

**APPENDIX A
VILLAGE OF ELIDA
SUMMARY OF DISTRICT ZONING REGULATIONS**

DISTRICT	PRINCIPLE USES	MINIMUM LOT SIZE PER UNIT			MAXIMUM STORIES	HEIGHT OF STRUCTURE FEET (i)	MINIMUM FLOOR AREA SQ. FT.	MINIMUM (PER FRONT	YARD LOT IN	SETBACK FEET)	
		AREA IN SQ. FT. PER UNIT	LOT WIDTH IN FEET	STREET FRONTAGE IN FEET						REAR	SIDE
					LEAST ONE	TOTAL					
R-1	SINGLE FAMILY	10,000	90	75	2 1/2	35	1,400	30(a) (c)(h)	8	20	40 (b)
R-2	SINGLE FAMILY	10,000	90	75	2 1/2	35	1,400	30(a) (c)(h)	8	20	40 (b)
	TWO FAMILY	4,500	90	75	2 1/2	35	1,150	30(a) (c)(h)	8	20	30 (b)
R-3	SINGLE FAMILY	10,000	90	50	4	50	1,400	30(a) (c)(h)	8	20	40 (b)
	TWO FAMILY	4,500	90	50	4	50	1,150	30(a) (c)(h)	8	20	30 (b)
	THREE FAMILY	3,000	90	50	4	50	1,000	30(a) (c)(h)	10	25	30 (b)
	MULTI-FAMILY (4+UNITS)	2,500	100	50	4	50	950	30(a) (c)(h)	12	25	40 (b)
PBO	PROFESSIONAL BUSINESS OFFICE	6,000		75		35		25 (d)	5 (e)	30	25
B-1	LOCAL BUSINESS	7,500		100		50		25	5 (e)		25 (f)
B-2	GENERAL BUSINESS	12,000	100	100		50		30	5 (e)		40 (f)
M-1	LIGHT MANUFACTURING	15,000	100	50		50		30	10 (g)		30
M-2	GENERAL MANUFACTURING	15,000	100	50		50		30	15 (g)		30

- (a) or not less than 20 percent of the average or normal depth of the lot, whichever is largest.
- (b) or not less than 15 percent of the depth of the lot, whichever is largest.
- (c) corner lots should have the same minimum front yard requirement on each street side of the lot.
- (d) or 15 percent of the depth of the lot, whichever is greater but not to exceed 60 ft.
- (e) except lots adjoining a Residential District shall provide a side yard on that adjoining side equal to that required in the adjoining Residential District.
- (f) where a lot line abuts any alley, one half of the width of such alley may be considered in meeting a part of the rear yard requirements.
- (g) except where a yard abuts a Residential District in which case a side yard of 30 foot shall be provided.
- (h) or "Existing Setback" if applicable
- (i) except as provided in Article 25