

Staff Report: Completed by Jeff Palmer Director of Planning & Zoning

Report Date: August 5, 2024

Hearing Date: September 9, 2024

Applicant: Jeff Ronningen Member of Straight Forward Storage LLC agent for property owner Guncreek Associates LTD and GCG Guncreek Associates LTD

Acreage of Request: Western segment of parcel 08-15-402-023
(9.8323 acres of the 20.3624 acre parcel)

Current Zoning of Requested Area: Open Space Rural Residence Zone “OSR-1”

Requested Action: General Business Zone “B-2”

Current Use: Agricultural/Vacant

Attached: Location Map, Application, Warren County Auditor Information on Property, Warren County Aerial of Property, Existing Conditions Topographical Survey, Conceptual Site Design, Clearcreek Township 2005 Master Land Use Plan Maps: 4, 6, 10, 11 and 12, Hunter Red Lion Area Plan Maps: 5, 8, 14.

Location of Request:

The parcel is identified as State Route 122, parcel number 08-15-402-023, and account number 0643624. The request is in Section 15, Town 3, and Range 4 in Clearcreek Township.

Applicant’s Reasons for the Application:

“Zoning change is requested so that we can execute our existing purchase contract on the referenced property, apply for permits, and begin development of a commercial self-storage unit facility.”

Zoning History:

- In 1973 the property was classified as Rural Residence Zone “R-1”.
- In 2005, the Master Land Use Plan was completed. The Trustees desire was to only mass rezone residential properties into the newly established zoning classifications. All non-residential uses would be reviewed at the request of the owner on a case by case basis. That is why the parcel was rezoned into the new rural zoning classification: Open Space Rural Residence Zone “OSR-1”.

Background for the Request:

This parcel was identified on the 2005 Master Land Use Plan to be commercial. In 2012 the parcel was segmented into a western side (9.8323 acres) and an eastern side (10.4765 acres) by the relocation of State Route 123 road right-of-way (ROW). The applicant is requesting to rezone the western segment of the parcel into General Business Zone “B-2”. The request is for a straight zoning classification. If the request is approved, all uses of the Neighborhood Business Zone “B-1” and the General Business Zone “B-2” would be permitted on the site.

Map 8 of the 2017 Hunter Red Lion Area Plan represented the future uses of the complete parcel to be split between commercial and mixed-use neighborhood. The Warren County Commissioners at the time of the adoption of the Hunter Red Lion Area Plan outlined that the future sanitary sewer taps would be for non-residential use. After the adoption of the

Hunter Red Lion Area Plan, staff worked with the Warren County Sanitary Engineer and the larger property owners to develop assessment fees to cover costs associated with the new sanitary sewer and required system upgrades. At that time the larger property owners didn't want to participate in the assessment ahead of having users for their sites. The project has been paused since those discussions.

Not required by the straight zone change application, the applicant has provided a conceptual site plan that places the commercial self-storage unit facility in the southern half of the western parcel. The northern half of the western parcel would be for future expansion of the self-storage units and/or additional commercial structures to accommodate future permitted uses.

No architectural standards have been established for the Red Lion Area. At this time, the only way to implement the concepts of the Hunter Red Lion Area Plan is through a Planned Unit Development zoning designation.

Adjoining Zoning Classifications and Current Uses:

- North:
 - Coincident with State Route 122 ROW (approximately 678').
 - Neighborhood Business Zone "B-1" (Church, Former Red Lion Trucking Company).
 - Residence Zone "R-1" (Single-Family Dwellings).
 - General Business Zone "B-2" (Excavation Company).
- East:
 - Coincident with State Route 123 ROW (approximately 750').
 - Open Space Rural Residence Zone "OSR-1" (Vacant).
- South:
 - Coincident with a section of Red Lion Blackburn Way ROW (approximately 250').
 - Coincident with a section of State Route 123 ROW (approximately 37').
 - Open Space Rural Residence Zone "OSR-1" (Vacant).
- West:
 - Coincident with a section of Red Lion Blackburn Way ROW (approximately 42')
 - General Business Zone "B-2" (Vehicle Detailing Company).

2005 Master Land Use Plan Information:

- Map 4: Identifies the property to be in the Warren County Sewer Service Area.
- Map 6: Identifies the road as a Collector - Rural.
- Map 10: Identifies the property in Planning Area #8.

