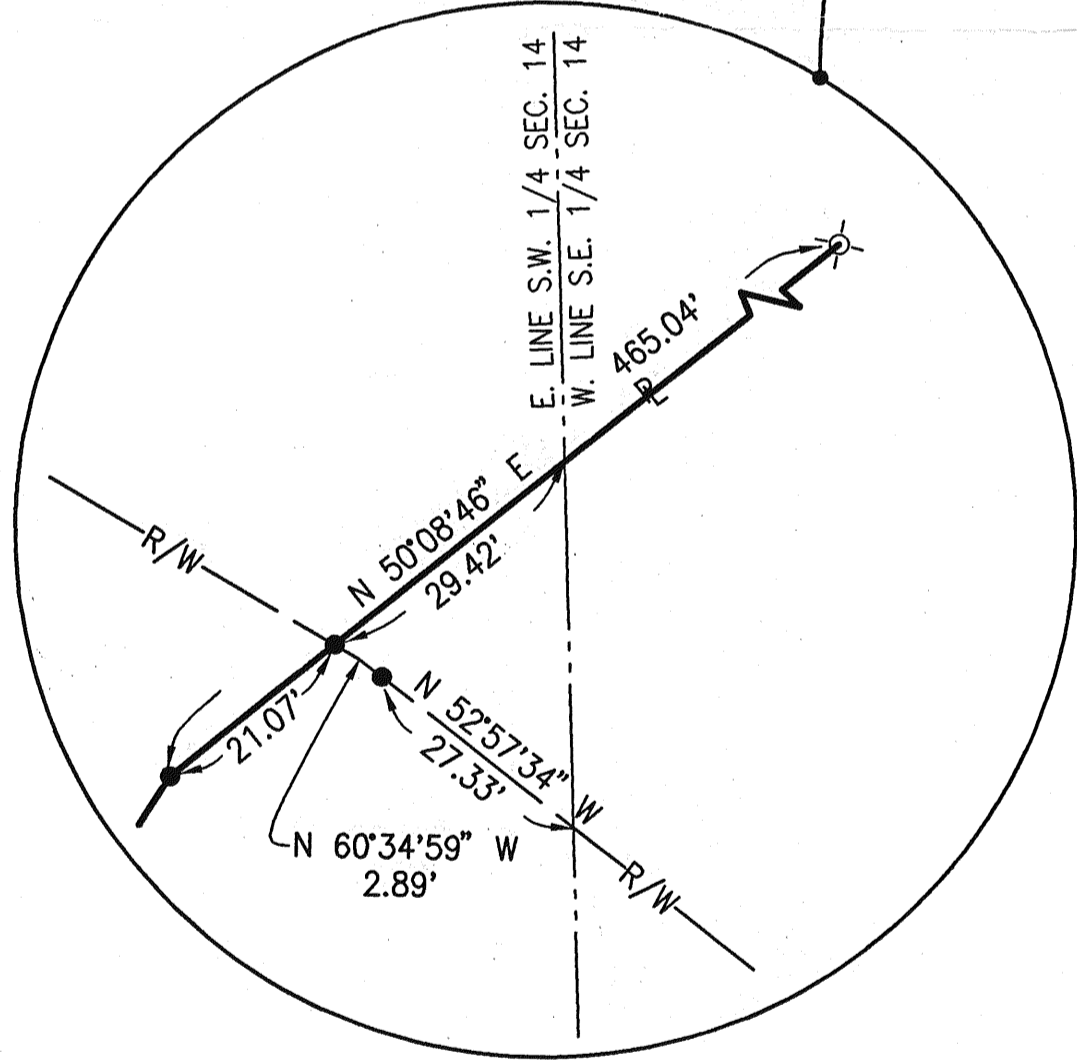
