

Article 11

"NRD" Newtonsville Residential District

Section 11.1 Purpose

The purpose of the "NRD" Newtonsville Residential District is to protect the Newtonsville Street neighborhood and allow for reasonable development. Retention of single family dwellings and their accessory uses in the Township where sanitary sewer and public water may or may not be available.

Section 11.2 Principal Permitted Uses

The following uses are permitted in the "NRD" Newtonsville Residential District:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
* Single Family Dwelling	* Educational Institutions	* Agricultural
* Residential Care Facility; Excluding Group Homes and Adult Homes pursuant to Title 37 of the Ohio Revised Code	* Religious Place of Worship	* Roadside Stands

Section 11.3 Accessory Permitted Uses

The following uses are permitted as accessory uses in the "NRD" Newtonsville Residential District:

- * Accessory Buildings, Structure, and Uses: Pursuant to Section 18.23
- * Fences: Pursuant to Section 18.17
- * Home Occupations: Pursuant to Section 18.14
- * Signs: Pursuant to Article 23
- * Outdoor Bulk Storage or Display; Pursuant to Section 18.19

Accessory uses located within the principal structure shall not occupy more than twenty-five (25) percent of the principal building or structure.

Section 11.4 Conditional Permitted Uses

The following uses are permitted as conditional uses in the "NRD" Newtonsville Residential District.

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
* Accessory Apartment	* Non-Commercial Parks and Recreational Facility	* Club
* Assisted Living Care Center	* Outdoor Recreation	* Private Stables
* Bed and Breakfast Establishment	* Public owned and Operated Property or Facility	
* Nursing Home, Rest Home or Convalesant Care Facility		
* Temporary Elderly Opportunity Housing (ECHO)		

Section 11.5 Lot Development Standards

The following development standards shall apply to the lots located within the "NRD" Newtonsville Residential District.

Minimum Lot Area
Maximum Impervious Surface Coverage
Minimum Lot Width at Building Line
Minimum Front Yard Setback
Minimum Side Yard Setback
Minimum Rear Yard Setback
Maximum Building Height

Section 11.6 Minimum Off-Street Parking Requirements

Off-street parking requirements shall be regulated in Article 19.

Section 11.7 Signage Requirements

Signage requirements shall be as regulated in Article 23.

Section 11.8 Bufferyard and Landscape Requirements

Bufferyard and Landscape Requirements shall be as regulated in Article 20

Section 11.9 Property Maintenance

To be determined

Section 11.10 Opportunity Zones

To be determined

Section 11.12 Business Corridore

To be determined