

**ARTICLE IV**  
**DISTRICT REGULATIONS**

**SECTION 410**  
**Residential District Regulations**

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**410.1 PURPOSE.**

Residential Districts (O-C, R-1, R-2, and R3) and their regulations are established in order to achieve, among others, the following purposes:

- A. To regulate the bulk and location of dwellings to obtain proper privacy and useable open spaces for each unit appropriate for the various districts;
- B. To regulate the density and distribution of population in accordance with the Springfield Township Comprehensive Land Use Plan to avoid congestion and to provide adequate public services;
- C. To provide for proper location of institutions and other community facilities so as to increase the general convenience, safety and amenities;
- D. To carry out the following specific purposes:
  - 1. The Open Space Conservation District (O-C) is established to preserve and protect the values of distinctive geologic, topographic, botanic, historic, or scenic areas; to protect the ecological balance of an area; to conserve natural resources, such as river valleys, and tracts of wooded land, and; to reduce the problems created by the intensive development of areas having excessively high water tables, or which are topographically unsuited for urban type uses. As an alternative, Planned Residential Developments are permitted when a minimum of 50% of the site is preserved as open space.
  - 2. The Low Density Residential District (R-1) is established to accommodate single-family residential development of low density that will promote the continuation of the predominantly rural residential character of this zone. As an alternative, Planned

Residential Developments are permitted when a minimum of 35% of the site is preserved as open space.

3. The Medium Density Residential District (R-2) is established to accommodate residential development with a minimum lot size of 22,000 square feet, and Planned Residential Developments that preserve 25 % of the site as open space in the Township.
  4. The High Density Residential District (R-3) is established to accommodate single-family and two-family residential development with a minimum lot size of 12,600 square feet and Planned Residential Developments that allow for a variety of housing choices for Township residents.
- E. To promote the most desirable and beneficial use of the land in conformity with the Township Comprehensive Land Use Plan.

#### **410.2 USE REGULATIONS.**

- A. A use listed in Section 410.3 shall be a principal use permitted by right in a district when denoted by the letter "P" provided that all requirements of other township resolutions and this Zoning Resolution have been met;
- B. A use listed in Section 410.3 shall be permitted as a conditional use in a district when denoted by the letter "C", provided the Board of Zoning Appeals first makes the determination that the requirements of Section 470 have been met according to the procedures set forth in Section 730;
- C. An accessory use that is clearly incidental to and located on the same lot as a use listed in Section 410.3 shall be permitted provided that the requirements of all other township resolutions and this Zoning Resolution have been met. Accessory uses are further regulated as noted below:
  1. Accessory building or structure that does not include any activity conducted as a business, see also Section 410.8.C.
  2. Family day care home, type B, see also Section 410.10.
  3. Fences, walls and hedges, see also Section 410.8.I.
  4. Home occupation, see also Section 410.9.
  5. Pond or lake, see also Section 410.8.H.
  6. Private swimming pool, see also Section 410.8.G.
  7. Roadside stand, see also Section 580.1.
  8. Signs, see also Section 510.
  9. Temporary buildings for uses incidental to construction, see also Section 320.4.
  10. Yard sale, see also Section 580.4.

11. Model home, see also Section 410.12.

D. Although a use may be indicated as a permitted principal, conditional or accessory use in a particular Residential District, it shall not be approved on a parcel unless it can be located thereon in full compliance with all of the standards and other regulations of this Resolution applicable to the specific use and parcel in question. Any use not specifically listed as either a permitted principal or conditional use shall be a prohibited use in these zoning districts and shall only be permitted upon amendment of this Resolution and/or the Zoning Map as provided in Section 750, or upon the granting of a use variance in compliance with Section 740.