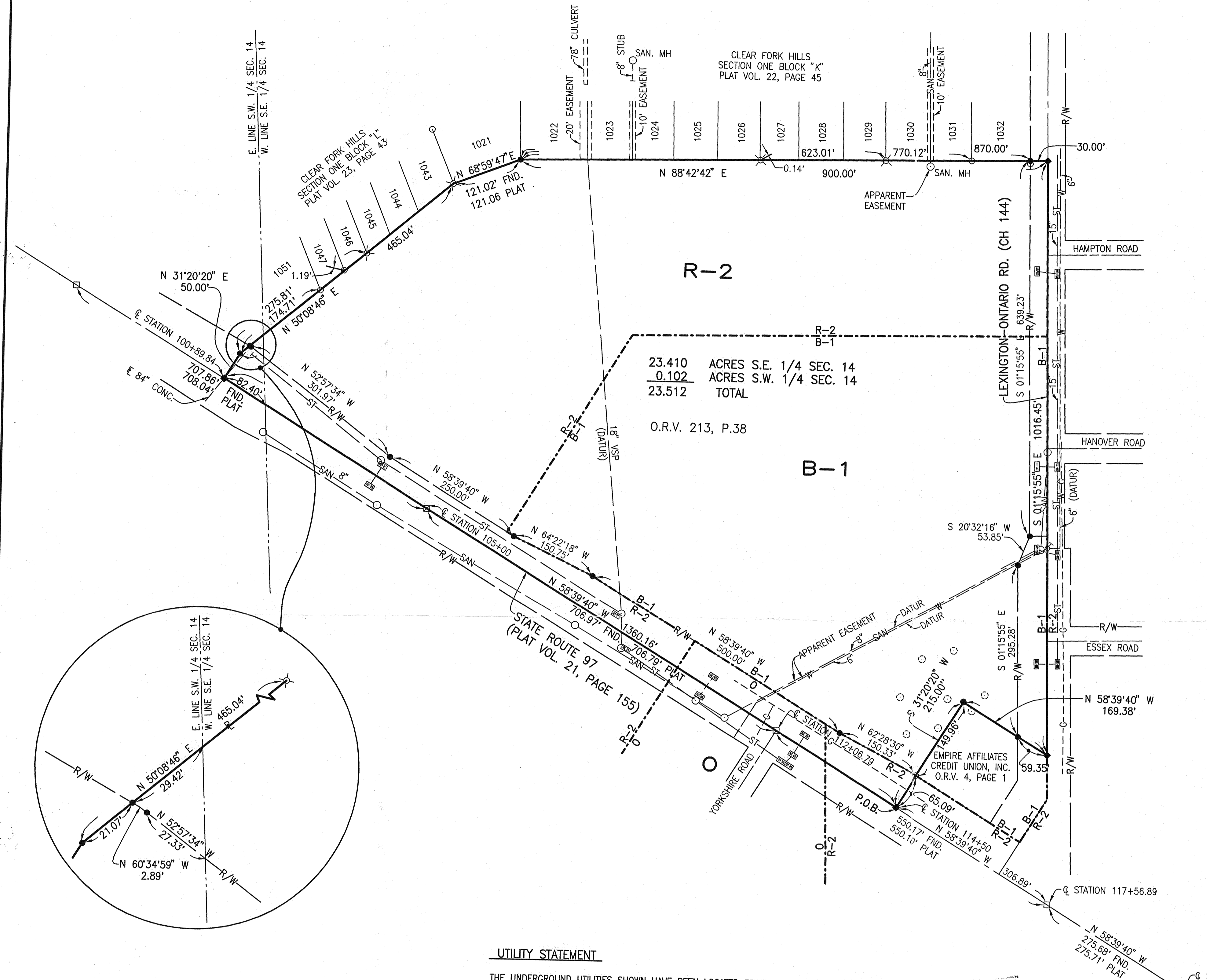


