

**VILLAGE OF YELLOW SPRINGS, OHIO  
ORDINANCE 2023-18**

**REPEALING AND REPLACING CHAPTER 1248: "RESIDENTIAL DISTRICTS"  
OF THE YELLOW SPRINGS ZONING CODE**

**WHEREAS**, Adding single-family attached, two-family and multi-family as conditional uses in the R-A, Low Density Residential District will allow developers and others greater latitude in increasing density and housing types in areas zoned Low Density; and

**WHEREAS**, Council for the Village of Yellow Springs believes that encouraging greater density and more variation in housing type will have an overall positive effect upon the Village housing market,

**NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO HEREBY ORDAINS THAT:**

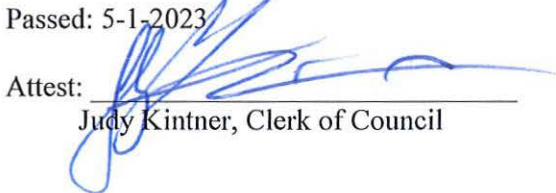
**Section 1.** Chapter 1248 of the Codified Ordinances of the Village of Yellow Springs, Ohio is hereby repealed in its entirety.

**Section 2.** The new Chapter 1248 entitled "Residential Districts" of the Codified Ordinances of the Village of Yellow Springs, Ohio be enacted to read as set forth on Exhibit A, with deletions in ~~strikethrough~~, and additions **bolded and underlined**.

**Section 3.** This ordinance shall be in force and effect at the earliest period allowed by law.

  
\_\_\_\_\_  
Brian Housh, President of Council

Passed: 5-1-2023

Attest:   
\_\_\_\_\_  
Judy Kintner, Clerk of Council

**ROLL CALL**

Brian Housh \_\_Y\_\_

Kevin Stokes \_ABSENT\_\_

Marianne MacQueen \_Y\_\_

Carmen Brown \_\_Y\_\_

Gavin DeVore Leonard \_Y\_\_

## Exhibit A to Ordinance 2023-18

### CHAPTER 1248

#### Residential Districts

[1248.01](#) Purpose.

[1248.02](#) Schedule of uses.

[1248.03](#) Spatial requirements.

[1248.04](#) Site development regulations.

1248.01 PURPOSE.

(a) "R-A," Low Density Residential District. The R-A District is intended to accommodate single-family residential subdivision and infill development at densities of up to six units per acre, along with related uses. Land within this district will be served by public sanitary sewer and water facilities.

(b) "R-B," Moderate-Density Residential District. The R-B District is intended to encompass much of the Village's existing single-family and medium-density residential neighborhoods and accommodate similarly situated new and infill development at densities up to eight units per acre. This district also permits the introduction of attached residential units and nonresidential uses that are compatible and in scale with the established neighborhood character. Land within this district will be served by public sanitary sewer and water facilities.

(c) "R-C," High Density Residential District. The R-C District is intended to promote a high quality mix of residential units, including multiple-family dwellings, at a density of up to 14 units per acre. Other compatible, nonresidential uses may also be permitted. Public sanitary sewer and water facilities are required.

(Ord. 2013-19. Passed 9-16-13; Ord. 2018-17. Passed 5-21-18.)

1248.02 SCHEDULE OF USES.

Buildings or land shall not be used and buildings shall not be erected, except for the following specified uses, unless otherwise provided for in this code. Land and/or buildings in the districts indicated at the top of [Table 1248.02](#) may be used for the purposes denoted by the following abbreviations:

(a) Permitted Use (P). Land and/or buildings in this district may be used by right.

(b) Conditional Use (C). Land and/or buildings in this district may be permitted only if conditional use approval is granted, upon a finding that the general requirements of [Chapter 1262](#) are met.