**410.3 PERMITTED USES.**

	O-C Open Space Conservation	R-1 Low Density Residential	R-2 Medium Density Residential	R-3 High Density Residential
<b>A. Residential</b>				
1. Single-family, detached dwellings	P	P	P	P
2. Two-family dwellings	--	--	P	P
3. Planned residential developments in accordance with Section 420	P	P	P	P
4. Senior citizen residential developments	Permitted as a planned residential development in accordance with Section 420			
5. Family home for handicapped persons (see also Section 410.11)	P	P	P	P
6. Group homes for handicapped persons	--	--	C	C
7. Bed and breakfast establishments	--	--	C	C
<b>B. Community Facilities/Institutions</b>				
1. Cemeteries	--	C	C	C
2. Churches and places of worship	C	C	C	C
3. Day care facility, child or adult	C	C	C	C
4. Education facilities, public & private primary and secondary	--	C	C	C
P = Principal Use permitted by right                      C = Conditional Use A = Accessory Use    -- = Use Not Permitted				

	O-C Open Space Conservation	R-1 Low Density Residential	R-2 Medium Density Residential	R-3 High Density Residential
5. Hospital, medical clinics, urgent care facility, ambulance and emergency medical services, nursing homes	--	--	C	C
6. Public safety facilities, local	C	C	C	C
<b>C. Open Space, Recreation</b>				
1. Agricultural uses	See Section 580.1			
2. Campground, public or private	C	--	--	--
3. Parks, playgrounds, golf courses, recreational facilities (non-commercial)	C	C	C	C
<b>D. Other</b>				
1. Essential services	P	P	P	P
2. Private aircraft landing area	C	--	--	--
3. Wireless telecommunication facility	See Section 560			
P = Principal Use permitted by right A = Accessory Use		C = Conditional Use -- = Use Not Permitted		

**410.4 LOT REQUIREMENTS.**

Lots created in Residential Districts shall comply with the area and dimension requirements specified in Table 410.4 for the district in which the lot is located.

- A. Minimum Lot Area and Width. The area and width of a lot shall not be less than the dimensions set forth in Table 410.4, unless a larger lot is required by the Summit County Health Department to adequately accommodate individual sanitary sewage disposal systems. The width of a lot shall be measured at the building line.
- B. Minimum Lot Frontage. The minimum lot frontage on any public or private street shall be the same as the minimum lot width, except for lots on curved streets or cul-de-sacs as set forth in Table 410.4.
- C. One Dwelling per Lot. There shall not be more than one dwelling constructed on a lot except as otherwise permitted as part of a planned residential development in accordance with Section 420.

**Table 410.4 Minimum Lot Requirements**

	O-C	R-1	R-2		R-3	
	Single-family	Single-family	Single-family	Two-family	Single-family	Two-family
1. Minimum lot size	5 acres	43,560 sq. ft.	22,000 sq. ft.	32,670 sq. ft.	12,600 sq. ft.	22,000 sq. ft.
2. Minimum lot width at building line	300 ft.	100 ft.	80 ft.	100 ft.	80 ft.	80 ft.
3. Minimum lot frontage for lots on curved streets and cul-de-sac turnarounds	50 ft.	50 ft.	45 ft	45 ft	45 ft	45 ft

**410.5 YARD REQUIREMENTS.**

Principal buildings shall be located on a lot in a manner that maintains the minimum required yards set forth in this section for the district in which the lot is located, except as otherwise regulated in Section 420 for Planned Residential Developments. Every part of a required yard shall be unobstructed and open to the sky, except as otherwise specifically permitted in this Section.

A. Required Front Yard. Each lot shall maintain a front yard in compliance with the following:

1. A front yard shall not be less than the depth specified in Table 410.5, measured from the street right-of-way line except that lots that front on a state highway shall have a front yard not less than 70 feet.
2. Notwithstanding Section 410.5A1, in areas where 50% of the frontage in any block is occupied by dwellings erected prior to November 21, 1957, the minimum required front yard of undeveloped lots shall not be less than the average depth of the existing front yards.

B. Required Side Yards. Every interior and double frontage lot shall have and maintain two side yards. Table 410.5 sets forth the minimum width of a side yard.