LEXINGTON - ZONING CODE  
 SCHEDULE OF REGULATIONS  
 §150.120 SCHEDULE LIMITING HEIGHT, BULK, DENSITY, AND AREA BY ZONING DISTRICT

Zoning District Use	Density units per acre	Minimum lot area requirements per dwelling unit (a, b)		Maximum height of building	Minimum yard setback per lot (in feet)			Min. Side	Sum of 2 sides	Minimum Floor Area Per Unit (sq. ft.)	Maximum Percent Lot Coverage
		Minimum area in sq. ft.	Minimum width in ft.		No. stories	In ft.	Front yd.				
R-2 One Family Residence	5.0	8,700	70	2	25	25*	25	5	14	900	25%
R-2 Two Family Residence	8.2	5,250	40	2	25	25*	25	5	14	900	25%
R-2 Multiple Family Residence	12.0(c)	3,625(c)		2	25	35(f) (e)		(e)		900	30%
B-1 General Business	N/A	N/A	N/A	3	35	30(f)	25(h)	(g,k)		N/A	30%

\*Except on major arterial thoroughfares (30)

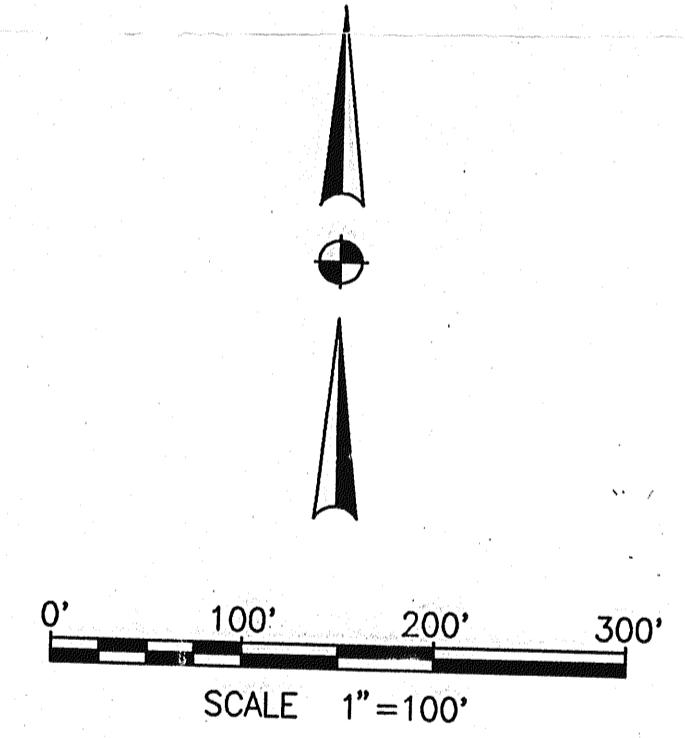
- (e) In an R-2 and R-3 multi-family development, front, side, or rear yards do not refer directly to the spacing between building for a multi-family development of two or more buildings on the same parcel. In such cases, the minimum distance between any two buildings shall not be less than 40 feet. Wherever the side or rear yard of a multi-family development abuts a one family residential development, the minimum side yard width and rear yard depth shall be at least 35 feet.
- (f) Off-street parking shall be permitted to occupy part of the required front yard after approval of the parking plan layout and points of ingress and egress by the Planning Commission
- (g) No side yards are required along the interior side lot lines of the District. On an exterior side yard abutting a residential district, there shall be provided a minimum side yard setback of 30 feet.
- (h) Off-street loading space shall be provided in the rear yard in accordance with the provisions of §150.144, and shall be provided in addition to any required off-street parking facilities.
- (k) A six-foot obscuring fence or screen and a 20 foot wide greenbelt measured from the lot line shall be provided along those side and rear lots if abutting a residential development.



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

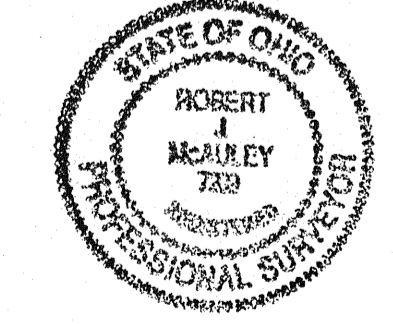
GAS LINES WERE LOCATED AS MARKED BY THE GAS COMPANY.



- LEGEND
- - SURVEY MARKER SET  
5/8 IN. REINFORCE BAR WITH CAP  
STAMPED "RICHLAND ENG. RLS 7209"
  - ◆ - RAILROAD SPIKE SET
  - - MONUMENT BOX FOUND
  - - 1/2 IN. WATER PIPE FOUND
  - ⊗ - 3/4 IN. WATER PIPE FOUND
  - - WELL - 8" PVC RISER
  - (DATUR) - DEPICTED ACCORDING TO UTILITY RECORD  
NO ELECTRONIC INFORMATION WAS OBT.
  - - ZONING LINE

ALL BEARINGS ARE BASED UPON THE CENTERLINE OF STATE ROUTE 97 BEARING BEING N 58°39'40" W AS RECORDED IN PLAT BOOK VOLUME 21, PAGE 155.

Robert J. McAuley  
 ROBERT J. MCAULEY  
 RLS 7209



12 Feb 1998  
 DATE

**RICHLAND ENGINEERING & SURVEYING**

SURVEY OF  
**ADELLE MORLEY PROPERTY**  
 23.512 ACRE PARCEL  
 STATE ROUTE 97 AND LEXINGTON ONTARIO ROAD  
 VILLAGE OF LEXINGTON, TOWNSHIP OF TROY,  
 COUNTY OF RICHLAND AND STATE OF OHIO  
 BEING PART OF S.W. 1/4 SEC. 14 AND S.E. 1/4 SEC. 14  
 TOWNSHIP 20, RANGE 19.

DESIGNED	DRAWN	TRACED	CHECKED	REVIEWED	DATE