(c) Specific Conditions. Indicates requirements or conditions, as listed in [Chapter 1262](#), are applicable to specific uses.

| Table 1248.02 Schedule of Uses: Residential Districts |     |     |     |                                       |
|-------------------------------------------------------|-----|-----|-----|---------------------------------------|
| Use                                                   | R-A | R-B | R-C | Specific Conditions                   |
| Table 1248.02 Schedule of Uses: Residential Districts |     |     |     |                                       |
| Use                                                   | R-A | R-B | R-C | Specific Conditions                   |
| Residential                                           |     |     |     |                                       |
| Accessory dwelling unit                               | C   | C   | C   | Section <a href="#">1262.08(e)(1)</a> |
| Accessory buildings, structures and uses              | P   | P   | P   | Section <a href="#">1260.04</a>       |



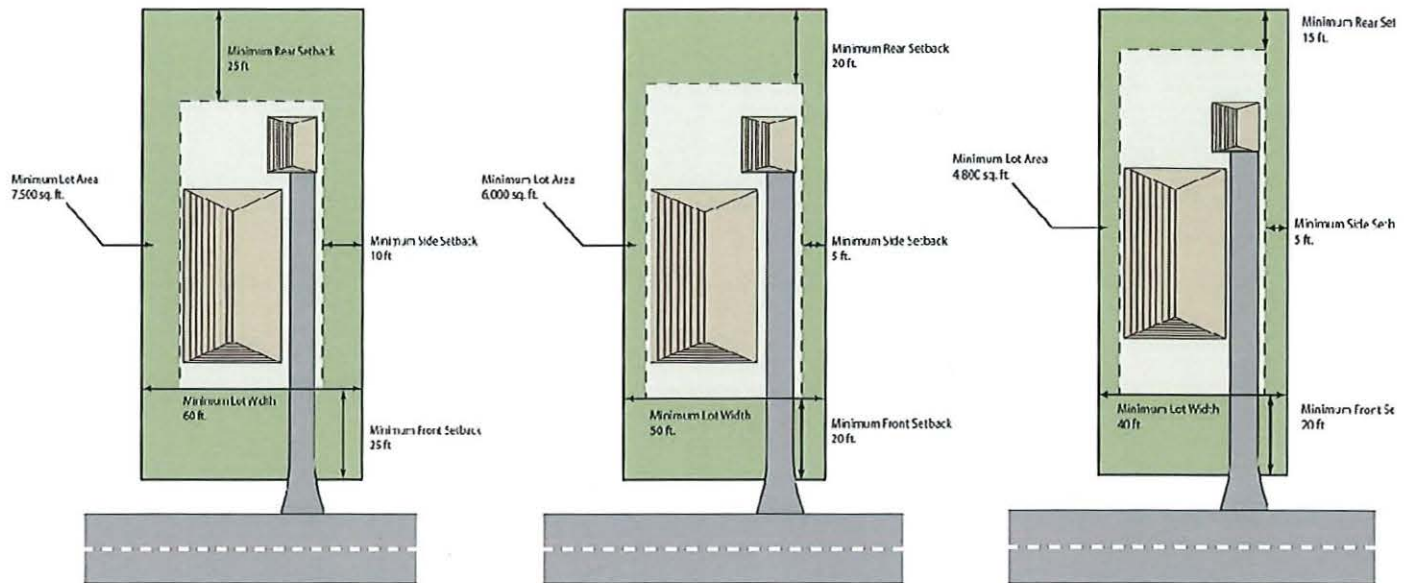
|                                                                                                                                                                         |          |   |   |                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---|---|---------------------------------------|
| Bed and breakfasts                                                                                                                                                      | C        | C | C | Section <a href="#">1262.08(e)(2)</a> |
| Boarding homes                                                                                                                                                          |          |   | C | Section <a href="#">1262.08(e)(3)</a> |
| Continuing care retirement community                                                                                                                                    |          | C | C |                                       |
| Day care, family                                                                                                                                                        | P        | P | P |                                       |
| Day care, group                                                                                                                                                         | C        | C | C |                                       |
| Dwellings, attached single-family                                                                                                                                       | <u>C</u> | P | P |                                       |
| Dwellings, Multiple-family                                                                                                                                              | <u>C</u> | C | P |                                       |
| Dwellings, single-family detached                                                                                                                                       | P        | P | P |                                       |
| Dwellings, two-family                                                                                                                                                   | <u>C</u> | P | P |                                       |
| Pocket neighborhood development                                                                                                                                         | C        | C | C | Section <a href="#">1262.08(e)(6)</a> |
| Transient guest lodging                                                                                                                                                 | C        | C | C | <a href="#">1262.08(e)(7)</a>         |
| <b>Nonresidential</b>                                                                                                                                                   |          |   |   |                                       |
| Community gardens                                                                                                                                                       | P        | P | P |                                       |
| Farm, including raising animals                                                                                                                                         | C        | C | C |                                       |
| Home occupations <sup>1</sup>                                                                                                                                           | C        | C | C | Section <a href="#">1262.08(e)(5)</a> |
| Offices for executive, administrative, professional, real estate, accounting and similar professional activities                                                        |          | C | C |                                       |
| Veterinary clinics                                                                                                                                                      |          |   | C |                                       |
| <b>Public/Quasi-public</b>                                                                                                                                              |          |   |   |                                       |
| Churches and customary related uses                                                                                                                                     | C        | C | C | Section <a href="#">1262.08(c)(1)</a> |
| Cultural buildings                                                                                                                                                      |          |   | C |                                       |
| Government offices and buildings                                                                                                                                        | C        | C | C |                                       |
| Libraries                                                                                                                                                               |          |   | C |                                       |
| Schools (elementary, middle and high)                                                                                                                                   | C        | C | C | Section <a href="#">1262.08(c)(2)</a> |
| <b>Recreation</b>                                                                                                                                                       |          |   |   |                                       |
| Public parks/playgrounds/recreation areas                                                                                                                               | C        | C | C |                                       |
| <b>Other</b>                                                                                                                                                            |          |   |   |                                       |
| Uses similar to other uses permitted in this district and consistent with the purpose of the district, as determined in accordance with Section <a href="#">1242.06</a> | C        | C | C | Section <a href="#">1242.06</a>       |