C. Side Yards for Corner Lots. Corner lots shall comply with the following yard requirements.

1. Corner Side Yard. Where new construction or an addition to an existing building is proposed for a corner lot, such building or building addition shall maintain a corner side yard that complies with the following:
  - a. When the rear lot line of a corner lot coincides with the rear lot line of another corner lot (see Figure 410.5-1), the corner side yard shall be the greater of:

- 1) The corner side yard of the abutting corner lot; or
  - 2) The minimum side yard set forth in Table 410.5.
- b. When the rear lot line of a corner lot coincides with the front yard and the side lot line of an interior lot (see Figure 410.5-2), the corner side yard shall comply with the requirements for a front yard, including Section 410.5A2 for front yards on built-up blocks.
2. Interior Side Yard. The width of a side yard along the interior side lot line shall not be less than the minimum side yard set forth in Table 410.5.
- D. Required Rear Yards. Each lot shall maintain a rear yard as specified in Table 410.5, except as otherwise required for double frontage lots in Section 410.5E.
- E. Double Frontage Lots. Double frontage lots shall have and maintain one front yard and one rear yard. However when the rear yard is adjacent to one or more front yards of abutting lots, the rear yard of the double frontage lot shall comply with the district requirements for front yards.

Table 410.5. Minimum Yard Requirements for Principal Buildings

	O-C	R-1	R-2		R-3	
	Single-family	Single-family	Single-family	Two-family	Single-family	Two-family
Minimum Yard Depth/Width						
(1) Front yard (from street R-O-W) <sup>1</sup>	60 ft.	60 ft.	40 ft.	40 ft.	40 ft.	40 ft.
(2) Side yard	20 feet <sup>2</sup>	15 feet	10 feet	10 feet	<b>10</b> feet	10 feet
(3) Rear yard	50 feet	50 feet	40 feet	40 feet	40 feet	40 feet

Notes:

<sup>1</sup> If there is no established street right-of-way, the street right-of-way line shall be deemed to be 25 feet from the centerline of the road. See also Section 410.5A.

<sup>2</sup> And a minimum of 50 feet for the total width of both side yards.

- F. Riparian Setbacks: In addition to the setbacks set forth in this Section, any lot that is located in a riparian zone shall also comply with the requirements of Section 540.

Illustrations of Corner Side Yard Requirements.

