

ARTICLE VI

AGRICULTURAL RESIDENTIAL - RI-1

601 PURPOSE

The Agricultural Residential District is designed for use throughout the Township to:

- A. Reserve and protect for agricultural use those land areas needed and best suited for agriculture.
- B. Prevent the indiscriminate spread of urban uses into rural areas which are incompatible with agricultural pursuits and which contribute to their premature termination.
- C. Retain land which could eventually be developed for urban uses currently in productive agricultural use.
- D. Permit orderly, efficient and economical development of land to urban uses at a time when the community can feasibly provide the required urban services.

602 PERMITTED USES

Agriculture (Farms)

Single Unit (Family) Dwellings and Two Unit (Family) Dwellings

Accessory Buildings incidental to the principal use which do not include any activity conducted as a business.

Small or "Tiny Houses", less than the required 1000 square feet, are acceptable as "accessory use structures" with a conditional permit for use for temporary or recreational quarters. They are not for permanent residence.

Greenhouses

Public Schools

Water Impoundment Facilities

Brighton Township, Lorain County, Ohio

603 CONDITIONALLY PERMITTED USES

Cemeteries (see section 404)

Churches (see section 420)

Day Care Center (see section 405)

Dog Field Trials (see section 423)

Golf Courses (see section 408)

Home Occupations (see section 409)

Miniature Golf Courses (see section 410)

Nursing Homes (see section 422)

Parks and Playgrounds (see section 411)

Private Gas Wells (see section 413.01)

Pools and Ponds (see section 419)

Plant Nursery (see section 412)

Prospecting, Oil and Gas (see section 413)

Recreational Campgrounds (see section 414)

Riding, Boarding and Show Stables (see section 415)

Roadside Stands and Yard Sales (see section 416)

Transition Provisions (see section 421)

Extraction of Stone, Minerals and Topsoil (see section 406)

Veterinary Hospital or Kennels (see section 418)

Brighton Township, Lorain County, Ohio

604 LOT AND YARD REQUIREMENTS

Agriculture (Farms)

No power is conferred to the Township Zoning Commission, Township Board of Trustees, or Township Board of Zoning Appeals to prohibit the use of any land for agricultural purposes or the construction or use of buildings or structures incident to the use for agricultural purposes of the land on which such buildings or structures are located, including buildings or structures that are used primarily for vinting and selling wine and that are located on land any part of which is used for viticulture, except as otherwise provided in Division (B) of the ORC 519.21 (Reference ORC 519.02 to 519.25).

Lot Area per Residence (Family) Unit

Single Unit

Minimum Building Lot – 87,120 square feet (2.0 acres)

Minimum Frontage and Width – Two Hundred (200) feet

Two Unit

Minimum Building Lot – 174,240 square feet (4.0 acres)

Minimum Frontage and Width – Three Hundred (300) feet

Brighton Township, Lorain County, Ohio

All (both Single and Two (Family) Units

Minimum Front Yard Depth (measured from center of roadway)

One Hundred (100) Feet off all Major Thoroughfares

(Federal and State Highways)

Seventy-Five (75) Feet off all Secondary Roadways

(County and Township Roads)

Minimum Rear Yard Depth – Seventy-Five (75) Feet

Minimum Side Yard – Not less than ten (10) feet, but the sum of two

side yards shall not be less than twenty (20) feet.

Percentage of Lot Coverage – All buildings including accessory

buildings shall not cover more than thirty (30%) percent of the

net area of the lot.

Note: Minimum Front Yard Depth

- a) The Lorain County Planning Commission advises that there exists a thirty-foot (30 ft) Right-of-Way along the side of Township and County Roadways.
- b) Due to grade, bridges, curves, State Routes or Highways may have as much as sixty feet (60 ft) or more as a Right-of-Way. Property owners are strongly advised to review any plot plans with the Ohio Department of Transportation (ODOT).

605 MAXIMUM BUILDING HEIGHT

No residential building shall hereafter be erected or structurally altered to a height exceeding two and one-half (2-1/2) stories or thirty-five (35) feet in height.

Brighton Township, Lorain County, Ohio

606 REQUIRED MINIMUM LIVING AREA

Single Unit Dwelling – 1,000 square feet

Two Unit Dwelling – 1,000 square feet for each unit

607 PERMITTED SIGNS

The provisions of Article X shall apply in this District.

608 OFF STREET PARKING AND LOADING

The provisions of Article XI shall apply in this District.

609 GENERAL REGULATIONS

The provisions of Article III shall apply in this District.

A zoning permit for any residential structure on an approved lot will not be issued unless a Lorain Health District approved water supply and an Ohio EPA approved sewage treatment system are approved and available.

“Modular” or permanently sited manufactured homes are acceptable (OCR 519.212) provided they have the minimum living area of 1000 square feet, are properly built on a permanent foundation, and meeting other requirements of this Resolution.

Combination primary/accessory use structures (house/attached barn) may be approved provided the living quarters meets the minimum 1000 square feet area and meeting other requirements of this Resolution. Only one zoning permit for the primary R-1 structure and for the accessory use structure will be required provided construction run consecutively the same time along with a minimum of a five (5) acre parcel or lot size requirement