- Red Lion Village Area – Small rural crossroads hamlet, smaller homes on smaller lots, small scale commercial uses, industrial uses to the east. Sanitary sewer not present but expected in the future.
- Maps 11 & 12: Identifies the future land use of the property to be Commercial.
- Applicable Goals and Objectives:
 - **Related to the Man-Made Environment:**
 - GOAL: A pattern of land use capable of serving and meeting the social, economic and environmental needs of the residents of the Township, now and in the future.
 - OBJECTIVE: Establish areas of commercial activity, ensuring a convenient, safe and pleasant environment in meeting the retail and business needs of Township residents.
 - POLICIES:
 - Perpetuate rural living by encouraging development only on a neighborhood-oriented basis. Commercial development should be either nestled in the interior of a Planned Unit Development along a collector road or along an arterial road network that has a design suitable for the intensity of use. An access management plan should be imposed.
 - Encourage commercial growth equal to what the market will bear. Over-commercialization should be avoided.
 - Encourage cluster-type development for commercial areas. Establish an overlay for these clusters to further encourage use, scale and materials.
 - Avoid strip commercial development and "spot zoning".

2017 Hunter Red Lion Area Plan Information:

- Map 5: Identifies the property to be included in the Conceptual Design Red Lion Town Center (Mixed Use Zoning Classification).
- Map 8: Identifies the future land use of the property to be split with Commercial to the north and Mixed Use Neighborhood to the south.
- Land Use – Applicable Guiding Principals:
 - Enhance experience within commercial nodes to promote an increase in business and services:
 - Commercial Nodes:
 - A district that creates a strong sense of place.
 - Allow a mix of small-scale and medium-scale retail.
 - Prevent continuous strip development along SR 122.
 - Mixed-Use Neighborhood:
 - Smaller-scale mixed-use and commercial buildings.
 - Areas serve low-impact commercial and office functions.
 - Upper-story residential and live/work units are allowed.
 - Create zoning districts that increase tax revenue.
 - Create zoning standards for commercial development:
 - Design standards for structures:

- To make the area more pedestrian oriented, structures should have a reduced front yard setback to the street, parking should be located in the rear.
- Architectural details shall be incorporated to add interest and break up the length of the structure.
- A list of building materials shall be used to create and maintain a sense of place.
- Staff started this process concurrently with the sewer feasibility study. When the future users in the sanitary sewer area, delayed the assessment for the sanitary sewer improvement, this zoning resolution updated was also paused.
- Map 14 - Identifies the road as a Secondary Arterial.

Below is the current zoning section and the requested zoning section from the Clearcreek Township Zoning Resolution:

CHAPTER 5.5

OPEN SPACE RURAL RESIDENCE ZONE "OSR-1" REGULATIONS

SEC. 5.51 The regulations set forth in this chapter, or set forth elsewhere in the Zoning Code are the zoning regulations for Open Space Rural Residence "OSR-1".

SEC. 5.52 PERMITTED USES: A building or lot shall be used only for the following purposes:

- A.** Single family dwellings.
- B.** Home occupation as described in Section 5.752 (B).
- C.** Community fire house as described in section 5.752 (C).
- D.** The sale of household goods, furnishings, clothing, toys, tools and books that have been used by members of the family occupying the premises may be advertised and sold on the premises, provided such sale is not held oftener than every six (6) months, for a period of three (3) days each sale; the items sold were not acquired for the sale.
- E.** Publicly owned or operated properties including parks, playgrounds and community centers.
- F.** Public forests and nature reserves including the usual buildings therefore.
- G.** Private forests and nature reserves, including the usual buildings therefore where parking spaces are limited to ten (10) vehicles.
- H.** Model homes as described in Section 5.752 (H).
- I.** A temporary or permanent building for protection from the weather elements, shall be required for animals other than for two (2) dogs, which reside on parcels less than five (5) acres. This building shall be established as an accessory, and located in the rear yard and at least eighty-five (85) feet from every property line.
- J.** Roadside Farm Market, offering for sale agricultural products of which at least fifty percent (50%) of the gross income received from the market is derived from produce raised on farms owned or operated by the

market operator in a normal crop year. Ample off-street or off-road parking space shall be provided to take care of all vehicles visiting the roadside farm market. Parking spaces are limited to ten (10) vehicles. See Chapter 16 and 28.

