4691	0.9135	0.4067	1.0000
65.0000	25.0000	90.0000	100.0000	46.6292	110.3387	0.9063	0.4226	1.0000
64.0000	26.0000	90.0000	100.0000	48.7761	111.2595	0.8988	0.4384	1.0000
63.0000	27.0000	90.0000	100.0000	50.9540	112.2334	0.8910	0.4540	1.0000
62.0000	28.0000	90.0000	100.0000	53.1770	113.2631	0.8829	0.4695	1.0000
61.0000	29.0000	90.0000	100.0000	55.4311	114.3380	0.8746	0.4848	1.0000
60.0000	30.0000	90.0000	100.0000	57.7367	115.4734	0.8660	0.5000	1.0000
59.0000	31.0000	90.0000	100.0000	60.0863	116.6725	0.8571	0.5150	1.0000
58.0000	32.0000	90.0000	100.0000	62.4882	117.9245	0.8480	0.5299	1.0000
57.0000	33.0000	90.0000	100.0000	64.9338	119.2321	0.8387	0.5446	1.0000
56.0000	34.0000	90.0000	100.0000	67.4548	120.6273	0.8290	0.5592	1.0000
55.0000	35.0000	90.0000	100.0000	70.0281	122.0852	0.8191	0.5736	1.0000
54.0000	36.0000	90.0000	100.0000	72.6576	123.6094	0.8090	0.5878	1.0000
53.0000	37.0000	90.0000	100.0000	75.3569	125.2191	0.7986	0.6018	1.0000
52.0000	38.0000	90.0000	100.0000	78.1345	126.9036	0.7880	0.6157	1.0000
51.0000	39.0000	90.0000	100.0000	80.9701	128.6670	0.7772	0.6293	1.0000
50.0000	40.0000	90.0000	100.0000	83.9164	130.5483	0.7660	0.6428	1.0000
49.0000	41.0000	90.0000	100.0000	86.9352	132.5030	0.7547	0.6561	1.0000
48.0000	42.0000	90.0000	100.0000	90.0417	134.5714	0.7431	0.6691	1.0000
47.0000	43.0000	90.0000	100.0000	93.2458	136.7241	0.7314	0.6820	1.0000
46.0000	44.0000	90.0000	100.0000	96.5800	139.0241	0.7193	0.6947	1.0000
45.0000	45.0000	90.0000	100.0000	100.0000	141.4227	0.7071	0.7071	1.0000
44.0000	46.0000	90.0000	100.0000	103.5411	143.9470	0.6947	0.7193	1.0000
43.0000	47.0000	90.0000	100.0000	107.2434	146.6276	0.6820	0.7314	1.0000
42.0000	48.0000	90.0000	100.0000	111.0596	149.4545	0.6691	0.7431	1.0000

