

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS TOWNSHIP OF SAYBROOK, OHIO

ZONING DISTRICTS	PRINCIPALLY PERMITTED USES	CONDITIONALLY PERMITTED	SPECIFIC CONDITIONAL USE CRITERIA	PLANNED UNIT DEVELOPMENT	MINIMUM LOT SIZE ***			MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED	ZONING DISTRICTS	MINIMUM FLOOR AREA	MAXIMUM HEIGHT OF PRINCIPAL BUILDING		MINIMUM YARD DIMENSIONS (FEET)				ACCESSORY BUILDING			MINIMUM (MANDATORY)	MINIMUM (MANDATORY)	SIGNS	OTHER PROVISIONS AND REQUIREMENTS	ZONING DISTRICTS
(symbols used on the official zoning map.)	(Accessory uses and essential services are included)	(Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)	(As specified in Section 56d)	(Permitted upon approval of a final development plan by legislative Authority) Yes or No	With On-Site Sewage Treatment	With Group or Central Sewage Treatment	Width (feet) Frontage		(symbols used on the official zoning map.)	SQUARE FEET	STORIES	FEET	FRONT	SIDE YARDS	SUM OF SIDE YARDS	REAR	MAXIMUM HEIGHT (FEET)	MINIMUM DISTANCE IN FEET	REAR LOT LINES	OFF-STREET LOADING SPACE (ONE UNIT FOR EACH)	OFF-STREET PARKING SPACE	PERMITTED	(SUPPLEMENTAL REGULATIONS, ETC.)	(symbols used on the official zoning map.)
1	2	3	4	5	6	7	8	9	1	10	11	12	13	14	15	16	17	18	19	20	21	22	23	1
R - 1	Residential	REFER TO SCHEDULE OF USES CONDITIONAL			40,000	10,000	200*	20	R - 1	1,650		35	40	10	20	10	35	10	10	REFER TO ARTICLE 11	3	REFER TO ARTICLE 12	REFER TO ARTICLE 10	R - 1
R - 2	Residential/Ag				40,000	10,000	200*	20	R - 2	1,650		35	40	10	20	10	35	10	10		3			R - 2
R - 3	Residential/Resort				40,000	4,000	200*	30	R - 3	1,200		30	30	5	10	5	30	5	5					R - 3
R - 3 A	Residential/Resort				40,000	4,800	200*	30	R - 3 A	1,000		30	30	5	10	5	30	5	5					R - 3 A
R - 4	Multi Family					15,000	120	50	R - 4	1,000	5	50	40	15	30	15	20	15	15	REFER TO ARTICLE 11				R - 4
S - R	Special Recreation				40,000	10,000	200	30	S - R	700		30	40	10	20	10	30	10	10					S - R
I - A	Industrial Accommodating					20,000	100	60	I - A	1,200		50	40	15	30	15	50	15	15					I - A
C - 1	Commercial/Business					5,000	50	50	C - 1	1,000	5	50	40	10***	20**	15	50	10**	15					C - 1
C - 2	Commercial/Motor Service					5,000	100	50	C - 2	100		30	40	10***	20**	15	50	10**	15					C - 2
I	Industrial					20,000	100	60	I	1,200		50	40	15	30	15	50	15	15	REFER TO ARTICLE 11		REFER TO ARTICLE 12	REFER TO ARTICLE 10	I
I - P	Industrial Park					20,000	100	50	I - P	1,200		50	40	15	30	15	50	15	15					I - P
R - D	Research/Development					20,000	100	50	R - D	1,200		50	40	15	30	15	50	15	15					R - D

Shaded areas are duplicate data inserted for ease of District reference.

- \* Those lots to be created that have both a public water supply and/or a centralized sewer system require 100 feet frontage and lot area of at least 10,000 square feet.
- \*\* Side yard set backs required in the Commercial Districts (C -1 & C -2) only where a Commercial District abuts a Residential District.
- \*\*\* Two family dwellings (duplexes) are allowed on lots or groups of lots that have at least 200 feet of continuous frontage on a dedicated street and a lot area of at least 20,000 square feet.

This document Certifies the Official Schedule of District Regulations referred to in Article 9 District Regulations, Section 920, of the Zoning Resolution of the Saybrook Township Ohio as Amended 12/10/1987  
Amended December 27, 2005; Amended January 8, 2015 and the clerical/calculation error on the January 8, 2015 Amendment corrected July 9, 2019

Robert Brobst, Trustee

7-9-19

Norman Iepson, Trustee

7/9/19

Gloria Baum, Trustee

7/9/2019.

ATTEST

Larry Johnson, Fiscal Officer

7-9-19