Figure 410.5-1: Corner Side Yard Abutting a Corner Side Yard

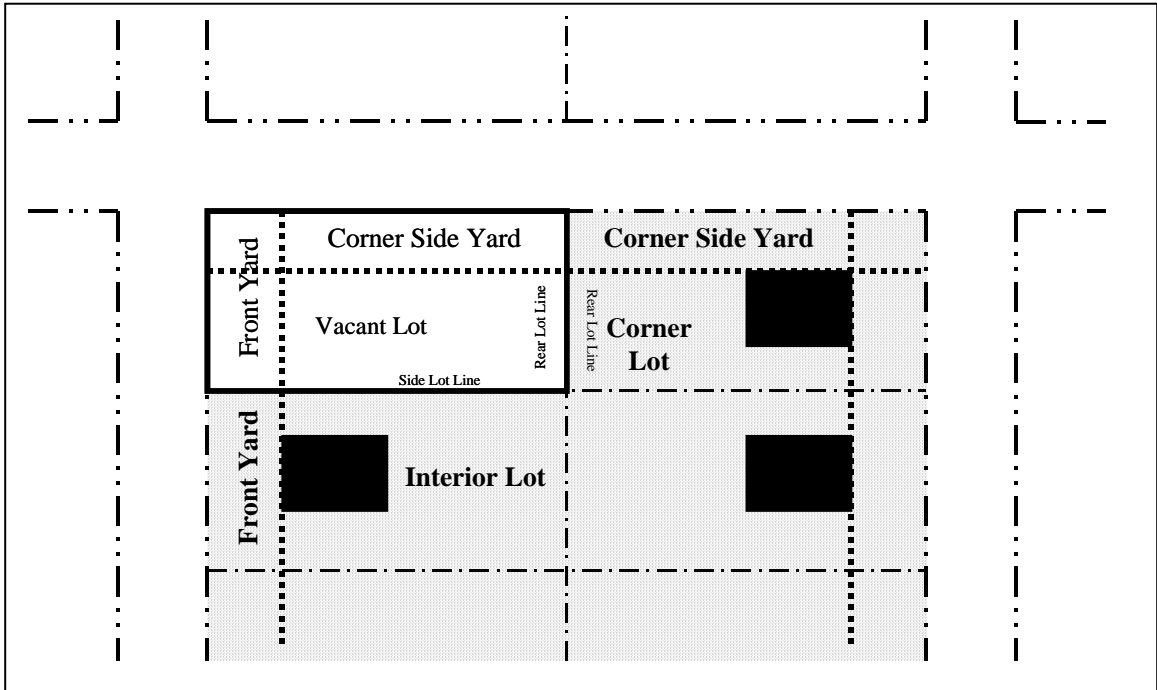
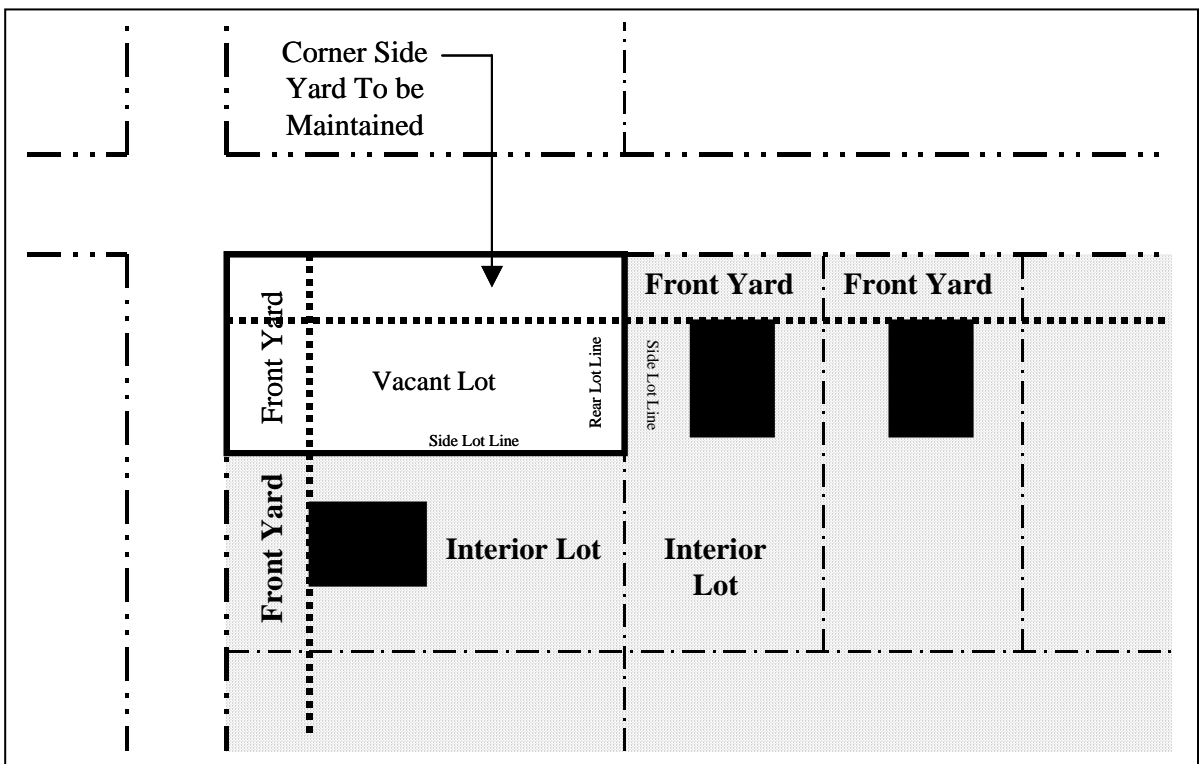


Figure 410.5-2: Corner Side Yard Abutting a Front Yard.



**410.6 HEIGHT REQUIREMENTS.**

All buildings and structures shall comply with the following height regulations.

- A. The height of principal buildings shall not exceed 35 feet.
- B. The height of accessory buildings and structures, including a detached garage, shall not exceed 16 feet, unless otherwise specified in this Zoning Resolution.

**410.7 DWELLING UNIT REQUIREMENTS.**

A. Floor Area Requirements. In order to promote healthful living conditions and to stabilize the value and character of residential areas, dwelling units shall be erected, altered, moved, maintained and occupied only in accordance with the following minimum floor area requirements. For the purposes of calculating the floor area, all areas within basements, garages and any attached or detached accessory building or structure shall not be included.