41.0000	49.0000	90.0000	100.0000	115.0282	152.4158	0.6561	0.7547	1.0000
40.0000	50.0000	90.0000	100.0000	119.1661	155.5694	0.6428	0.7660	1.0000
39.0000	51.0000	90.0000	100.0000	123.5023	158.9067	0.6293	0.7772	1.0000
38.0000	52.0000	90.0000	100.0000	127.9844	162.4168	0.6157	0.7880	1.0000
37.0000	53.0000	90.0000	100.0000	132.7019	166.1682	0.6018	0.7986	1.0000
36.0000	54.0000	90.0000	100.0000	137.6318	170.1259	0.5878	0.8090	1.0000
35.0000	55.0000	90.0000	100.0000	142.7999	174.3375	0.5736	0.8191	1.0000
34.0000	56.0000	90.0000	100.0000	148.2475	178.8269	0.5592	0.8290	1.0000
33.0000	57.0000	90.0000	100.0000	154.0029	183.6210	0.5446	0.8387	1.0000
32.0000	58.0000	90.0000	100.0000	160.0302	188.7149	0.5299	0.8480	1.0000
31.0000	59.0000	90.0000	100.0000	166.4272	194.1748	0.5150	0.8571	1.0000
30.0000	60.0000	90.0000	100.0000	173.2000	200.0000	0.5000	0.8660	1.0000
29.0000	61.0000	90.0000	100.0000	180.4043	206.2706	0.4848	0.8746	1.0000
28.0000	62.0000	90.0000	100.0000	188.0511	212.9925	0.4695	0.8829	1.0000
27.0000	63.0000	90.0000	100.0000	196.2555	220.2643	0.4540	0.8910	1.0000
26.0000	64.0000	90.0000	100.0000	205.0182	228.1022	0.4384	0.8988	1.0000
25.0000	65.0000	90.0000	100.0000	214.4581	236.6304	0.4226	0.9063	1.0000
24.0000	66.0000	90.0000	100.0000	224.6127	245.8815	0.4067	0.9135	1.0000
23.0000	67.0000	90.0000	100.0000	235.6028	255.9509	0.3907	0.9205	1.0000
22.0000	68.0000	90.0000	100.0000	247.5174	266.9514	0.3746	0.9272	1.0000
21.0000	69.0000	90.0000	100.0000	260.4911	279.0179	0.3584	0.9336	1.0000
20.0000	70.0000	90.0000	100.0000	274.7661	292.3977	0.3420	0.9397	1.0000
19.0000	71.0000	90.0000	100.0000	290.3870	307.1253	0.3256	0.9455	1.0000
18.0000	72.0000	90.0000	100.0000	307.7994	323.6246	0.3090	0.9511	1.0000
17.0000	73.0000	90.0000	100.0000	327.0520	341.9973	0.2924	0.9563	1.0000
16.0000	74.0000	90.0000	100.0000	348.8026	362.8447	0.2756	0.9613	1.0000
15.0000	75.0000	90.0000	100.0000	373.2226	386.3988	0.2588	0.9659	1.0000
14.0000	76.0000	90.0000	100.0000	401.1162	413.3940	0.2419	0.9703	1.0000
13.0000	77.0000	90.0000	100.0000	433.2592	444.6421	0.2249	0.9744	1.0000
12.0000	78.0000	90.0000	100.0000	470.4666	481.0005	0.2079	0.9781	1.0000
11.0000	79.0000	90.0000	100.0000	514.4654	524.1090	0.1908	0.9816	1.0000
10.0000	80.0000	90.0000	100.0000	567.2811	576.0369	0.1736	0.9848	1.0000
9.0000	81.0000	90.0000	100.0000	631.5217	639.3862	0.1564	0.9877	1.0000
8.0000	82.0000	90.0000	100.0000	711.4224	718.3908	0.1392	0.9903	1.0000
7.0000	83.0000	90.0000	100.0000	814.2740	820.3445	0.1219	0.9926	1.0000
6.0000	84.0000	90.0000	100.0000	951.6746	956.9378	0.1045	0.9945	1.0000
5.0000	85.0000	90.0000	100.0000	1142.4312	1146.7890	0.0872	0.9962	1.0000
4.0000	86.0000	90.0000	100.0000	1429.2264	1432.6648	0.0698	0.9976	1.0000
3.0000	87.0000	90.0000	100.0000	1909.3690	1912.0459	0.0523	0.9986	1.0000
2.0000	88.0000	90.0000	100.0000	2863.6103	2865.3295	0.0349	0.9994	1.0000
1.0000	89.0000	90.0000	100.0000	5745.9770	5747.1264	0.0174	0.9998	1.0000
0.0000	90.0000	90.0000	100.0000	#DIV/0!	#DIV/0!	0.0000	1.0000	1.0000

## (L) Guide For Use of Charts LWPQ-1 and LWPQ-2

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### GUIDE FOR USE OF CHART LWPQ-1

#### Right Scalene Triangle

Side a = 75

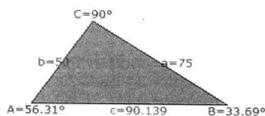
Side b = 50

Side c = 90.13878 =  $25\sqrt{13}$

Angle  $\angle A = 56.31^\circ = 56^\circ 18' 36'' = 0.98279$  rad

Angle  $\angle B = 33.69^\circ = 33^\circ 41' 24'' = 0.588$  rad

Angle  $\angle C = 90^\circ = 1.5708$  rad =  $\pi/2$



1. Angle A is the acute angle formed by the intersection of the submissive sideline with the actual right-of-way line
2. Notice that side a is a constant lot width measured perpendicular to each sideline and represents the reconfigured right-of-way
3. The shaded area of the triangle is basically a dead zone

Amended May 18, 2021 by Resolution 2021-058, effective June 17, 2021  
Amended January 19, 2021 by Resolution 2021-013, effective February 18, 2021  
Amended February 04, 2020 by Resolution 2020-013, effective March 05, 2020  
Amended January 8, 2019 by Resolution 2019-07, effective February 7, 2019  
Amended April 3, 2018 by Resolution 2018-40, effective May 3, 2018  
Amended September 19, 2017 by Resolution 2017-81, effective October 19, 2017  
Amended April 21, 2015 by Resolution 2015-41, effective May 21, 2015  
Amended January 7, 2014 by Resolution 2014-04 effective February 6, 2014  
Amended June 3, 2014 by Resolution 2014-66, effective July 3, 2014  
Amended March 5, 2013 by Resolution 2013-14  
Amended January 3, 2012 by Resolution 2012-04, effective February 3, 2012  
Amended May 17, 2011 by Resolution, effective June 16, 2011  
Amended August 4, 2009 by Resolution, effective September 3, 2009  
Amended July 11, 2006 by Resolution 2006-58, effective August 10, 2006  
Amended April 16, 2002 by Resolution 2002-44, effective May 15, 2002  
Amended by Resolution 2002-21, February 19, 2002  
Adopted November 22, 1988 by Resolution 88-129, effective December 22, 1988