

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 159

By: Mayor Perciak and All Members of Council

AN ORDINANCE AMENDING SECTIONS 1252.15 AND 1252.16 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING ACCESSORY BUILDINGS AND PROJECTIONS INTO YARDS IN RESIDENTIAL DISTRICTS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

**Section 1.** That Section 1252.15 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville be and is hereby amended to read in its entirety as follows:

**CHAPTER 1252**  
**Residential Districts**

\* \* \*

**1252.15 YARDS FOR ACCESSORY BUILDINGS AND USES.**

Any accessory use permitted in a residential district may either occupy a part of the main building, occupy a separate accessory building, occupy an unenclosed structure, or constitute an accessory land use. **“Unenclosed structure” for purposes of this Section, means a structure, with or without a permanent roof, that is open on at least three (3) sides with no walls, windows, or other enclosure of any type except insect screens. Unenclosed structures does not include decks with no roofs, which are governed by Section 1252.16(e) for allowable deck zoning requirements.** Separate accessory buildings, other than a private garage, and unenclosed structures that are capable of being occupied, shall comply with the following schedule:

Land Area of Accessory Building Lot (Sq. Ft.)	Accessory Building and Unenclosed Structure Size/Location		
	Maximum Permitted Accessory Building (Sq. Ft.)	Maximum Permitted Unenclosed Structure (Sq. Ft.)	Minimum Setback From Rear/Side Lot in Feet
Less than 34,000	<del>492</del> 200	<del>200</del> 400	5
Between 34,000 and less than 43,560	<del>323</del> 400	<del>320</del> 400	5
Between 43,560 and less than 87,120	<del>400</del> 500	<del>400</del> 500	5
Between 87,120 and less than 130,680	<del>480</del> 600	<del>400</del> 500	5
Between 130,680 and less than 174,240	<del>576</del> 700	<del>600</del> 800	10
Between 174,240 and less than 217,800	<del>720</del> 800	<del>600</del> 800	10
Between 217,800 and less than 261,360	<del>800</del> 900	800	10
Between 261,360 and less than 304,920	<del>862</del> 1,000	800	10



Between 304,920 and less than 348,480	<del>945</del> 1,100	1200	15
Between 348,480 and less than 392,040	<del>4,045</del> 1,200	1200	15
Between 392,040 and less than 435,600	<del>4,176</del> 1,300	1200	15
Equal to or greater than 435,600	<del>4,307</del> 1,400	1200	15

- (a) Accessory Building Location in ER, R1-125, R1-100 and R1-75 Districts. Any accessory building or detached private garage shall not be located within twenty (20) feet of the main building and shall not be located within twenty (20) feet of any dwelling on an adjacent residential lot, provided, however, that unenclosed accessory structures, such as gazebos, pergolas and trellises, may be located within twenty (20) feet of the dwelling to which they are accessory. Any accessory building or detached private garage shall not project into a front or into a side yard. An accessory building or private garage may, however, be located in a rear yard but no closer to the rear or side lot line as set forth in the Schedule in 1252.15.

On corner lots, an accessory building shall be set back from the side street line not less than the required setback for the adjacent main building of the butt lot plus an additional five feet.

Accessory buildings shall not be permitted in OF-C and RT-C Districts as an accessory use to a cluster or townhouse dwelling in a cluster development.

~~(Ord. 2022-122, Passed 11-7-22)~~

- (b) Any accessory building designed or intended for the use of a motor vehicle or boat, or an accessory building with a door or doors that equal or exceed six (6) feet in height and seven (7) feet in width shall be considered an accessory building designed for vehicle storage and shall be provided with a driveway. A driveway or a motor vehicle use area to an accessory building designed for vehicle storage shall be hard surfaced as set out in Chapter 1436 of the Codified Ordinances or be surfaced with a permeable porous paver system (Filterpack, Geoblock or equal) in a manner approved by the Building Commissioner.
- (c) Distances from Accessory Uses to Buildings and Streets in RMF-1 Districts. The minimum distances from any accessory uses such as storage garages, parking areas, driveways, walks and recreation areas to certain walls of main buildings, streets and boundaries of the development area shall be not less than set forth in the schedule that follows:

MINIMUM DISTANCES FOR ACCESSORY USES IN RMF-1 DISTRICTS						
Accessory Building or Use	To Walls of Main Buildings		To Streets		To Side and Rear Lot Lines Adjacent To	
	Main (ft.)	End (ft.)	Public (ft.)	Project (ft.)	R1 & R2 District (ft.)	RMF District (ft.)
Storage garage	30(a)	15(a)	(b)	(8)	5	5
Parking area & Driveway (c)	30	10	20(b)	5(d)	10	5
Project walk	10(e)	5	(f)	(f)	5	3

Areas for active recreation	30	15	(g)	10	40	15
(a) Garage may be in basement ground floor or not less than set forth in this schedule.						
(b) Storage garage not permitted in required front yard.						
(c) If the driveway is designed as a part of the building entrance, it may be less than set forth in this schedule for that section near the entrance.						
(d) Parking area only.						
(e) A project walk may be less than ten feet, but not less than five feet, from a main wall if All the windows have sills at least eight feet above the finish grade.						
(f) Not applicable.						
(g) Recreation areas not permitted in required front yard.						

