

THE CITY OF DEFIANCE OHIO ZONING MAP

ZONING MAP KEY

	A-1
	PUD
	B-1
	B-2
	B-3
	B-4
	FP
	M-1
	M-2
	M-3
	O-R
	P-B-3
	R-1
	R-2
	R-3
	R-4
	S-1
	SR
	Defiance College Overlay District

TABLE 1173.02-3: YARD, AREA, AND HEIGHT REQUIREMENTS FOR NONRESIDENTIAL BUILDINGS

DISTRICT	MINIMUM LOT WIDTH	MINIMUM LOT AREA	FRONT YARD [1]	REAR YARD	SIDE YARD	MAXIMUM LOT COVERAGE	MAXIMUM STORIES	MAXIMUM BUILDING HEIGHT
F-P	300'	3 Acres	60'	60'	50'	20%	X	X
S-1	300'	3 Acres	60'	60'	50'	20%	X	X
A-1	300'	3 Acres	60'	60'	50'	10%	3	45'
R-1	150'	2 Acres	50'	50'	30'	20%	3	45'
R-2	100'	1 Acre	40'	40'	30'	25%	3	45'
R-3	100'	20,000 SF	30'	30'	20'	30%	3	45'
R-4	See Subsection 1169.08A.3, Mobile Home Parks for requirements.							
B-1	60'	7,500 SF	30'	20'	---	50%	3	45'
B-2	---	---	---	20'	---	100%	X	X
B-3	100'	20,000 SF	40'	20'	15'	40%	X	X
B-4	400'	5 Acres	60'	40'	30'	30%	X	X
O-R	100'	16,000 SF	40'	30'	15'	30%	X	X
M-1	200'	1 Acre	50'	40'	30'	30%	X	X
M-2	200'	2 Acres	40'	40'	20'	50%	X	X
M-3	200'	2 Acres	50'	40'	30'	40%	X	X

NOTES:
X = Unlimited
[1] Except along major thoroughfares where the minimum front yard setback shall be 50 feet (see Subsection 1173.02.C).
Any subdivision adjacent to a limited access state highway must have ODOT approval.
Per Subsection 1175.04E, Design Standards for Off-Street Parking Areas, all vehicular use areas in nonresidential districts shall be a minimum of five feet from any lot line or street right-of-way.

TABLE 1173.02-1: YARD, AREA, AND HEIGHT REQUIREMENTS FOR DWELLINGS

DISTRICT	TYPES OF DWELLINGS	MINIMUM LOT WIDTH	MINIMUM LOT AREA (PER UNIT)	FRONT YARD [1]	REAR YARD	EITHER SIDE YARD	SUM OF SIDE YARDS	MAXIMUM STORIES	MAXIMUM BUILDING HEIGHT
A-1	Any	300'	3 Acres	60'	20'	25'	60'	3	45'
R-1	One-Family [2]	85'	12,000 SF	25'	30'	8'	20'	3	45'
R-2 [4]	Two-Family	105'	7,500 SF	25'	30'	12'	25'	3	45'
	One-Family	60'	7,500 SF	25'	30'	8'	20'	3	45'
R-3 [3]	Two-Family	80'	5,000 SF	25'	30'	10'	25'	3	45'
	One-Family	60'	6,000 SF	25'	30'	8'	20'	3	45'
R-4 [4]	Two-Family	80'	4,000 SF	25'	30'	10'	20'	3	45'
	Mobile-Family	100'	[3]	25'	30'	12'	25'	3	45'
R-4	Mobile Home	300'	See Subsection 1169.08A.3, Mobile Home Parks for requirements.						
O-R	Multi-Family	100'	3,300 SF	30'	30'	15'	30'	3	45'

NOTES:
[1] Maximum percentage of lot coverage with buildings is 35%.
[2] Zero lot line development may be allowed as a planned unit development per Subsection 1171.07.A.
[3] There shall be 5% space for recreation purpose, set aside for occupants.
[4] The minimum lot area and frontage requirements shall not apply to Lots 1 through 84 of S. & S. Ranchland Heights Third Revised Subdivision.
[5] Minimum lot requirements per dwelling unit for multi-family developments in the R-3 District are as follows:
One bedroom unit: 1,600 SF
Two bedroom unit: 2,000 SF
Three or more bedroom unit: 2,500 SF

TABLE 1173.02-2: MINIMUM FLOOR AREA PER DWELLING UNIT

DISTRICT	ONE AND TWO-FAMILY DWELLINGS	EFFICIENCIES	1 BEDROOM UNIT	2+ BEDROOM UNIT
A-1	800 SF	---	---	---
R-1	1,100 SF	---	---	---
R-2	900 SF	600 SF	750 SF	900 SF
R-3	750 SF	500 SF	650 SF	750 SF
R-4	400 SF	---	---	---
O-R	---	500 SF	650 SF	750 SF

BASE MAP INFORMATION
APPROVED BY: DEFIANCE CITY PLANNING COMMISSION
DATE: SEPTEMBER 15, 2014
ADOPTED BY DEFIANCE CITY COUNCIL
DATE: NOVEMBER 11, 2014
ORDINANCE NUMBER: 7675

MAP REVISIONS

DATE:	ORDINANCE NO.
12-10-2013	7651
07-14-2015	7729
07-14-2015	7730
07-14-2015	7731
08-25-2015	7736
08-25-2015	7741
11-24-2015	7766
12-08-2015	7770
12-08-2015	7771
05-03-2016	7815
08-23-2016	7842
12-06-2016	7872
02-28-2017	7894
06-06-2017	7924
06-06-2017	7925
12-12-2017	7973
3-17-2020	8241
3-17-2020	8192
12-7-2020	8201
2-24-2021	8287
2-24-2021	8288
2-1-2022	8379
5-17-2022	8409
10-27-2023	8443
9-6-2023	8510
9-6-2023	8513
9-23-2023	8515
8-22-2024	8595
12-10-2024	8621

1 in = 1,068 feet

0 0.25 0.5 1 1.5 2 Miles