- K. Accessory buildings defined as either temporary or permanent and uses customarily incidental to any permitted uses, provided the primary use or structure has been established or constructed on the same lot.
- L. Signage in accordance with Chapter 28.

SEC. 5.524 CONDITIONAL USES: The following uses require a conditional use permit (CUP) pursuant to **section 21.01(F)** of this resolution.

- A. Schools, public and private, from nursery schools through colleges having curriculum equivalent to public school curricula.
- B. Religious institution, provided buildings shall be at least a minimum residential size.
- C. Hospital and institutions of an educational, religious, charitable or philanthropic nature, provided the site upon which such uses are located shall contain at least five (5) acres and that such buildings shall not occupy over ten percent (10%) of the total site area.
- D. Rest home, nursing home or convalescent home, provided that such buildings shall be located upon a site of five (5) acres or more and shall not occupy more than ten percent (10%) of the total site area.
- E. Cemeteries, provided that any cemetery shall contain an area of twenty (20) acres or more.
- F. Telecommunication tower: in those instances where a telecommunication tower is made subject to this resolution pursuant to Section 519.211 Ohio Revised Code (ORC) and as the same may, from time to time, be amended, said telecommunication tower shall be located, erected, constructed, reconstructed, changed, altered, or enlarged in accordance with Section 21.01(F)(2) & Section 22.05 of the zoning resolution.
- G. Farm Based Tourism
- H. Clubs, including country clubs, swimming and tennis clubs, provided that any structures, except fences, shall be at least fifty (50) feet from property lines, and any parking areas necessary to the operation shall be at least two hundred (200) feet from any adjoining residential zone; the setback from street or streets shall be the same as for residences.
- I. Recreation area, not for profit, private or charitable, provided a minimum of thirty (30) acres is used and fenced on all sides.
- J. Private forests and nature reserves, including the usual buildings therefore with parking spaces for more than ten (10) vehicles.
- K. Signage in accordance with Chapter 28.

SEC. 5.53 HEIGHT REGULATIONS: No building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height.

SEC. 5.54 PRINCIPAL STRUCTURE, REQUIRED YARDS FOR LOTS EXCEPT PANHANDLE LOTS:

- A. There shall be a front yard having a depth of not less than one hundred (100) feet except for Open Space Dedication Option Development (OSDOD) lots which shall have a minimum front yard of fifty (50) feet.
- B. For a lot that has frontage on more than one street, the required front yard shall be provided on all streets.
- C. Side yard: There shall be a side yard of twenty-five (25) feet minimum on each side, except for Open Space Dedication Option Development (OSDOD) lots which shall have a minimum side yard of ten (10) feet on each side.
- D. Rear yard: There shall be a rear yard having a depth of not less than forty (40) feet, except for lots with three (3) front yards, in which case the minimum rear yard shall be twenty-five (25) feet.

SEC. 5.545 ACCESSORY STRUCTURE, REQUIRED YARDS FOR LOTS EXCEPT PANHANDLE LOTS:

- A. Front yard shall conform to 5.54 (A) and 5.54 (B).
- B. Side yard shall conform to 5.54 (C).
- C. Rear yard shall be a minimum of twenty-five (25) feet.

SEC. 5.55 INTENSITY OF USE: Every lot or tract, except Open Space Dedication Option Development (OSDOD) and a panhandle lot, shall have a minimum continuous frontage and width of not less than one hundred forty (140) feet at any point, except on a cul-de-sac, in which case it shall have a minimum continuous frontage and width at any point of at least seventy (70) feet, and a minimum width of one hundred forty (140) feet at the minimum building setback line and:

A. Every lot or tract, except Open Space Dedication Option Development (OSDOD) proposed as building sites that are not connected to a central sanitary sewage system and are otherwise approved by the Warren County Combined Health District And/Or The Ohio Environmental Protection Agency for individual onsite wastewater disposal system shall contain not less than two (2) acres exclusive of: any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements other than the required side and rear lot line drainage easements required in the Warren County Subdivision Regulations for a plat, high pressure gas pipeline easements, and railroad easements.

