



Building Department
3760 Darrow Road, Stow, Ohio
330.689.2729

CHAPTER 2

ZONING REQUIREMENTS

Zoning Regulations

The City of Stow Zoning code divides the City into specific "districts" or "zones" depending on use. For example, a single-family residential district, (R-1, R-2, R-3) signifies that only single-family homes are permitted to be constructed in the district without the approval of the Planning Commission and Council. Other uses may be permitted with Planning & Council's approval. When applying for a building permit, the application is reviewed by the Zoning division of the Planning Department. The site plan and structure location must comply with the requirements of the zoning district in which you are building.

Zoning Restrictions

The Zoning code is intended to maintain the design and character of a neighborhood. The code regulates the density of development, lot size and width and the location and height of buildings. The code requires specified minimum distances between buildings and property lines. This distance is known as the building setback. The setback is measured to the furthest most point in the building footprint including but not limited to cantilevers for bay windows, fireplaces etc. Please note that roof overhangs, chimneys, architectural features, awnings and canopies may encroach into the required setback a maximum of twelve inches.

The setback maintains the character of the neighborhood while also insuring that the structure is accessible. Properties may have utility easements and public right-of-ways, which could affect building location and other construction issues.

When planning a project, property owners should check deed restrictions and subdivision covenants. The City of Stow does not review, check, or enforce these types of requirements.

NOTE: Two family, multi-family and certain uses in Residential Business districts require City Planning Commission and City Council approval before a Zoning Permit may be issued.

Variances to the Zoning Code

The Building and Zoning Appeals Board is a group of Stow citizens appointed by the Mayor to review variance requests to the City zoning and building codes. If a minimum setback or other code requirement cannot be met due to a special hardship, an appeal for a variance may be made to this Board. An Appeals Board filing procedure packet may be picked up across from the main Receptionist or from the Zoning Department, both on the first floor of City Hall.

Questions regarding the zoning code, zoning districts, permitted property uses, building setbacks, etc., should be directed to the Zoning Office located in the first floor of City Hall at (330) 689-2701. Zoning office hours are Monday through Friday 8:00 a.m. to 4:30 p.m. The office is closed from 12:00 p.m. to 1:00 p.m.

<i>Minimum Lot Area, Lot Width and Required Yard Setbacks</i>						
District	Minimum Lot Size	Minimum Lot Width	Front Setback	Rear Setback	Side Setback	Minimum Frontage at Lot Line
R-1	20,000 sq. ft.	100 ft	50 ft	45 ft	15 ft	45 ft
R-2	16,000 sq. ft.	90 ft	40 ft	30 ft	10 ft	40 ft
R-3	12,000 sq. ft.	80 ft	40 ft	30 ft	8 ft	35 ft
R-B	16,000 sq. ft.	100 ft	40 ft	40 ft	10 ft	75 ft

Setback Requirements for Selected PRD / PUD Subdivisions & Cluster Developments			
Subdivision	Front Setback	Rear Setback	Side Setback
Bayside Lake, Eastwicke Farms, Quail Highlands, Surrey Hill	40 ft	45 ft	12 ft
Heritage Heights, Highland Chase, Hunter's Crossing, Kings Mill, Partridge Highlands, Pebblehurst, Sheffield Hills, Stow Woods, Terrace Glen, Timber Creek	32 ft	30 ft	8 ft
Pambi Farms	40 ft	30 ft	10 ft
Call's Farm, The Meadows, The Kames, Stonebridge Crossing, Wren's Cross	Setbacks Vary, Refer to Plat		
Bramble Creek, Creekside, Lakeside Commons, Stone Meadow, Stow Road Cluster (Frankie Lane)	Setbacks Vary, Refer to Plat		

Accessory Uses				
	Yard Where Permitted	Distance From:		
		Rear Lot Line	Side Lot Line	Principal Building
Accessory Buildings (including detached garages)	Rear & Side	6 ft	6 ft	12 ft
Decks, patios, Porches, Steps and any other extension to the principal structure (b)	Front, Rear & Side	(a)	(a)	---
Pools	Rear	10 ft	10 ft	---
<ul style="list-style-type: none"> • Shall comply with the principal building setbacks noted above • Driveways and walkways may be constructed up to but not on the property line 				