



# Union Township Planning & Zoning Department

Only Township Nationally Accredited in Police • Fire • Service

4350 Aicholtz Road • Union Township, Ohio 45245 • (513) 753-2300 • (513) 753-2697 Fax • www.union-township.oh.us



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## R-1 ZONING DISTRICT

MINIMUM LOT SIZE 20,000 sq. ft.  
MINIMUM LOT WIDTH 100 ft. (125 ft. corner lots)

### PRINCIPAL STRUCTURE, ADDITIONS, COVERED PORCHES

FRONT & REAR YARD SETBACK 40 ft. (each side)  
SIDE YARD SETBACK 15 ft. (each side)  
SIDE STREET SETBACK 40 ft.

MINIMUM LIVING AREA 1,000 sq. ft. (one story); 1,200 sq. ft. (over one story)

### ACCESSORY BUILDINGS & DECKS (must be in the side or rear yard)

MAXIMUM SIZE SHED 120 sq. ft. (rear yard only)  
MAXIMUM SIZE GARAGE 1,000 sq. ft. if lot > 25,000 sq. ft.  
900 sq. ft. if lot < 25,000 sq. ft.  
MAXIMUM HEIGHT 14 ft. net height  
SIDE YARD SETBACK 5 ft. (each side)  
REAR YARD SETBACK 5 ft.

## R-2 ZONING DISTRICT

MINIMUM LOT SIZE 10,000 sq. ft.  
MINIMUM LOT WIDTH 75 ft. (90 ft. corner lots)

### PRINCIPAL STRUCTURE, ADDITIONS, COVERED PORCHES

FRONT & REAR YARD SETBACK 30 ft. (each side)  
SIDE YARD SETBACK 10 ft. (each side)  
SIDE STREET SETBACK 30 ft.

MINIMUM LIVING AREA 1,000 sq. ft. (one story); 1,200 sq. ft. (over one story)

### ACCESSORY BUILDINGS & DECKS (must be in the rear or side yard)

MAXIMUM SIZE SHED 120 sq. ft. (rear yard only)  
MAXIMUM SIZE GARAGE 750 sq. ft.  
MAXIMUM HEIGHT 14 ft. net height  
SIDE YARD SETBACK 5 ft. (each side)  
REAR YARD SETBACK 5 ft.

### \*\*FENCING (ALL DISTRICTS)

NO FENCING LOCATED IN THE FRONT YARD  
FRONT YARD IS DETERMINED BY SIDE OF LOT WITH LEAST DIMENSION