

District Development Standards

The following table indicates the development standards for each of the Zoning Districts within the Village of Newton Falls. These standards as listed in the table were obtained from the existing Zoning Ordinance. The designation (NA) "not applicable" was inserted when a specific use is not permitted within a particular district. The designation (NR) "not required" was inserted when a specific standard is not required within a particular district. The designation (NS) "not specified" was inserted when a specific standard is not specified within a particular district.

Newton Falls Development Standards										
Zoning Districts										
Lot Area (s.f.)	R-8	R-12	R-15	R-M	O-D	C-1N	C-1	C-2	S-1	I-1
Residential										
Single Family	8,000	12,000	15,000	8,000	NA	NA	NA	NA	NA	NA
Two-Family				11,000	NA	NA	NA	NA	NA	NA
Multiple-Family				8,000 + 3,000 each additional unit	NA	NA	NA	NA	NA	NA
Non-Residential	30,000	30,000	30,000	①	5,000	5,000	5,000	5,000	5,000	1 acre
Industrial	NA	NA	NA	NA	NA	NA	NA	NA	NA	NS
Lot Width (ft.)										
Residential	50	60	65	100 + 20 each additional unit	NA	NA	NA	NA	NA	NA
Non-Residential	100	100	100	100	60	60	60	60	60	NA
Industrial	NA	NA	NA	NA	NA	NA	NA	NA	NA	60

① Adequate to provide for yard areas, off-street parking and loading areas and/or other requirements.

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	Zoning Districts									
	R-8	R-12	R-15	R-M	O-D	C-IN	C-1	C-2	S-1	I-1
Lot Frontage (ft.) (at Road R/W)										
Residential	50	60	65	100 + 20	NA	NA	NA	NA	NA	NA
Non-Residential	NS	NS	NS	NS	100	100	100 ①	100	100	100
Front Yard Setback (ft.)										
Residential See ②	20	30	50	60	NA	NA	NA	NA	NA	NA
Non-Residential See ②	20/30/50	20/30/50	20/30/50	NS	25	45	①	35	45	NA
Industrial	NA	NA	NA	NA	NA	NA	NA	NA	NA	40
Side Yard Setback (ft.)										
Residential See	10	10	10	10 ③	NA	NA	NA	NA	NA	NA
Non-Residential	25	25	25	15	0/15 ④	25	①	0/14 ④	25 ⑤	NA
Industrial	NA	NA	NA	NA	NA	NA	NA	NA	NA	25

② Front Yard Setback as measured from the road right-of-way of (residential service street/collector street/arterial street)
 ③ Side Yard Setback shall be the greater of 10 feet or 10% of the average lot width.
 ④ No Side Yard is required / Minimum side yard if adjacent to a residential district.

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Rear Yard Setback (ft.)										
Residential	20	20	20	20	NA	NA	NA	NA	NA	NA
Non-Residential	20	20	20	20	20	25	①	20	25 ⑤	NA
Industrial	NA	NA	NA	NA	NA	NA	NA	NA	NA	25
Building Height (ft.)										
Residential	35	35	35	60	NA	NA	NA	NA	NA	NA
Non-Residential	35	35	35	60	35 ⑥	35	35 ⑥	35 ⑥	35 ⑦	NA
Industrial	NA	NA	NA	NA	NA	NA	NA	NA	NA	75

- ⑤ Except next to rail siding.
- ⑥ Public and Semi-Public Buildings may exceed the height limitations if the minimum depth of rear yards and width of side yards are increased one foot for each two feet of height the building exceeds the prescribed height limit.
- ⑦ Buildings adjacent to a residential district shall not exceed 35 feet unless the setback adjacent to the residential district are increased one foot for each one foot of height the building exceeds the prescribed 35 feet.

