**Ravenna Township Quick Reference Sheet**

***This sheet is provided as a quick reference sheet. It is compiled from Schedule A through Schedule E found in the***

***Zoning Ordinance of Ravenna Township on pages 3-44 to 3-47. This is not intended to be a complete guide for township zoning.***

**SCHEDULE A: SITE DEVELOPMENT STANDARDS FOR THE NR, A-1, AND A-2 ZONING DISTRICTS**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **SITE DEVELOPMENT STANDARD** | **NR** | **ZONING DISTRICT**  **2** | | |
| **A-1** | **A-2** | |
| Minimum Lot Area | 20 Acres | 40 Acres(1) | | 5.0 Acres |
| Minimum Lot Width | 350 Feet | 660 Feet(1) | | 200 Feet |
| Minimum Required Setbacks For Principal Buildings  Front  Side  Rear | 75 Feet 50 Feet 50 Feet | 75 Feet 50 Feet  75 Feet | | 50 Feet 25 Feet  50 Feet |
| Maximum Lot Coverage | 5 Percent | 3 Percent | | 5 Percent |
| Maximum Building Height | 35 Feet | 35 Feet | | 35 Feet |
| Minimum Floor Area Per Dwelling Unit | 864 Square Feet | | | |

(1) Single family detached dwellings authorized by special land use permit may be located on a lot or parcel not less than 1.5 acres nor larger than 5.0 acres and having at least 250 feet of frontage. When a 40-acre parcel is entirely tilled or tillable one single-family dwelling will be permitted by Special Land Use permit, subject only to location approval by the Planning Commission. All other single-family dwellings shall comply with standards of Section 13.6.B and standards applicable to all special land uses. If a dwelling is proposed on a former house site or one which has an inhabitable dwelling, the lot area and width standards herein may be waived by the Planning Commission. A lot or parcel under separate title on the effective date of this Ordinance, even though including an area less then 40 acres, may be used for one or more single-family dwellings, subject to compliance with standards of Section 13.6.B and standards applicable to all special land uses. Upon issuance of a Special Land Use Permit for single-family dwelling, land may not be further divided except by an amendment to the Special Land Use Permit approved by the Planning Commission.

**SCHEDULE B: SITE DEVELOPMENT STANDARDS FOR THE R-1 AND R-2 ZONING DISTRICTS**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **SITE STANDARD DEVELOPMENT** | **USE** | **ZONING DISTRICT** | | |
| **R-1** | **R-2** | **R-3** |
| Minimum Lot Area | Single Family  Two Family  Multiple Family | 1 acre | 14,000 SF | 14,000 SF  16,000 SF  10,000 SF (with no less than 5,000 per dwelling unit) |
| Minimum Lot Width | Single Family – Interior Lot  Corner Lot  Two Family – Interior Lot  Corner Lot  Multi-Family - Interior Lot  Corner Lot | 160 Feet  160 Feet  N.A.  N.A.  N.A.  N.A. | 80 Feet  100 Feet  N.A.  N.A.  N.A.  N.A. | 80 Feet  100 Feet  100 Feet |
| Minimum Required Setbacks for Principal Buildings | Single Family – Front  Side  Rear  Two Family – Front  Side  Rear  Multi-Family – Front  Side  Rear | 50 Feet  20 Feet  50 Feet  N.A.  N.A.  N.A.  N.A.  N.A.  N.A. | 30 Feet  15 Feet  50 Feet  N.A.  N.A.  N.A.  N.A.  N.A.  N.A. | 30 Feet  15 Feet  30 Feet  30 Feet  15 Feet  30 Feet  30 Feet  15 Feet  30 Feet |
| Maximum Lot Coverage | All Uses | 10% | 30% | 30% |
| Minimum Floor Area Per Dwelling Unit | Single Family  Two Family  Multiple Family | 864 Square Feet at Grade  700 Square Feet Per Dwelling Unit  550 Square Feet Per Dwelling Unit | | |
| Maximum Building Height | All Uses | 35 Feet | | |
| (1) The minimum Net Lot Area for any Multiple Family Building is two acres. | | | | |