B. OPEN SPACE DEDICATION OPTION DEVELOPMENT (OSDOD) IS PERMITTED IN ACCORDANCE WITH THE FOLLOWING REGULATIONS:

1. Subject to the following subparagraphs; Open Space Dedication Option Development (OSDOD) need not meet the minimum lot area and lot width requirements set forth in Chapter 5.5 (Open Space Rural Residence Zone “OSR-1” Regulations).
2. Gross density is .50 dwelling units per acre. Dwelling units are rounded up to the nearest whole number.
3. A minimum of thirty (30) percent of the total project area shall be dedicated as open space.
4. Required open space shall be established using one of the following techniques:
 - a. Conveyed to a legally established homeowners association.

- i. Identified as a parcel or parcels on the final plat.
 - ii. The open space shall be for the exclusive use of the occupants of said development, unless specified otherwise in the form of a deed restriction.
 - b. Recorded as an open space/limited agricultural easement.
 - i. Shall be privately owned, subject to an open space/limited agricultural easement conveyed to Clearcreek Township.
 - ii. Identified as a parcel or parcels on the final plat.
 - iii. Easements shall comply with the form established by Clearcreek Township Resolution 3043, as currently amended.
 - iv. Easements shall be accepted by Clearcreek Township in the form of a resolution of acceptance prior to approval of a final plat.
 - v. A fee shall be required for the annual inspection of compliance in accordance with chapter 18.06 of the Clearcreek Township Zoning Resolution.
- 5. Open space shall be prohibited from further subdivision.
- 6. Open space shall only be credited once and shall be associated with a single subdivision.
- 7. Buffer Standards For Open Space Dedication Option Development (OSDOD) Subdivisions: Along collector and/or arterial street networks, a buffer shall be required to separate OSDOD dwelling lot(s) from the road right-of-way.
 - a. Required trees shall be arranged parallel to the road right-of-way to provide the maximum screening effect.
 - b. Required berms shall have a slope that does not exceed a one (1) foot of rise per every (3) feet of linear distance.
 - c. Final height of required berms shall be taken from the final grade of the pavement of the existing collector and/or arterial to account for topographical differences between the road right-of-way and the subject property.
 - d. Required minimum size of a deciduous tree is one and one half (1 ½) inch caliper at the time of planting.
 - e. Required minimum size of an evergreen tree is five (5) feet in height at the time of planting.
 - f. The buffer shall be located on ground owned and maintained by the homeowners association.
 - g. The buffer shall be installed by the developer and documented by the Clearcreek Township Zoning department prior to the issuance of a single-family zoning permit for the development.
- 8. Location Options For Buffers For Open Space Dedication Option Development (OSDOD) Subdivisions:
 - a. Option 1: Minimum depth of separation between OSDOD dwelling lot(s) and the arterial and/or collector road right-of-way is less than one hundred (100) feet.
 - i. An earth berm a minimum of seven (7) feet in height shall be required.

- ii. The berm shall be located adjacent to the road right-of-way and out of all recorded easements or adjacent to the arterial and/or collector street side of the OSDOD dwelling lot(s).
 - iii. A minimum of fourteen (14) trees per every one hundred (100) feet of property width shall be required and shall be located on the earth berm.
 - b. Option 2: Minimum depth of separation between OSDOD dwelling lot(s) and the arterial and/or collector road right-of-way is equal to or greater than one hundred (100) feet and less than three (300) feet.
 - i. An earth berm a minimum of four (4) feet in height shall be required.
 - ii. The berm shall be located adjacent to the arterial and/or collector street side of the OSDOD dwelling lot(s).
 - iii. A minimum of nine (9) trees per every one hundred (100) feet of property width shall be required located on the earth berm.
 - c. Option 3: Minimum depth of separation between OSDOD dwelling lot(s) and the arterial and/or collector road right-of-way is equal to or greater than three hundred (300) feet.
 - i. A minimum of four (4) trees per every one hundred (100) feet of property width shall be required.
 - ii. The buffer shall be located adjacent to the arterial and/or collector street side of the OSDOD dwelling lot(s).
- 9. Minimum lot size shall be one (1) acre exclusive of: any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements other than the required side and rear lot line drainage easements required in the Warren County Subdivision Regulations for a plat, high pressure gas pipeline easements, and railroad easements.
- 10. Each lot shall have a minimum frontage and width of not less than one hundred (100) feet, except on a cul-de-sac, in which case it shall have a minimum frontage of at least fifty (50) feet, and a width of at least one hundred (100) feet at the minimum building setback line.
- C. The maximum lot depth to width ratio shall be 5:1. This requirement applies to lots less than five acres in size. Panhandle lots regardless of size are exempt.

