

## CHAPTER 1267 “R-1-E” (SINGLE FAMILY RESIDENTIAL)

### 1267.01 PURPOSE:

The “R-1-E” Single Family Residential zoning district has been established to permit low density development on lots of not less than 217,800 square feet (5 acres) in area.

### 1267.02 PERMITTED USES:

#### A. PRINCIPAL USES:

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

1. One (1) single family dwelling unit per lot;
2. Churches, Synagogues, Temples and other places of worship;
3. Federal, State, and Local government buildings and uses;
4. Public and private golf courses, but prohibiting commercial driving ranges, miniature golf and similar commercial enterprises;
5. Any use that is determined by the City of Solon to be substantially similar to any of the above listed uses.

#### B. ACCESSORY USES:

Uses that are determined by the City of Solon to be incidental and accessory to any of the above permitted principal uses, and/or are specifically listed as a permitted accessory use within this Ordinance, shall be permitted on the same lot as the principal use, in accordance with the provisions of this Ordinance.

**C. PROHIBITED USES:**

Prohibited uses within the "R-1-E" zoning district shall include, but are not limited to, those listed below. This list shall be considered to be supplementary 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 shall be prohibited, except as otherwise explicitly permitted under the provisions of this Ordinance;
2. 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;
3. Any use that is determined by the City of Solon to be substantially similar to any of the above listed Prohibited Uses.

**(Ordinance 2014-128, passed 7/21/14, effective 11/25/14)**

<b>1267.03 DEVELOPMENT STANDARDS:</b>
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**A. BUILDING SET-BACK AND DIMENSION REQUIREMENTS:**

1. MINIMUM LOT AREA - 217,800 sq. ft. (5 acres)
2. MINIMUM LOT WIDTH AT THE BUILDING LINE - Three Hundred (300) feet.
3. MINIMUM FRONT YARD SET-BACK – The front of a building shall be located within a range of one hundred fifty (150) feet to one hundred fifty five (155) feet from the front street right of way line, unless otherwise specified as a condition for plat approval by the action of Planning Commission and/or City Council.

However, if the existing building line in the area either exceeds or encroaches on the specified set-back range, and no set-back is specified on an approved plat, the required front set-back for any new structure shall be determined by “averaging” as specified within Chapter 1287.02.

4. MINIMUM SIDE YARD SET-BACK - No building may be located closer than forty (40) feet to any interior side property line nor closer than seventy (70) feet to any side street right of way line.
5. MINIMUM REAR YARD SET-BACK - No building may be located closer than forty (40) feet to any rear property line.
6. MINIMUM LIVING AREA PER DWELLING UNIT - No residential structure shall contain less than 2,000 square feet of living area.

7. MINIMUM EXTERIOR WALL WIDTH – No overall dimension of any side of a principal residential structure may be less than thirty (30) feet.
8. MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES - No principal structure may be located closer than forty (40) feet to any other principal structure.
9. MAXIMUM HEIGHT – No structure may exceed a height of thirty five (35) feet above the grade, nor shall any structure exceed two and one-half (2 ½) stories.

**SUMMARY TABLE OF  
 “R-1-E” (SINGLE FAMILY RESIDENTIAL)  
 REQUIREMENTS\***

**BUILDING**

**FRONT SETBACK..... 150-155 ft**

**SIDE YARD**

**(interior)..... 40 ft**

**SIDE YARD**

**(street)..... 100 ft**

**CUMULATIVE SIDE YARD..... 80 ft**

**REAR YARD..... 40 ft**

**MAXIMUM HEIGHT ..... 35 ft**

**MINIMUM LIVING AREA..... 2,000 sq ft**

**LOT**

**MINIMUM LOT AREA..... 217,800 sq ft**

**(5 ac)**

**MINIMUM LOT WIDTH..... 300 ft**

*\* SEE TEXT FOR COMPLETE REQUIREMENTS*