

Chapter 6

“R-2” RESIDENCE DISTRICT

6.01 APPLICABILITY

All the provisions set forth in the “R-1” Zone District shall apply to the “R-2” Residence District.

6.02 CONDITIONAL USES:

- A. Purpose and Objectives: To encourage imaginative and creative subdivision design, the Township may allow a reduction in lot size for detached single family dwelling units as a conditional use requiring Board of Appeals’ approval if the Board determines a proposed residential project will satisfy the following design objectives:

- B. The development of the site reflects a concept of visual and functional organization wherein the elements of the site are harmoniously and efficiently arranged with respect to natural site features, the size and shape of the plot and the character of adjoining property. More specifically:
 - 1. The design of the vehicular movement system should: mesh with the existing and future street system; contribute to the coherence and order of the site plan; maximize safety and, be adopted to the topography;
 - 2. The desirable physical features of the site should be: minimally disrupted; used to organize housing groups; used to enhance privacy areas and provide for interesting vistas;
 - 3. Lots and the structures located thereon should be oriented to maximize both privacy and social interaction and should not directly abut arterial streets;
 - 4. The elements of the site plan should be arranged to provide a diverse but coherent visual environment, and;
 - 5. The site plan shall satisfy the Clermont County Subdivision Regulations.

C. Specific Design Requirements:

1. the gross density shall not exceed 2.6 units per acre nor shall the typical lot size comprise less than the 12,800 square feet of lot area and a typical lot width at the building line of eighty feet.

2. unless otherwise approved the set backs will be as follows:

front yard..... 50 feet from R/W
side yard 10 feet
rear yard 35 feet

D. Review:

The applicant shall submit an application for Conditional Use to Miami Township Community Development Department with an accompanying site plan that satisfies the following requirements:

1. The applicant shall comply with Section 27.03 Site Plan Review Procedures and Requirements.

2. The site plan shall satisfy the requirements for a Concept Plan under the Section 6.02 E.

3. The application form must address all the objectives listed in Section 6.02 B.

The Community Development Director shall review the application and determine if the application meets all the requirements of the Conditional Use. As part of the review the Director shall solicit comments from the County Engineer and the County Department of Community Planning and Development.

E. Concept plan Requirements:

The concept plan shall provide the following information:

- a. For sites less than 25 acres the concept plan shall be drawn to a scale not less than one inch equals one hundred (100) feet. For sites larger than 25 acres an appropriate scale shall be used.
- b. Show all property lines, shape and dimensions for all lots.
- c. Show all proposed street right-of-way
- d. Show and identify any and all open space.
- e. Show existing topography.
- f. Show any and all existing or proposed easements and identify the purpose of each.

- g. Show the total lot area for the subject property
- h. Show the present zoning of the subject property and the adjoining properties.
- i. Show a vicinity map locating the subject property in Miami Township.
- j. Show a north arrow with north being oriented toward the top of the page.
- k. Show the name of the development, name and address of the owner of record, name and address of the person preparing the plan.

F. Time limit on start of construction:

If substantial construction, including construction of roadway, curb, gutter and utilities, has not been started within two (2) years of granting the conditional use then the conditional use shall be deemed null and void. The Community Development Director may extend the construction period if sufficient evidence can be demonstrated that the construction was delayed due to circumstances beyond the control of the applicant, and that the prevailing conditions have not changed appreciably to render the approved plan obsolete.

G. Side yard area regulations:

There shall be a side yard on each side of a building, which yard shall have a width of not less than ten (10) feet.

H. Rear yard area regulations:

There shall be area yard having a depth of not less than thirty (30) feet.

I. Intensity of use:

Every lot or tract of land shall have a minimum width of eighty (80) feet at the building line and an area of not less than twelve thousand eight hundred (12,800) square feet.