Zoning District Standards

Zoning District	Zoning District Expanded	Minimum Zoning Acres	Minimum Lot Size (Sq. Ft.)	Lot Size Converted to Acres	Minimum Lot Width (Feet)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet) One-Side	Minimum Side Setback (Feet) Total	Minimum Rear Setback (Feet)	Minimum Floor Area (Sq. Ft.)	Maximum Lot Coverage	Maximum Building Height (Feet)
SER	Suburban Estate Residential	25	43,560	1	150	50	25	50	75	1,500	15%	40
R-2	Low Density Residential	20	21,780	1/2	100	40	15	35	50	1,500	20%	40
R-4	1 and 2 Family Residential	10	10,000		70	25	5	15	40	1,000	30%	30
R-5	Medium Density Residential	8	8,000		70	25	5	15	40	1,000	30%	30
R-7	High Density Residential	8	6,000		60	25	3	10	30	1,000	33%	24
R-12	Multi-Family Residential	2	3,600		80	25	10	25	20	750	40%	36
A	Agriculture	5	87,120	2	3 to 1	50	25	50	25	N/A	15%	36
OA	Office-Apartment	3.5	8,000*		60	15	5	15	5	600**	40%	35
GB	General Business	6	20,000		3 to 1	100	50	100	50	N/A	25%	35
CB	Central Business	30	1,000		3 to 1	N/A	N/A	N/A	5	N/A	50%	125
I-1	Light Industrial	10	43,560	1	3 to 1	50	25	75	25	N/A	50%	N/A
R-PUD	Residential - Planned Unit Dev.	*Dependent on Application*										

* 2,000 Square Feet per unit for each additional dwelling unit over three dwelling units

** This refers to a one-bedroom dwelling, 600 Sq. Ft.
** Two-Bedroom dwelling, minimum 800 Sq. Ft.

Accessory Buildings

Zoning District	Zoning District Expanded	Side Setback (Feet)	Rear Setback (Feet)	Building Height (Feet)
SER	Suburban Estate Residential	25	10	24
R-2	Low Density Residential	15	10	24
R-4	1 and 2 Family Residential	5	10	18
R-5	Medium Density Residential	5	10	18
R-7	High Density Residential	3**	5	18
R-12	Multi-Family Residential	10	10	18
OA	Office-Apartment	5	5	18
R-PUD	Residential - Planned Unit Dev.	5	10	18*

* Cannot exceed height of principal building
** Cannot be closer than 10 feet to the nearest structure

City of New Carlisle
331 S Church St • New Carlisle, OH 45344
Phone: 937-845-9492 • Fax: 937-845-2338
www.newcarlisleohio.gov

8/2013