- 1. Total Floor Area:
  - a. Single-family dwelling unit: 1,400 square feet.
  - b. Two-family dwelling unit: 1,000 square feet per unit.
- 2. Minimum Ground Floor Area for all dwellings: 1,000 square feet.

B. One Story Above Ground. All dwellings shall have at least one story above ground level and shall have a continuous and complete solid concrete or masonry perimeter foundation installed to a depth below the frost line.

C. Siting Requirements. All dwelling units proposed to be located in any district shall comply with the following requirements:

- 1. The structure shall be installed upon and properly attached to a permanent foundation system that provides adequate support of the structure's vertical and horizontal loads and transfers these and other imposed forces, without failure, from the structure to the undisturbed ground below the frost line in compliance with the Summit County Building Department regulations.
- 2. Any hitches, axles, wheels, and conveyance mechanisms from factory-built housing shall be removed from the structure.
- 3. The structure shall be connected to appropriate utilities.
- 4. The structure shall have a minimum 3:12 residential roof pitch, conventional residential siding, and a 6-inch minimum eave overhang, including appropriate guttering.

5. All portions of the lot not covered by permitted structures shall be landscaped with grass, trees, shrubbery, and /or other appropriate ground cover or landscaping material. All landscaping shall be adequately maintained.

D. Conformance with Building Requirements. All dwelling units shall conform either to the Ohio Building Officials Association (OBOA) or Counsel of American Building Officials (CABO) One and Two-family dwelling code, or other applicable building code, or be classified as an industrial unit under the Ohio Basic Building Code, or be constructed pursuant to the HUD Code (Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C.A. 88 stat. 700, 5401 and 5403) after January 1, 1995. All units constructed pursuant to the HUD Code shall bear a permanent label or tag as specified in 42 U.S.C.A. 5415 certifying compliance with all federal construction and safety standards.

E. Mobile Home/Trailer.

1. Existing mobile Home Parks shall be subject to all requirements of the district in which they are located. No new Mobile Home Parks are permitted.
2. New mobile homes/trailers are not permitted. An existing mobile home/trailers not located in a Mobile Home Park that existed prior to Nov. 21, 1957 shall be deemed a nonconforming building unless the mobile home or trailer meets all the requirements of this Section. A nonconforming mobile home or trailer shall be permitted to continue to be occupied as a residence provided the mobile home or trailer has not been abandoned as a residence for a period of two years or more. A nonconforming mobile home or trailer shall not be moved or relocated on a lot unless approved by the Board of Zoning Appeals, and then only if the relocated mobile home or trailer complies with all building setbacks set forth in this chapter for the district in which the mobile home or trailer is located and is setback from the street not less than the existing dwellings on adjoining lots.

#### **410.8 ACCESSORY USE REGULATIONS.**

Accessory uses, buildings and structures in Residential Districts shall conform to the location, coverage and maintenance standards contained in this Section.

- A. Principal Building Projections in Required Yards. Skylights, sills, belt-courses, cornices, and ornamental features attached to the principal building may project a maximum of 16 inches into a required yard. The ordinary projections of chimneys or flues are permitted into the required side, rear and front yards up to a maximum of 3 feet.
- B. Location Requirements for Accessory Uses. An accessory building or use permitted in a Residential District shall be located as set forth in Table 410.8. However, an accessory use shall only be permitted to the extent such use complies with all other accessory use regulations set forth in this Section.