ADVISORY NOTE: For the residential lots utilizing on-site sewage disposal systems, lots larger than the zoning code minimum may be required by the Warren County Combined Health District contingent on the suitability of soils present on the lot.

SEC. 5.56 MINIMUM SIZE: The minimum size of any single family dwelling, exclusive of porches, garages and breezeways, shall be one thousand two hundred fifty (1250) square feet of floor space.

SEC. 5.57 FOR LOTS OTHER THAN OSDOD, PANHANDLE LOTS ARE PERMITTED SUBJECT TO THE FOLLOWING REGULATIONS:

- A. Panhandle lots shall not be "stacked" one behind the other relative to a street or road.

- B. The panhandle portion of the lots shall have a minimum frontage and continuous width of twenty (20) feet and a maximum frontage and width of forty (40) feet.
- C. The panhandle portion of the lots shall have a maximum length of twelve hundred (1200) feet.
- D. The body of the lot shall have a minimum area that meets or exceeds the minimum lot size established in Section 5.55 (A) and is exclusive of the panhandle portion of the lot.
- E. The body of the lot shall have a minimum width of two hundred ten (210) feet and a minimum depth of two hundred (200) feet.
- F. All structures shall be built within the body of the panhandle lot.
- G. The principal structure shall have a minimum front yard of one hundred (100) feet, rear yard of fifty (50) feet and a side yard of twenty (20) feet minimum each side.
- H. Any accessory structure shall have a minimum front yard of one hundred (100) feet, rear yard of twenty (20) feet and a side yard of twenty (20) feet minimum each side.

SEC. 5.575 REGULATIONS FOR OSDOD, PANHANDLE LOTS ARE PERMITTED SUBJECT TO THE FOLLOWING REGULATIONS:

- A. Panhandle lots shall not be "stacked" one behind the other relative to a street or road.
- B. The panhandle portion of the lots shall have a minimum frontage and continuous width of twenty (20) feet and a maximum frontage and width of forty (40) feet.
- C. The panhandle portion of the lots shall have a maximum length of five hundred (500) feet.
- D. The body of the lot shall have a minimum area that meets the minimum lot size established in Section 5.55 (B) and is exclusive of the panhandle portion of the lot.
- E. The body shall have a minimum width of one hundred twenty-five (125) feet and a minimum depth of two hundred (200) feet.
- F. All structures shall be built only within the body of the panhandle lot.
- G. The principal structure shall have a minimum front yard of fifty (50) feet, rear yard of fifty (50) feet and a side yard of twenty (20) feet minimum each side.
- H. Any accessory structure shall have a minimum front yard of fifty (50) feet, rear yard of twenty (20) feet and a side yard of twenty (20) feet minimum each side.

CHAPTER 9

NEIGHBORHOOD BUSINESS ZONE "B-1" REGULATIONS

SEC. 9.01 The regulations set forth in this chapter, or set forth elsewhere in the Zoning Code, are the zoning regulations for Business Zone "B-1".

SEC. 9.02 Permitted Uses: A building or a lot shall be used only for the following purposes, provided the lot and whatever structures used for human occupancy thereon are either connected to a central sewage system that will be upon the start of

operation turned over to the appropriate county department for maintenance and operation or utilize an on site disposal system approved by the Ohio Environmental Protection Agency.

- A. Any non-residential use permitted in zones "R-1", "R-2" and "R-3".
- B. Standards for districts zones for retail business known as Zone "B-1" Neighborhood Business District. Principal permitted uses within a minor "B-1" district which is entirely surrounded by "R" districts:
 - 1. Any local retail business or service establishment such as grocer, fruit or vegetable store, meat market, drugstore, shoe repair shop, hardware store, barber shop, clothes cleaning and laundry pick-up station, business or professional office or the like, supplying commodities or performing services primarily for residences of the neighborhood.
 - 2. Sit-Down Restaurant, Fast Food Restaurant, Outdoor Dining Restaurant
 - 3. Automobile service stations (filling stations). Minor repair and storage garages, parking lots for passenger vehicles.
 - 4. Bakery
 - 5. Funeral homes
 - 6. Antique Business
 - 7. Second hand store - inside display only
- C. Signage in accordance with Chapter 28.

