

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 037

By: Mayor Perciak and All Members of Council

AN ORDINANCE AMENDING SECTION 1252.16 PROJECTIONS INTO YARDS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING ACCESSORY BUILDINGS AND UNENCLOSED STRUCTURE OVERHANGS IN RESIDENTIAL DISTRICTS, AND DECLARING AN EMERGENCY.

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

Section 1. That Section 1252.16 Projections into Yards 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**

* * *

1252.16 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.
- (g) Accessory Buildings and Unenclosed Structure Overhangs. The overhang of an accessory building or unenclosed structure shall not extend more than two (2) feet beyond the vertical exterior wall of an accessory building or vertical support of an unenclosed structure. The distance for setback purposes shall be measured from the exterior wall of an accessory building and the vertical support of an unenclosed structure.
- ~~(Ord. 2023-159. Passed 1-16-24.)~~

Section 2. 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 3. 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 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is necessary to provide for the appropriate regulation of accessory buildings and unenclosed structure overhangs. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

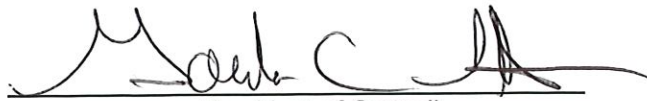
First reading: April 20, 2026
Second reading: May 4, 2026
Third reading: _____
Public Hearing: June 15, 2026

Referred to Planning Commission

April 21, 2026

Favorable recommendation by
Approved: the Planning Commission
April 23, 2026

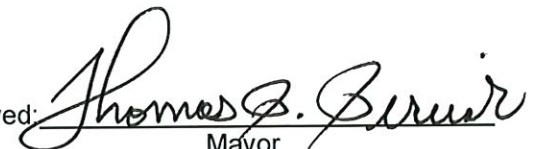
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President of Council

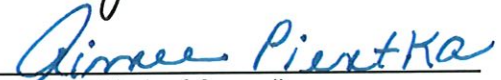
Date Passed: June 15, 2026

	<u>Yea</u>	<u>Nay</u>
Carbone	<u>✓</u>	_____
Clark	<u>✓</u>	_____
Kaminski	<u>✓</u>	_____
Kosek	<u>✓</u>	_____
Roff	<u>✓</u>	_____
Short	<u>✓</u>	_____
Zacharyasz	<u>✓</u>	_____

Approved: 

Mayor

Date Approved: June 15, 2026

Attest: 

Clerk of Council

Ord. No. <u>2026-037</u>	Amended: _____
1 st Rdg. <u>04-20-26</u>	Ref: <u>PC/P2E</u>
2 nd Rdg. <u>05-04-26</u>	Ref: <u>P2E</u>
3 rd Rdg. <u>06-15-26</u>	Ref: _____

Public Hrg <u>06-15-26</u>	Ref: _____
Adopted: <u>06-15-26</u>	Defeated: _____

**CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL**

MEMORANDUM

TO: Mitzi Anderson, Administrator to Boards & Commissions
FROM: Aimee Pientka, Clerk of Council
DATE: April 21, 2026
SUBJECT: Referral from Council: Ordinance Nos. 2026-037

At its regular meeting of April 20, 2026, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2026-037 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTION 1252.16 PROJECTIONS INTO YARDS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING ACCESSORY BUILDINGS AND UNENCLOSED STRUCTURE OVERHANGS IN RESIDENTIAL DISTRICTS, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-20-26.*

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

AKP
Attachments

MEMORANDUM

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

FROM: Kristi Onofre, Administrator Boards & Commissions

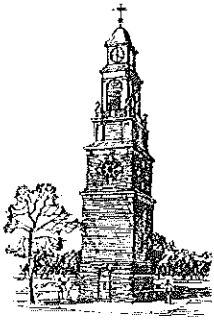
SUBJECT: Referral to Council

DATE: April 28, 2026

Please be advised that at its Meeting of April 23, 2026, the Strongsville Planning Commission gave a **Favorable Recommendation** to the following:

ORDINANCE NO. 2026-037

An Ordinance Amending Section 1252.16 Projections into Yards of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville Concerning Accessory Buildings and Unenclosed Structure Overhangs in Residential Districts, and Declaring an Emergency



City of Strongsville

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Legal Advertisement

City Council

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Annmarie P. Roff
Ward 2

Thomas M. Clark
Ward 3

Gordon C. Short
Ward 4

James E. Carbone
At-Large

Kelly A. Kosek
At-Large

Anthony Zacharyasz, Jr.
At-Large

Aimee Pientka, MMC
Clerk of Council

CITY OF STRONGSVILLE, OHIO

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be conducted by the Council of the City of Strongsville on **Monday, June 15, 2026 at 7:30 p.m., current time**, in the Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road, Strongsville, Ohio, upon the following Ordinance, which has been introduced in and is currently pending before the Council, entitled:

- Ordinance No. 2026-037 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTION 1252.16 PROJECTIONS INTO YARDS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING ACCESSORY BUILDINGS AND UNENCLOSED STRUCTURE OVERHANGS IN RESIDENTIAL DISTRICTS, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-20-26. Favorable recommendation by the Planning Commission 04-23-26. Second reading 05-04-2026. Public hearing 06-15-26.*

This ordinance is on file in the office of the Clerk of Council at the Strongsville Service Center, 16099 Foltz Parkway, Strongsville, Ohio, for public inspection.

Any person desiring to be heard on the subject of the proposed ordinance, or who may wish to object thereto, may appear at the time and place set forth above.

BY ORDER OF THE COUNCIL OF THE CITY OF STRONGSVILLE, OHIO:

Aimee Pientka, MMC
Clerk of Council

Editor's Note: To be published in The Sun Star-Courier/Sun News and online at Cleveland.com: **May 15, 2026 and May 22, 2026**