| Zoning District | Maximum Building Height (Ft./stories) | Minimum Yard Setbacks (Ft.) |       |       |      | Max. Lot Coverage (%) |
|-----------------|---------------------------------------|-----------------------------|-------|-------|------|-----------------------|
|                 |                                       | Front                       | Side  |       | Rear |                       |
|                 |                                       |                             | Total | Least |      |                       |
| R-A             | 35/2.5                                | 25                          | 20    | 10    | 25   | 35                    |
| R-B             | 35/2.5                                | 20                          | 15    | 5     | 20   | 40                    |
| R-C             | 35/3                                  | 20                          | 10    | 5     | 15   | 50                    |

4 Average established setback shall apply, where applicable, in accordance with Section [1260.02\(a\)](#).

5 A structure as measured from its furthest extension must be located outside the minimum setback areas.





(Ord. 2013-19. Passed 9-16-13; Ord. 2016-18. Passed 9-19-16; Ord. 2016-31. Passed 11-21-16; Ord. 2017-05. Passed 4-17-17; Ord. 2020-31. Passed 11-16-20.)

#### 1248.04 SITE DEVELOPMENT REGULATIONS.

In addition to the requirements of this chapter, all development in the Residential Districts shall meet the applicable requirements as listed elsewhere in this code:

- (a) General Provisions, see [Chapter 1260](#).
  - (b) Conditional Use Requirements, see [Chapter 1262](#).
  - (c) Parking and Loading, see [Chapter 1264](#).
  - (d) Signs, see [Chapter 1266](#).
  - (e) Site Plan Review Requirements, see [Chapter 1268](#).
  - (f) Buffering and Screening Requirements, see [Chapter 1270](#).
  - (g) Overlay Zone Requirements, see [Chapter 1256](#).
- (Ord. 2013-19. Passed 9-16-13.)