SEC. 9.025 **CONDITIONAL USES:** The following uses require a conditional use permit (CUP) pursuant to **Section 21.01(F)** of this resolution.

- A. Drive Through facility.

SEC. 9.03 The height regulations are the same as for Zone "R-1".

SEC. 9.04 Yards:

- A. Front yard: The front yard regulations are the same as for Zone "R-1".
- B. Side yard:
 - 1. If the lot adjoins a residence zone the side yard shall be twenty-five (25) feet minimum.
 - 2. If the lot adjoins a non-residence zone, the side yard shall be fifteen (15) feet minimum.
- C. Rear yard: If the rear yard adjoins a residence zone it shall be a minimum of twenty five (25) feet.
- D. If the rear yard adjoins a non-residence zone it shall have a minimum of fifteen (15) feet.

SEC. 9.05 Lot size: The minimum lot size shall be the same as for Zone "R-1".

CHAPTER 10

GENERAL BUSINESS ZONE "B-2" REGULATIONS

SEC. 10.01 The regulations set forth in this chapter, or set forth elsewhere in the Zoning Code, are the zoning regulations for General Business Zone "B-2".

SEC. 10.02 Permitted uses: A building or a lot shall be used only for the following purposes, provided the lot and whatever structures used for human occupancy thereon are either connected to a central sewage system that will be upon the start of

operation turned over to the appropriate county department for maintenance and operation or utilize an on site disposal system approved by the Ohio Environmental Protection Agency.

- A. Any non-residential use permitted in any residence zone or Neighborhood Business Zone "B-1".
- B. General automobile repair, provided all vehicles and vehicle parts are kept inside a completely enclosed building, or the vehicles are located in an impound lot. An impound lot is permitted on part of a property, which is completely contained within an area which is surrounded by a solid fence or wall. The fence or wall shall be a minimum of six feet in height. The location of this fence or wall shall take the topography of the site into consideration to maximize the screening effect to other properties and/or the public right-of-way. The uses permitted in a junkyard shall be prohibited in an impound lot.
- C. Warehouse, farm implement and auto sales, animal hospital, vet clinic, laundries, plumbing and heating, printing shop, lumber yard and building materials, paint shop, carpenter shop, sheet metal, wholesale business and bakery. All machinery shall be enclosed within a building. Commercial and vet clinic kennels provided all animals are kept inside buildings with outside walls and roof equivalent in sound reduction to an eight (8) inch concrete block wall.
- D. Bar, Brewpub, Drive-In Restaurant.
- E. Hotels and motels, theaters and drive-in movie theaters: for a drive-in theater the screen shall be so located as not to be visible from the road or street and shall be set back at a distance of not less than two hundred (200) feet from the established right-of-way of any highway and a distance of at least two hundred (200) feet from the property line and loudspeakers shall be permitted only for the occupants of the theater and if they do not create a nuisance or disturb the peace.
- F. Commercial baseball fields, golf, tennis, skeet, trapshoot, commercial fishing lakes, bowling alleys, swimming pools, skating rinks or similar recreational uses and facilities: Buildings, pools and other enclosures shall be one hundred (100) feet from any Residence Zone.
- G. Any other business use which is of a general character of the classes of business permitted above, as determined by the Clearcreek Township Zoning Inspector.
- H. Those businesses expressly prohibited in Zone "M-1" and "M-2" are prohibited in Zone "B-2".
- I. Signage in accordance with Chapter 28.

SEC. 10.025 CONDITIONAL USES: The following uses require a conditional use permit (CUP) pursuant to **Section 21.01(F)** of this resolution.

- A. Drive Through facility.

SEC. 10.03 Height: unlimited, except for each foot over forty-five (45) feet, the front, side and rear yard shall be increased by one (1) foot, and there shall be adequate fire extinguishing facilities as approved by the fire organization.

SEC. 10.04 Yards: The minimum lot size is the same as for Residence Zone "R-1":

- A.** Front yard: The front yard shall be the same as required for Zone "B-1".
- B.** Side yard: The side yard shall be the same as required for Zone "B-1".
- C.** Rear yard: The rear yard shall be the same as required for Zone "B-1".