(Ord. 2012-085. Passed 9-17-12.)

**Section 2.** That Section 1252.16 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville be and is hereby amended to read in its entirety as follows:

**1252.16 PROJECTIONS INTO YARDS.**

A projection is that part or feature of a building which extends or projects outside of the main building walls. It is intended that certain features may project into required yards but they shall be regulated so as not to substantially interfere with the reception of sun, light, air and the use of adjacent lots. Building features may project into a front, side or rear yard of a dwelling as follows:

- (a) Architectural Features. A belt course, balcony, cornice, gutter or chimney may project into a front and side yard for a distance of two feet provided no part is less than three feet from any side lot line.
- (b) Entrance Features. Ground level open platforms, landings, or terraces not exceeding 120 square feet in area may extend up to ten feet into the required front yard. Steps or other features not extending above the first floor level of a building may extend up to six feet into a required front yard and three feet into a required side yard provided that no part is less than three feet from any lot line.
- (c) Enclosed Shelters. An enclosed entry, enclosed porch or enclosed deck may be constructed as part of the dwelling, but shall not project into any required yard area.
- (d) Unenclosed Shelters. An entrance hood or open but roofed porch may project up to six feet into a required front yard or required rear yard and three feet into a required side yard.
- (e) Unenclosed Patio or Deck.
  - (1) On a lot with a one-family dwelling or two-family dwelling, an unenclosed patio or deck may project into a required rear yard provided such deck or patio is set back not less than five (5) feet from any side or rear lot line, and does not encroach into any easement.
  - (2) On a lot with a one-family cluster or a townhouse dwelling, an unenclosed patio or deck may project into a required rear yard provided such deck or patio is set back not less than ten (10) feet from the rear lot line, and does not encroach into an easement, and thirty-five (35) feet from any adjoining side or rear lot line of



any single family dwelling lot and does not encroach into any easement; except that, if the Planning Commission has approved the location and arrangement of unenclosed patios or decks for the cluster or townhouse area in conjunction with the approval of the detailed site plan of such area, then such approval shall govern.

- (f) Maximum Impervious Area. **Regardless of any other provisions in Sections 1252.15 and 1252.16, the aggregate area of decks, shelters, patios, sheds, gazebos, or any other accessory building or use, and other features with impervious surfaces shall not cover more than fifty percent (50%) of any designated rear yard area.**

~~(Ord. 2022-122. Passed 11-7-22.)~~

**Section 3.** That in case of conflict between any provision of this Ordinance and any other ordinance or resolution, or part thereof, the provisions of this Ordinance shall prevail and apply, unless a conflicting provision is deemed to be more restrictive.

**Section 4.** That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

**Section 5.** That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First reading: November 20, 2023

Second reading: December 4, 2023

Third reading: January 16, 2024

Public Hearing: January 16, 2024

  
\_\_\_\_\_  
President of Council

Date Passed: 01-16-2024

Yea

Nay

Carbone  
Clark  
Kaminski  
Kosek  
Roff  
Short  
Spring

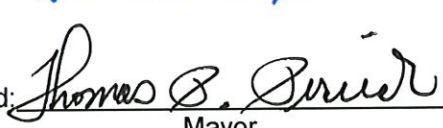
☒  
☒  
☒  
☒  
☒  
☒  
☒

☐  
☐  
☐  
☐  
☐  
☐  
☐

Referred to Planning Commission

November 21, 2023

Favorably Recommendation by  
Approved: Planning Commission  
November 30, 2023

Approved:   
\_\_\_\_\_  
Mayor

Date Approved: Jan. 16, 2024

Attest:   
\_\_\_\_\_  
Clerk of Council

Ord. No. 2023-159 Amended: \_\_\_\_\_

1<sup>st</sup> Rdg. 11-20-23 Ref: PCT/PZE

2<sup>nd</sup> Rdg. 12-4-23 Ref: PZE

3<sup>rd</sup> Rdg. 01-16-24 Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_

Adopted: 01-16-24 Defeated: \_\_\_\_\_

**CITY OF STRONGSVILLE**  
**OFFICE OF THE COUNCIL**

**MEMORANDUM**

---

**TO:** Mitzi Anderson, Administrator to Boards & Commissions  
**FROM:** Marialena Beach, Council Secretary  
**DATE:** November 21, 2023  
**SUBJECT:** Referral from Council: Ordinance No. 2023-159

---

At its regular meeting of November 20, 2023, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2023-159 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTIONS 1252.15 AND 1252.16 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING ACCESSORY BUILDINGS AND PROJECTIONS INTO YARDS IN RESIDENTIAL DISTRICTS.

A copy of this ordinance is attached for Planning Commission review.

MB  
Attachments

# MEMO

**TO:** Aimee Pientka, Council Clerk  
Neal Jamison, Law Director

**FROM:** Mitzi Anderson, Administrator, Boards & Commissions

**SUBJECT:** Referrals to Council

**DATE:** December 1, 2023

---

Please be advised that at its meeting of November 30, 2023, the Strongsville Planning Commission gave Favorable Recommendation to the following;

**ORDINANCE NO. 2023-159:**

An Ordinance Amending Sections 1252.15 and 1252.16 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville Concerning Accessory Buildings and Projections into Yards in Residential Districts