Table 410.8. Yard Requirements for Accessory Buildings and Structures

Use	Yard Permitted	Front Yard Regulations	Minimum Setback From Lot Line	
			Side	Rear
1. Attached accessory buildings	None	(a)	(a)	(a)
2. Detached accessory buildings, including garages	Side, Rear	(a)	10 ft.	10 ft.
3. Driveways	Front, side, corner side, rear	--	3 ft.	3 ft.
4. Terraces, uncovered porches, platforms that do not extend more than 3 feet above the ground	Side, Rear	NA	5 ft.	(a)
5. Open, unenclosed porch or paved terrace	Front	10 feet into yard	NA	NA
6. Fences, walls	Front, side, Corner side, rear	0 ft.	0 ft.	0 ft.
7. Open off-street parking space with no cover	Front, side, corner side, rear	Min. 20 feet from r-o-w	3 ft.	3 ft.
8. Open off-street parking space with seasonal cover	Side, Rear	NA	10 ft.	10 ft.
9. Outdoor storage of recreation vehicle	Side, Rear	NA	10 ft.	10 ft.
10. Swimming pools	Side, Rear	NA	10 ft.	15 ft.
<p><u>Notes:</u>                      (a) Shall comply with minimum setback requirements for principal buildings set forth in Table 410.5                      NA = Not applicable</p>				

C. Accessory Buildings.

1. An accessory building that is attached to the principal building shall be made structurally a part thereof.
2. An accessory building that is detached from the principal building shall comply with the setback requirements of Table 410.8 and shall be located a minimum of six (6) feet from the principal building in the R-3 District and 10 feet from the principal building in the O-C, R-1 and R-2 Districts.
3. Each lot occupied by a single-family or two-family dwelling shall be permitted to have a maximum of two accessory buildings.

- a. The total floor area of the two accessory buildings shall not exceed 900 square feet on a parcel of land one acre or less, or two percent (2%) of the lot area on a parcel of land greater than one (1) acre, not to exceed a maximum of 1,600 square feet, provided the total floor area complies with Section 410.8D.
  - b. On any size parcel, an accessory building not exceeding 576 square feet can be erected, provided placement of the building complies with the locational requirements set forth in Table 410.8 and the dwelling does not have an attached garage. Additional accessory structures shall only be permitted in compliance with the regulations of Section 410.8.
  - c. Each dwelling unit shall have a garage that accommodates the number of enclosed parking spaces required in Section 520.
4. The construction of all accessory buildings shall require a zoning certificate, in compliance with the application requirements set forth in Section 710.3A.
- D. Maximum Size and Coverage of Yard. The total horizontal area of all detached accessory buildings and structures, but not including swimming pools and decks, shall not exceed 50% of the yard in which permitted.
- E. Additional Regulations for Parking Areas and Driveways. In addition to the locational requirements set forth in Table 410.8, driveways and open off-street parking areas shall comply with the following:
1. All motor vehicles shall be parked in a driveway, open off-street parking space, or garage.
  2. A seasonal cover shall be permitted to be erected over an open off-street parking space only when in compliance with the following:
    - a. The parking space is located in compliance with Table 410.8;
    - b. Only structures designed and intended to serve as protection for vehicles shall be permitted as seasonal covers.
    - c. The seasonal cover shall be constructed of material that is properly secured so as not to cause damage to any adjoining property, and shall be erected for a maximum of 90 days in any 12 month period. A zoning permit shall be required.
    - d. In no case shall a tent be permitted as a seasonal cover.
  3. Driveways shall be a minimum of 8 feet and a maximum of 24 feet in width, and shall extend from the pavement of the street upon which the lot fronts to the garage and parking area associated with the residence.
  4. The driveway shall not exceed 35% of the area of the front yard.
  5. Driveways may be used for the following purposes:

- a. The parking of passenger cars owned by the occupants of the dwelling and their visitors.
- b. The parking of one commercial car or truck not exceeding seven (7) feet in height nor having more than one and one half (1 ½) ton capacity as specified by the manufacturer, that is used in connection with said occupant's livelihood, except that larger trucks may momentarily park in a driveway for emergencies and making deliveries. This provision does not include construction equipment or landscaping equipment, or trailers to haul such equipment.
- c. The parking or storage of recreational vehicles in compliance with Section 410.8F.

