

ARTICLE X
"E" RESIDENCE DISTRICT (WITH SUBSERVIENT RETAIL) REGULATIONS

(STT Resolution Z-0801, effective April 3, 2008)

- Sec. 101 The regulations set forth in this Article, or set forth elsewhere in this Resolution, when referred to in this Article, are the district regulations in the "E" Residence District with Subservient Retail. Any references in the Zoning Resolution to "E" Retail Business District, "E" Retail or "E" Residence District equivalents thereof shall hereinafter be read to mean "E" Residence District (with Subservient Retail).
- Sec. 102 **Use Regulations:** A building or premises may be used as for any of the following purposes or uses similar in character as determined by the Zoning Commission:
- Sec. 102.1 The "E" Residence District shall be an area zoned for residential use in a residential zoning classification with primary uses devoted to residential dwelling units, such as
1. Single family dwelling;
 2. Two family dwelling;
 3. Multiple family dwelling;
 4. Attached condominium and townhouse;
 5. Boarding house;
 6. Dormitory, fraternity or sorority house; and
 7. Nursing, convalescent, and continuing care home or facility.
- Sec. 102.2 Also permitted within the "E" Residence District are consumer type establishments engaged primarily in retail sales directed to individuals and families, such as:
1. Food store, including grocery and convenience store;
 2. Drug store;
 3. Book and stationery store;
 4. Apparel store;
 5. Florist shop;
 6. Antique store;
 7. Sporting goods store;
 8. Jewelry store;
 9. Optical goods store;
 10. Furniture, home furnishings and office equipment and office supply store;
 11. Beverage, including liquor;
 12. Restaurant, including drive-thru facilities;
 13. Funeral Home;
 14. Monument sales and display;
 15. Drive-thru commercial facilities, i.e. beverage;
 16. Silk-screening;
 17. Sale of swimming pools and accessories;
 18. Graphic and printing stores;
 19. Videos, sales and repairs;
 20. Sale of pet and pet supplies;
 21. Carpet store;
 22. Collectibles store;
 23. Motel and hotel;
 24. Ceramic and ceramic supplies
 25. Private mailbox store;
 26. Technical sales and supply;
 27. Bed and breakfast;

28. Art gallery and framing;
29. Building and home improvement material sales;
30. Convenience store with gas pumps;
31. Shopping center; and
32. Vehicle sales and service.

Sec. 102.3 Also permitted within the "E" Residence District are establishments engaged primarily in providing products and services sales to individuals and families in the fields of finance, insurance and real estate, such as:

1. Bank, including drive-thru;
2. Credit agency other than banks;
3. Investment firm and company; and
4. Real estate and insurance company.

Sec. 102.4 Also permitted within the "E" Residence District are establishments engaged in providing a variety of services to individuals and families, such as:

1. Personal services such as barber and beauty shops, shoe repair shop, laundry and dry cleaning;
2. Miscellaneous business services such as advertising, news syndicates and employment services;
3. Medical and dental office buildings and out-patient clinic;
4. Engineering and architectural services;
5. Legal services;
6. Accounting, auditing and bookkeeping services;
7. Libraries and museums;
8. Indoor recreation facilities, including bowling alleys, tennis clubs and racquetball courts and similar indoor recreational facilities;
9. Printing, blueprinting, newspaper printing, telegraph services;
10. Indoor movie establishment and theatrical playhouse;
11. Outdoor recreation establishment including batting cages, driving ranges and miniature golf facilities;
12. Car wash; and
13. Telecommunication tower provided for in Ohio Revised Code §519.211, provided however, if such tower is located within a hundred (100) foot radius of any Residential Dwelling, then installation of said tower shall be in accordance in Sections 54, 54.1, Article XXXV and Section 393 of the Symmes Township Zoning Resolution and the Ohio Revised Code Section 519.211. For the purposes of this subsection, a Residential Dwelling means a building used or intended to be used as a personal residence by the owner, part-time owner, or lessee of the building, or any person authorized by such a person to use the building as a personal residence.

Sec. 102.5 Signs as defined in Article XXXI

Sec. 103 **Height Regulations.** No building shall exceed two (2) stories or thirty (30) feet in height, except as hereinafter provided in Article XVII.

Sec. 104 **Area Regulations:**

Sec. 104.1 **Front Yard:** There shall be a front yard having a depth of not less than fifty (50) feet. Parking areas shall be set back at least twenty (20) feet from the front lot line.

- Sec. 104.2 **Side Yard:** The side yard regulations for dwellings not exceeding two and one-half (2 ½) stories in height shall have a width of not less than five (5) feet.
- Sec. 104.2-1 In all other cases, a side yard is not required except on the side of a lot adjoining Residence Districts, in which cases there shall be a side yard as set forth in Section 105, Transition Regulations.
- Sec. 104.3 **Rear Yard:** The rear yard regulations for dwellings shall be a depth of not less than thirty-five (35) feet. In all other cases, a rear yard of twenty (20) feet is required except where a lot abuts upon a Residence District, in which case there shall be a rear yard as set forth in Section 105, Transition Regulations.
- Sec. 104.4 **Intensity of Use:**
- Sec. 104.4-1 Every lot or tract of land on which there is erected a single-family dwelling shall have a minimum width of fifty (50) feet at the building line and an area of not less than five thousand (5,000) square feet.
- Sec. 104.4-2 Every lot or tract of land on which there is erected a two-family dwelling or a multiple dwelling shall have a minimum width of fifty (50) feet at the building line and an area of not less than four thousand three hundred fifty-six (4,356) square feet per family, except that the area regulation shall not apply to dormitories, fraternities or sororities where no cooking is done in individual rooms or apartments. Every lot on which there is erected a building for any other use permitted in the "E" Residence District shall have a minimum width of sixty (60) feet and a minimum area of ten thousand (10,000) square feet.
- Sec. 104.4-3 Where a lot or tract of land has less width or area than herein required and was of record on the effective date of this Resolution, that lot or tract of land may be used only for single-family dwelling purposes, or for any other non-dwelling use permitted in this Article. The intensity of use regulations are the same as those in the "E" Residence District.
- Sec. 105 **Transition Regulations.** The following regulations shall apply to uses other than single family detached homes and multi-family homes located in the "E" Residence District when constructed adjacent to or abutting any "A-A", "A", "A-2", "B", "B-2", "C", "D" or "DD" Residence Districts or residential use in order to provide a transition, screening and buffering between incompatible land uses:
- Sec. 105.1 The minimum setback for buildings shall be fifty (50) feet for front yards, thirty (30) feet for side yards, and fifty (50) feet for rear yards.
- Sec. 105.2 The minimum setback for parking areas shall be twenty (20) feet for front yards and twenty-five (25) feet for side yards.
- Sec. 105.3 The maximum height of buildings shall be two (2) stories or thirty (30) feet.
- Sec. 105.4 The maximum height of lighting structures shall be fifteen (15) feet and not permit light spillover to adjacent properties.
- Sec. 105.5 Buffer yards and streetscape plantings shall be required as defined in Article XXXII.
- Sec. 106 **Additional Requirements.** In addition to the requirements set forth in this Section, uses permitted in the "E" Residence District shall conform to the other requirements of the Resolution, including Article XIV, Article XXXI, and Article XXXII.