

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:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
One Single Family Dwelling	Public and Parochial Elementary, Junior and Senior High Schools	Agriculture

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 as regulated in Section 30.27 (A);
- Signs as regulated in Article 36 – Sign Regulations.

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:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
- Bed and Breakfast Establishment - Multi-Family Dwellings - Nursery School or Child Care as regulated in Section 30.27 (D) - Residential Facilities - Secondary One Family Dwelling	- Non-Commercial Parks and Recreation - Public Community Center, Park, Playground - Public, Semi-Public and Government Buildings - Religious Place of Worship	Golf Course (Excluding Driving Ranges and Miniature Golf)

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 • On Site Septic* - 3 Acres Single Family Dwelling • Decentralized System* - 1 Acre Single Family Dwelling (1 dwelling unit per acre) • Sewer System – 1 Acre Single Family Dwelling (1 dwelling unit per acre) Non-Residential • 1 Acre
Maximum Impervious Surface Coverage	• 35% Single Family Dwellings • For Accessory Buildings See Article 30.05 For Maximum Gross Floor Area • 45% All Other Uses
Minimum Lot Width and Frontage	• 200 Feet (Contiguous)
Minimum Corner Lot Width	• 150 Feet
Minimum Lot Depth	• 125 Feet
Minimum Front Yard Setback	• 50 Feet • If three or more dwellings are within 500 feet, then the average front yard setback shall be observed.
Minimum Side Yard Setback	• 20 Feet
Minimum Rear Yard Setback	• 50 Feet
Maximum Building Height	• 35 Feet; Excluding Agricultural Buildings and Structures • 26 Feet at Peak Accessory Structures. If the accessory building is taller than the residence, it must be placed to the rear and at least twenty (20) feet from the residence.
Minimum Floor Area for Residential Uses	• 1,500 Square Feet per Dwelling Unit
Drainage and Stormwater Management	• All lot splits, rezonings, and construction within this District shall submit a drainage and stormwater management plan.

*See Section 2.10, 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.

Section 5.09 Accessory Buildings, Fencing and Other Requirements

Requirements are found in Article 30.

- October, 2024 (previous version Sept, 2018) – update frontage and lot sizes – Resolution #22-08-057.
- June 8, 2026 – update §5.05 lot size for sewer system – Resolution #22-08-057; cosmetic formatting
- Sept 10, 2026 (effective date) – update §5.05 to add Drainage and Stormwater Management; chg ref section 2.09 to 2.10 – Resolution #26-08-076.
- October 8, 2026 (effective date) - update §5.03 to add references to Home Occupation rules in 30.27(A) and Sign rules in Article 36; add §5.04 Nursery School or Child Care w/ref to rules in 30.27(D) – Resolution #26-09-085.

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