F. Parking or Storage of Recreational Vehicles and Accessory Equipment. In addition to the location requirements of Table 410.8, any recreational vehicle shall be either stored wholly within a garage or outdoors in compliance with the following regulations:

1. Not more than two recreational vehicles or trailers for such vehicle or equipment, shall be stored outdoors.
2. Outdoor storage shall be permitted only in the side or rear yard unless the property owner can demonstrate to the satisfaction of the Zoning Administrator that the configuration of the lot and structures creates practical difficulties with such side or rear yard storage. Practical difficulties may not be self-created. Any alternate storage location must be approved by the Zoning Administrator. If closer than fifteen (15) to any adjacent property line, all outdoor storage shall be adequately screened from view from said property according to the procedures set forth in Section 530.
3. Except as provided above, a recreational vehicle may be parked in a driveway only for a period not to exceed 7 days in any 30 day period.
4. Recreational vehicles shall not be used as a temporary or permanent dwelling, office, or other business structure, or for storage of any material.

G. Swimming Pools. Private swimming pools may be located in any Residential District provided they comply with the location requirements of Table 410.8 and the following supplemental regulations.

1. In-ground pools and aboveground pools with a height less than 4 feet shall be completely surrounded by a fence or wall not less than 4 feet in height.
2. Such fence shall be constructed so as to have no openings, holes, or gaps larger than 3 inches in any dimension, except for doors or gates. An accessory building may be used in or as part of such enclosure.
3. Above-ground pools having vertical surfaces of at least 4 feet in height shall be required to have fences and gates only where access may be had to the pool.
4. Doors and gates shall be equipped with suitable locking devices to prevent unauthorized intrusion.

5. The installation of all swimming pools shall require a zoning certificate, in compliance with the application requirements set forth in Section 710.3A.
  6. The construction, plumbing and electrical requirements, inspections, and other safety facilities shall comply with all applicable County or State Codes.
- H. Ponds or Lakes. Accessory ponds and lakes in Residential Districts shall comply with the requirements set forth in Section 580.5.
- I. Fences, Walls and Hedges. In addition to the location requirements set forth in Table 410.8, fences, walls and hedges shall comply with the following:
1. Front Yards/Corner Side Yards:
    - a. Fences, walls and hedges in the front yard and corner side yard shall not exceed a height of 42 inches, except as regulated in Section 580.3 Visual Clearance on Corner Lots.
    - b. Fences of woven wire or barbed wire construction or masonry-type walls shall be prohibited in the front yard.
    - c. Fences shall have uniform openings aggregating at least 50% of their surface area.
  2. Side and Rear Yards: Fences and walls located in the side or rear yards shall not exceed a height of 6 feet.
  3. Construction, Maintenance and Repair.
    - a. The height of a fence shall be measured from the average natural grade at the base of the fence or support structure to the tallest element of the fence.
    - b. No fence, wall or hedge shall be constructed and maintained so as to be hazardous to existing or future neighboring uses.
    - c. The smooth finished side of the fence or wall shall be the side of the fence that faces outward from the lot or yard being fenced.
    - d. When erected near a property or lot line, the entire fence and any of its supporting structures or appurtenances shall be contained within the lot or property of the person erecting or having erected said fence.
    - e. All fences, walls and hedges shall be maintained in a neat and orderly manner.
  4. Zoning Certificate Required. The construction of fences and walls shall require a zoning certificate, in compliance with the application requirements set forth in Section 710.3A except as otherwise permitted in Sections 410.8I.5 and 410.8I.6.
  5. Snow Fences. A snow fence or fence of similar type may be erected in any yard during the period from November 1<sup>st</sup> to April 1<sup>st</sup> for the sole purpose of preventing the drifting of snow on highways, driveways and sidewalks. Such fence shall not otherwise be used

at any time as a temporary or permanent fence or enclosure. No permit shall be required.

6. Decorative Fencing. Small portions of fences, such as decorative fencing used for landscaping, that are not longer than 20 feet in length but which comply with the height, yard and maintenance requirements set forth in this subsection, shall not require a permit.

#### **410.9 REGULATIONS FOR HOME OCCUPATIONS.**

The purpose of this section is to set forth regulations that control the establishment and operation of home occupations. The intent is to control the non-residential use of a residential dwelling unit so that the non-residential use is limited to an accessory use, and does not in any manner whatsoever disrupt or alter the residential character of the neighborhood in which it is located. Compliance with these regulations should result in all home occupations being located and conducted so that their existence is not detectable in any manner from the outside of the dwelling unit.

