

CHAPTER 1269-A “R-2-A” (ONE AND TWO-FAMILY RESIDENTIAL SENIOR CITIZEN)

1269-A.01 PURPOSE:

The “R-2-A” (One and Two-Family Residential –Senior Citizen) zoning district has been established to permit lower intensity residential developments, in one and two family housing unit configurations, specifically planned and designed to exclusively accommodate one or more individuals of at least 50 years of age or older.

1269-A.02 PERMITTED USES:

The following uses shall be permitted in accordance with the provisions of this Ordinance:

- A.** Single Family Homes exclusively occupied by one or more persons fifty (50) years of age or older as authorized under the Federal Fair Housing Amendments Act of 1988, 42 U. S. C. A. 3607(b), as amended and in effect on the date of site plan approval by the Council of the City of Solon.
- B.** Two Family Homes in which each separate living unit is exclusively intended and operated for occupancy by one or more persons fifty (50) years of age or older, as authorized under the Federal Fair Housing Amendments Act of 1988, 42 U. S. C. A. 3607(b), as amended and in effect on the date of site plan approval by the Council of the City of Solon.

(Ordinance 2020-106, passed 7/20/2020, effective 11/3/2020)

1269-A.03 ACCESSORY USES:

The following accessory uses shall be permitted in accordance with the provisions of this Ordinance as approved by the City Planning Commission, and confirmed by City Council:

1. Parking Garages;
2. Outdoor Parking Areas;

3. Outdoor Recreational Areas for the exclusive use of residents and their visitors;
4. Clubhouses and Meeting Rooms for the exclusive use of residents;
5. Any other uses that are determined by the City of Solon to be incidental and accessory to any of the above permitted principal or accessory uses shall be permitted on the same lot as the principal use or accessory use, in accordance with the provisions of this Ordinance;
6. Any use that is determined by the City of Solon to be substantially similar to any of the above listed accessory uses shall be permitted on the same lot as the principal use or accessory use, in accordance with the provisions of this Ordinance.

1269-A.04 PROHIBITED USES:

Prohibited uses within the "R-2-A" zoning district shall include, but are not limited to, those listed below. This list shall be considered to be supplemental to "Item A" (Principal Uses) and "Item B" (Accessory Uses) of this Chapter.

1. Commercial use of any building or premises, including the parking or storing of commercial vehicles or equipment, except as specifically permitted under the provisions of this Ordinance;
2. Keeping of agricultural animals, such as pigs, cows, goats, donkeys, horses, chickens or other fowl, unless otherwise explicitly permitted within this Ordinance;
3. Any use that is determined by the City of Solon to pose a general nuisance, or an imminent danger to the health safety and welfare of the general public;
4. Any use that is determined by the City of Solon to be substantially similar to any of the above listed Prohibited Uses.

1269-A.05 DEVELOPMENT STANDARDS:

A. LOT REQUIREMENTS:

1. MINIMUM PROJECT AREA: Any proposed "R-2-A" (One and Two-Family Residential -Senior Citizen) development shall consist of at least twenty five (25) acres of contiguous property under single ownership.
2. MAXIMUM/MINIMUM PROJECT DENSITY: The maximum overall site density within a "R-2-A" development shall not exceed four (4) dwelling units per acre.
3. MINIMUM GREEN SPACE: At least thirty percent (30%) of the total project site shall be reserved as green space.

B. SET-BACKS AND DIMENSION REQUIREMENTS FOR SINGLE FAMILY AND TWO -FAMILY HOMES:

1. MINIMUM FRONT YARD SET-BACKS: No Single Family Home or Two-Family home shall be located closer than one hundred (100) feet to any public right of way, nor closer than forty (40) feet to the centerline of any private street.
2. MINIMUM SIDE YARD SETBACKS: No Single Family Home or Two Family Home shall be located closer than eight (8) feet to any interior side property line, nor closer than fifty (50) feet to the right of way line of any public side street, nor closer than forty (40) feet to the centerline of any private side street.
3. MINIMUM REAR YARD SET-BACK FROM STREETS: No Single Family Home or Two Family Home shall be located closer than thirty (30) feet to any interior rear property line, nor closer than one hundred (100) feet to any public rear street right of way line, nor closer than forty (40) feet to the centerline of any private rear street.
4. MINIMUM SETBACK BETWEEN PRINCIPAL STRUCTURES: No side wall of any Single Family or Two Family Home shall be located closer than fifteen (15) feet to the side wall of any other building. Nor shall the rear wall of any Single Family or Two Family Home be located closer than sixty (60) feet to any opposing rear wall or side wall of any other building.
5. MINIMUM SET-BACK FROM PROJECT PERIMETER: No Single Family Home or Two Family Home shall be located closer than fifty (50) feet to any property not zoned “R-2-A” (One and Two Family Residential - Senior Citizen).
6. MAXIMUM HEIGHTS: No Single Family Home or Two Family Home shall exceed a height of thirty five (35) feet above the existing grade, nor shall any structure exceed two and one-half (2 ½) stories.
7. MINIMUM EXTERIOR WALL WIDTH: No Single Family Home or Two Family Home shall have front, side or rear wall dimension of less than thirty (30) feet.

C. SET-BACKS AND DIMENSION REQUIREMENTS FOR ACCESSORY USES:

1. **REQUIREMENTS FOR CLUBHOUSES, MEETING ROOMS AND/OR OUTDOOR RECREATIONAL AREAS.**
 - A. MINIMUM SET-BACK FROM STREETS: No clubhouse, meeting room or accessory outdoor recreational area shall be located closer than one hundred (100) feet to any public right of way line, nor closer than forty (40) feet to the centerline of any private street.
 - B. MINIMUM SIDE YARD SET-BACK: No clubhouse, meeting room, or accessory outdoor recreation area shall be located closer than fifty (50) feet to any interior side property line, nor closer than one hundred (100) feet to the right of way line of any

public side street, nor closer than forty (40) feet to the centerline of any private side street.