**SCHEDULE C: SITE DEVELOPMENT STANDARDS FOR THE COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

|  |  |  |  |
| --- | --- | --- | --- |
| **SITE DEVELOPMENT STANDARD** | **ZONING DISTRICT** | | |
| **C – COMMERCIAL** | **I – INDUSTRIAL** | **MHP – MOBILE HOME PARK (2)** |
| Minimum Lot Area | 1 Acre | 1 Acre(1) | 10 Acres |
| Minimum Lot Width | 100 Feet | 150 Feet | 300 Feet |
| Minimum Required Setbacks for Principal Buildings Front  Side  Rear | 75 Feet  20 Feet each side  20 Feet | 75 Feet  25 Feet each side  25 Feet | 50 feet  25 feet each side  25 feet |
| Maximum Lot Coverage | 40% | 40% | Per Approved Plans |
| Maximum Building Height | 35 Feet | 75 Feet | 35 feet |
| (1) For all Special Land Uses permitted in the Industrial District, a minimum Lot Area of 2 acres shall be required. | | | |
| (2) Please refer to Chapter 12 for detailed site development standards. | | | |

**SCHEDULE D: MINIMUM SETBACK REQUIREMENTS FOR PRINCIPAL BUILDINGS UNDER CERTAIN CONDITIONS**

|  |  |  |  |
| --- | --- | --- | --- |
| Condition:  When Zoning District in Column “A”  Abuts Zoning District in Column “B” | | Required Setback from Abutting Lot Line for Principal Buildings in Zoning District in Column “A” | |
| **A** | | **B** | |
| Commercial Zoning District | ABUTS | A-2, R-1, R-2 or R-3 | 50 Feet |
| Industrial Zoning District | ABUTS | A-2, R-1, R-2 or R-3 | 100 Feet |
| Prime Agriculture Zoning District | ABUTS | A-2, R-1, R-2 or R-3 | 75 Feet |

**SCHEDULE E: SITE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS IN ALL ZONING DISTRICTS**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **SITE DEVELOPMENT**  **STANDARD** | **ZONING DISTRICT** | | | | | | | | |
| **NR** | **A-1** | **A-2** | **R-1** | **R-2** | **R-3** | **C** | | **I** |
| Maximum Building Size  Accessory To:  Single Family Dwelling  Two Family Dwelling  Multiple Family Dwelling | (1)  (1)  (1) | (1)  (1)  (1) | (1)  (1)  (1) | (1)  N/A  N/A | (1)  N/A  N/A | (1)  (1)  (1) | NONE | | |
| Minimum Required  Setbacks for Accessory  Buildings  Front  Side  Rear | 75 Ft.  25 Ft.  25 Ft. | 75 Ft.  15 Ft.  25 Ft. | 75 Ft.  12 Ft.  25 Ft. | 75 Ft.  15 Ft.  5 Ft. | 75 Ft.  5 Ft.  5 Ft. | 75 Ft.  15(4)  15A | 75 Ft.  15 Ft.  25 Ft. | 75 Ft.  15 Ft.  25 Ft. | |
| Maximum Building Heights | (3) | Greater of 25 feet or (3) | (3) | 25 Feet | 25 Feet | 25 Feet | (3) |  | |
| (1) The accessory building first floor area shall not exceed 3% of lot area or 2,000 SF, whichever is less.  (2) Total both sides, however an accessory building may not be located in any required buffer zone.  (3) Not to exceed the height of the principal building, however, architectural features listed in Section 3.7 shall not be used to determine principal building height. Buildings used in bona fide agricultural operations are excepted from this Schedule E.  (4) For lots containing multiple family dwellings, an accessory building may not be less than 25 feet from the rear or side lot line. | | | | | | | | | |