

**SECTION 502 LOT AND YARD SPACE REQUIREMENTS**

**502.01 - PLATTING REQUIRED** - No use shall be established or altered and no structure shall be constructed or altered except upon a lot that has been platted in accordance with, or which otherwise meets the requirements of the **Subdivision Regulations for Franklin County, Ohio**.

**502.011 - Minimum Requirements** - Development Standards are minimum requirements for the arrangement of lots and spaces to be achieved in all developments.

**502.02 - LOT AREA AND YARD SPACE PRESERVED** - The lot area and yard space required for a use or structure shall be maintained during its life and shall not be reduced below the minimum requirement, occupied by another use or structure, or counted as yard space for any other use or structure.

**502.21 - Yards Required Open** - The yard space required for a use or structure shall, during its life, remain free of all uses or occupancies except as follows:

- 1) Eaves, cornices, windowsills, and belt courses may project into any required yard a distance not to exceed two (2) feet.
- 2) Open and covered/uncovered porches may project beyond the front building setback line a distance not to exceed eight (8) feet.
- 3) Driveways shall be permitted in required residential yards, but shall be three (3) feet or more from any property line, except where such driveways are developed jointly as a common drive to adjoining lots. All new curb cuts shall require approval from the Franklin County Engineer.
- 4) For purposes of this resolution, tents or similar enclosures are considered temporary in nature and shall not be erected as a permanent enclosure or utilized in association with a permanent use. Tents or similar enclosures used in association with garage sales or similar residential sales shall be subject to the provisions of Section 503.

**502.22 - Yards Not Otherwise Required** - Yard space not otherwise required but provided shall be five (5) feet or more in width.

**502.23 - Yards Maintained** - All yard space shall be maintained in accordance with one (1) or more of the following provisions:

- 1.) Fenced as permitted or required.
- 2.) Landscaped by lawns, shrubberies, trees, and other plantings, maintained in a neat and orderly natural state, or used for permitted accessory or ancillary use.
- 3.) Paved for parking as permitted.

### **SECTION 503 – GARAGE SALES & VEHICLE SALES IN RESIDENTIAL DISTRICTS**

**503.11 – Residential Garage Sales** – Not more than two (2) residential garage sales including but not limited to yard sales, block sales and moving sales shall be permitted in any twelve (12) month period. Each residential garage sale shall not exceed four (4) consecutive days. All applicable local permits shall be obtained.

**503.12 – Residential Vehicle Sales** – Any privately owned motor vehicle intended for sale may be displayed for a period not to exceed three (3) months. Not more than one (1) vehicle intended for sale may be displayed during any twelve (12) month period. The vehicle shall be located on a hard, durable, impervious surface that is permanent in nature. The vehicle shall be registered to the owner of the property where it is being displayed.

### **SECTION 504 - BUILDING LINES ALONG PUBLIC RIGHTS-OF-WAY**

**504.01 - BUILDING LINES ESTABLISHED** - Along every street right-of-way a building line shall be established from the centerline of that right-of-way a distance equal to the width of the existing right-of-way or the width of the right-of-way proposed in the **Thoroughfare Plan** as adopted by the Mid-Ohio Regional Planning Commission on October 6, 1961, (then Franklin County Regional Planning Commission) and as amended from time to time, whichever right-of-way is greater. However, where a property adjoins a limited access right-of-way, a building line shall be established fifty (50) feet from the property line adjoining the limited access line. Where property adjoins a limited access right-of-way, accessory structures may be permitted within the established building line on condition that a setback of not less than five (5) feet from the property line is provided.

**504.11 - Required Setback** - A structure or other use of land, except parking, shall locate no closer to a street right-of-way than the established buildingline.

**504.12 - Parking Setback** - Open parking or loading spaces shall be permitted to extend toward the street right-of-way from the established building line a distance equal to forty percent (40%) of the required setback distance.

**504.014 - Reduced Setback** - If existing structures or uses on both lots adjacent to a lot have a setback less than the setback line established by these Regulations, the setback on the center lot shall be the average setback established on the adjacent lots.

**504.02 – Visibility Maintained** – No man made structure, motor vehicle, natural vegetation, or other object shall be placed and/or maintained in such a manner that it affects or impedes clear visibility from adjacent right-of-way lines and/or streets.