- C. **MINIMUM REAR YARD SET-BACK:** No clubhouse, meeting room, or accessory outdoor recreational area shall be located closer than fifty (50) feet to any interior rear property line, nor closer than one hundred (100) feet to any public rear street right of way line, nor closer than forty (40) feet to the centerline of any private rear street.
- D. **MINIMUM SET-BACK FROM PROJECT PERIMETER:** No clubhouse, meeting room, or accessory outdoor recreational area shall be located closer than one hundred (100) feet to any property not zoned “R-2-A” (Two Family Residential - Senior Citizen).
- E. **MAXIMUM HEIGHTS:** No clubhouse, meeting room, or accessory outdoor recreational area structure shall exceed a height of thirty five (35) feet above the existing grade, nor shall any building or structure exceed two and one-half (2 ½) stories.
- F. **MAXIMUM BUILDING SIZE:** No clubhouse, meeting room, or outdoor recreational area shall exceed four thousand (4,000) square feet in area.
- G. **MINIMUM DISTANCE BETWEEN STRUCTURES:** No sidewall of any clubhouse, meeting room, or outdoor recreational area structure shall be located closer than twenty five (25) feet to side wall of any other any other building, nor shall the rear wall of any clubhouse, meeting room or outdoor recreational area structure be located closer than sixty (60) feet to the rear wall of any other building.

2. REQUIREMENTS FOR OUTDOOR PARKING AREAS:

- A. **MINIMUM SET-BACK FROM PUBLIC STREETS:** No open air public parking area shall be located closer than one hundred (100) feet to any public street right of way line nor closer than forty (40) feet to the centerline of any private street.
- B. **MINIMUM SET-BACK FROM PROJECT PERIMETER:** No open air public parking area shall be located closer than fifty (50) feet to any to any property not zoned “R-2-A” (One and Two Family Residential - Senior Citizen)

1269-A.06 PARKING REQUIREMENTS:
--

Parking shall be provided in accordance with Section 1286.07 of this code except as follows:

- A. **REQUIRED PARKING PROVISIONS FOR ONE FAMILY AND TWO FAMILY DWELLING UNITS:** Two (2) private parking spaces shall be provided for each dwelling unit, of which at least one (1) parking space shall be enclosed.

1269-A.07 LANDSCAPING AND SITE BUFFERING REQUIREMENTS:

- A. LANDSCAPING REQUIRED:** All landscape provisions including green areas, gardens, woods, natural vegetation, lakes, and any other proposed landscaping shall be designated on the site plan for the project and shall be subject to Planning Commission review and approval.
- B. LANDSCAPE MAINTENANCE AGREEMENT REQUIRED:** Proposed condominium agreements, or other evidence shall be submitted to the Planning Commission indicating that adequate provisions have been made to insure the future maintenance of all landscape amenities.

1269-A.08 APPLICATION REQUIREMENTS:

All applications for the review of a proposed Two-Family Residential-Senior Citizen project shall include the following information:

- a) Letter summarizing the scope of the project;
- b) Site plan, drawn to scale, indicating the location, type and use of buildings and structures; the use and division of all land; site topography; general location of landscape and greenspace areas; wetlands locations, storm water runoff provisions; location of floodplains; the proposed circulation system for vehicles, pedestrians, other public ways; proposed parking provisions; and the location, purpose and dimensions or any proposed easements. The site plan shall also include a summary table designating the total number of acres in the project; total area and percentage of proposed green space; number of dwellings by type, and the number and types of proposed non-residential uses,
- c) Architectural drawings of any proposed non-residential buildings and structures, including signage.
- d) Landscape plan, indicating the grading and planting plan, site buffering, and any existing natural areas;
- e) Landscape Maintenance Agreement;
- f) Utility Provision and Service Plan;
- g) Erosion Control Plan, Storm Water Management Plan, Wetlands Delineation, and other engineering related information required by the City of Solon;
- h) Traffic Impact Analysis;
- i) Environmental Impact Evaluation, as required by the Planning Commission and/or City Council;

- j) The substance of any covenants, deed restrictions, grants of easements, condominium agreements, or the restrictions proposed to be imposed upon the use or maintenance of land and buildings;
- k) A construction schedule and cost estimates, including staged construction timelines and cost estimates for the project;
- l) Any other information, plans, studies etc. determined to be necessary by the City of Solon in order to make informed decisions and appropriately protect the health safety and welfare of the general public.

(Ordinance 2020-106, passed 7/20/2020, effective 11/3/2020)

**SUMMARY TABLE OF
 “R-2-A” (ONE AND TWO-FAMILY RESIDENTIAL
 SENIOR CITIZEN)
 REQUIREMENTS***

BUILDING

FRONT SETBACK..... 100 ft

SIDE YARD

(interior)..... 8 ft

SIDE YARD

(street)..... 50 ft

CUMULATIVE SIDE YARD..... SEE TEXT

REAR YARD..... SEE TEXT

MAXIMUM HEIGHT 35 ft

MINIMUM LIVING AREA..... n/a

LOT

MINIMUM LOT AREA..... 1,089,000 sq. ft.

(25 ac)

MINIMUM LOT WIDTH..... n/a

MAXIMUM UNITS PER ACRE 4

** SEE TEXT FOR COMPLETE REQUIREMENTS*