

**ARTICLE 5  
“R-1AAA” RESIDENCE DISTRICT**

**Section 5.01 Purpose**

The purpose of the “R-1AAA” Residence District is to encourage the retention of the rural nature and character of Bethel Township through agricultural and low density residential uses, and their accessory uses, in areas where sanitary sewer is not available.

**Section 5.02 Principal Permitted Uses**

The following uses are permitted in the “R-1AAA” Residence District:

<b>Residential Uses</b>	<b>Public and Semi-Public Uses</b>	<b>Non-Residential Uses</b>
<ul style="list-style-type: none"> <li>• One Single Family Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Public and Parochial Elementary, Junior and Senior High Schools</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture</li> </ul>

**Section 5.03 Accessory Permitted Uses**

The following uses are permitted as accessory uses in the “R-1AAA” Residence District:

- Buildings or Uses Customarily and Incidental to the Permitted Principal Use;
- Home Occupations;
- Signs.

Accessory uses located within the principal structure shall not occupy more than twenty-five (25) percent of the building or structure.

**Section 5.04 Conditional Permitted Uses**

The following uses are permitted as conditional uses in the “R-1AAA” Residence District:

<b>Residential Uses</b>	<b>Public and Semi-Public Uses</b>	<b>Non-Residential Uses</b>
<ul style="list-style-type: none"> <li>• Bed and Breakfast Establishment</li> <li>• Multi-Family Dwellings</li> <li>• Residential Facilities</li> <li>• Secondary One Family Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Non-Commercial Parks and Recreation</li> <li>• Public Community Center, Park, Playground</li> <li>• Public, Semi Public and Government Buildings</li> <li>• Religious Place of Worship</li> </ul>	<ul style="list-style-type: none"> <li>• Golf Course (Excluding Driving Ranges and Miniature Golf)</li> </ul>

**Section 5.05 Lot Development Standards**

The following development standards shall apply to lots located within the “R-1AAA” Residence District:

Minimum Lot Area and Allowable Density	Residential
	<ul style="list-style-type: none"> <li>• On Site Septic* - 2 Acres Single Family Dwelling (0.5 dwelling units per acre)</li> <li>• Decentralized System* – 1 Acre Single Family Dwelling (1 dwelling unit per acre)</li> <li>• Sewer System – 31,250 square feet (1.4 dwelling units per acre)</li> </ul>
	Non-Residential
	<ul style="list-style-type: none"> <li>• 1 Acre</li> </ul>
Maximum Impervious Surface Coverage	<ul style="list-style-type: none"> <li>• 35% Single Family Dwellings</li> <li>• For Accessory Buildings See Article 30.05.K For Maximum Gross Floor Area</li> <li>• 45% All Other Uses</li> </ul>
Minimum Lot Width and Frontage	<ul style="list-style-type: none"> <li>• 175 Feet</li> </ul>
Minimum Corner Lot Width	<ul style="list-style-type: none"> <li>• 150 Feet</li> </ul>
Minimum Lot Depth	<ul style="list-style-type: none"> <li>• 125 Feet</li> </ul>
Minimum Front Yard Setback	<ul style="list-style-type: none"> <li>• 50 Feet</li> <li>• If three or more dwellings are within 500 feet, then the average front yard setback shall be observed.</li> </ul>
Minimum Side Yard Setback	<ul style="list-style-type: none"> <li>• 20 Feet</li> </ul>
Minimum Rear Yard Setback	<ul style="list-style-type: none"> <li>• 50 Feet</li> </ul>
Maximum Building Height	<ul style="list-style-type: none"> <li>• 35 Feet; Excluding Agricultural Buildings and Structures</li> <li>• 15 Feet Accessory Structures</li> </ul>
Minimum Floor Area for Residential Uses	<ul style="list-style-type: none"> <li>• 1,500 Square Feet per Dwelling Unit</li> </ul>

\*See Section 2.09, Conformance with Miami County Sanitary Engineer Standards

**Section 5.06 Minimum Off-Street Parking Requirements**

Off-Street parking requirements shall be as regulated in Article 35.

**Section 5.07 Signage Requirements**

Signage requirements shall be as regulated in Article 36.

**Section 5.08 Landscape and Buffer Requirements**

Landscape and Buffer requirements shall be as regulated in Article 38.