- A. The home occupation, including the storage of equipment, supplies or any apparatus related to the use shall be conducted entirely within the dwelling unit and no use of any accessory building or yard space shall be permitted except that storage of equipment and supplies may be conducted in a garage to the extent that at all times the number of vehicles for which the garage was designed to accommodate shall be able to be parked in such garage.
- B. Such use shall be clearly incidental and secondary to the use of the dwelling unit for dwelling purposes.
- C. Such use shall be conducted only by persons residing in the dwelling unit except for one person employed as administrative support.
- D. There shall be no display, nor stock in trade, nor commodities sold except those that are produced on the premises and in no case shall retail sales be permitted.
- E. The use shall not involve more than 20% of the floor area of the dwelling unit.
- F. There shall not be any change in the outside appearance of the building or premises, or other visible exterior change related to the home occupation.
- G. One (1) unlighted name plate attached flat against the wall not more than two (2) square feet in area with the name of the home occupation shall be permitted.
- H. No equipment or process shall be permitted or used in such home occupation that creates a nuisance by reason of noise, odor, dust, vibration, fumes, smoke, electrical interference or other causes, or which is found unsafe by the County Board of Health. No equipment or process shall be used that creates visual or audible interference in any radio or television receiver off the premises, or causes fluctuations in line voltage off the premises.

- I. No traffic shall be generated by such home occupation in greater volume than is normally expected for the residential neighborhood.
- J. In no instance is an auto repair business, or shop use permitted in any Residential District.

**410.10 FAMILY DAY CARE HOME, TYPE “B”.**

This Zoning Resolution recognizes that the availability of safe and affordable, good-quality child day care is important to the well being of parents and children. Furthermore, it is the purpose of this section to regulate the operation of child day care in a manner that preserves the residential character of neighborhoods. According to ORC Section 5104.054, any type B family day-care home, whether certified or not certified by the county director of human services, shall be considered to be a residential use of property for purposes of township zoning and shall be a permitted use in all zoning districts in which residential uses are permitted. A type “B” family day-care home is a permanent residence of the provider where childcare is provided for 1 to 6 children and where no more than three children are under two years of age. For the purposes of this definition, any children under six years of age who are related to the provider and who are on the premises of the day-care home shall be counted. Type “B” family day-care homes are a permitted accessory use in Residential Districts, and do not require a zoning certificate.

**410.11 ADULT FAMILY HOME.**

In compliance with ORC Chapter 3722, an adult family home shall be permitted by right in any Residential District provided such home complies with the following regulations.

- A. The persons residing in the adult family home shall live as a single housekeeping unit in a single dwelling unit and maintain said home as their sole, bona fide, permanent residence. The term “permanent residence” means:
  - 1. The resident intends to live at the dwelling on a continuing basis; and
  - 2. The resident does not live at the dwelling in order to receive counseling, treatment, therapy or medical care.
- B. Signs or other means of identification as an adult family home shall not be permitted.
- C. The facility and its staff shall be in full compliance with all applicable Federal, State and local laws and regulations, including facility licensure to begin and continue operation. Evidence of such compliance shall be furnished with the zoning certificate application. A copy of current license shall be maintained in the Zoning Administrator’s office. Failure to maintain such license, certification and any other approval requirements shall constitute a violation of this Zoning Resolution.

**410.12 REGULATIONS FOR MODEL HOMES.**

A dwelling unit within an approved subdivision or Planned Residential Development (PRD) may be utilized as a model home to promote the sales of homes within the PRD or subdivision until the PRD or subdivision is 80% complete as defined herein.

- A. The purpose of the model home is to provide a public showroom indicating the type of homes to be constructed within the PRD or subdivision and to that end, may have within display maps, pictures, brochures, sample building materials, and information.
- B. A sales office may be located within the model home.
- C. Only one (1) model home shall be allowed per builder. No sales trailers shall be allowed on site.
- D. Once the PRD or subdivision is 80% complete, use of the dwelling unit as a model shall cease and the dwelling shall be listed for sale within 90 days. The PRD or subdivision shall be considered 80% complete when 80% of the approved lots in the PRD or subdivision have been sold.