

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015 – 031

By: Mayor Perciak and Mr. Maloney

AN ORDINANCE AMENDING SECTION 1252.16 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING PROJECTIONS INTO YARDS.

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

Section 1. 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. An open platform, landing, steps, terrace or other feature 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.
- (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. On a lot with a one-family dwelling or two-family dwelling, an unenclosed patio or deck may project up to fourteen feet into a required rear yard provided such deck or patio maintains the same required side yard setback as established for the main building, and is set back not less than five feet from any rear lot line, and does not encroach into any easement.

On a lot with a one-family cluster or a townhouse dwelling, an unenclosed patio or deck may project up to fourteen feet into a required rear yard provided such deck or patio is set back not less than ten feet from the rear

lot line, and does not encroach into an easement, and thirty-five 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.
 (~~Ord. 2012-085. Passed 9-17-12.~~)

* * *

Section 2. 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 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First reading: February 17, 2015
 Second reading: March 2, 2015
 Third reading: April 6, 2015
 Public Hearing: April 6, 2015

Referred to Planning Commission
February 18, 2015
 Favorable recommendation by PC
 Approved: 02-26-15.

Michael Daymut
 President of Council

Approved: Thomas A. Briner
 Mayor

Date Passed: April 6, 2015

Date Approved: April 7, 2015

	Yea	Nay
Carbone	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Daymut	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DeMio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dooner	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maloney	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schonhut	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Southworth	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Attest: Jim Prinko
 Clerk of Council

ORD. No. 2015-031 Amended: _____
 1st Rdg. 02-17-15 Ref: PC/PZE
 2nd Rdg. 03-02-15 Ref: PZE
 3rd Rdg. 04-06-15 Ref: _____

Pub Hrg. 04-06-15 Ref: _____
 Adopted: 04-06-15 Defeated: _____

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Planning Commission
FROM: Aimee Pientka, Clerk of Council
DATE: February 18, 2015
SUBJECT: Referral from Council: Ordinance No. 2015-031

At its regular meeting of February 17, 2015, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

Ordinance No. 2015-031 by Mayor Perciak and Mr. Maloney. AN ORDINANCE AMENDING SECTION 1252.16 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING PROJECTIONS INTO YARDS.

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

AKP
Attachment

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Ken Kraus, Law Director

FROM: Carol Oprea, Administrative Assistant, Boards & Commissions

SUBJECT: Referrals to Council

DATE: February 27, 2015

Please be advised that at its meeting of February 26, 2015, the Strongsville Planning Commission gave Favorable Recommendation to the following;

ORDINANCE 2015-031:

An Ordinance Amending Section 1252.16 of Title Six of Part Twelve-Planning and zoning Code, of the Codified Ordinances of the City of Strongsville Concerning Projections into Yards.

MODERN PROPERTY GROUP, LLC./ Bill Sliwinski, Agent

- a) Modification to permit a subdivision without sanitary sewers at 22835 Royalton Road, PPN 393-01-007, 009, 011 zoned General Industrial, pursuant to Codified Ordinance Section 1228.01(i).
- b) Subdivision of PPN's 393-01-007, 009 and 011 located at 22835 Royalton Road, zoned General Industrial, **subject to the receipt of the Law Department an Affidavit for the sanitary sewers.**

Also, at that same meeting the Planning Commission tabled the following;

ORDINANCE 2015-008

An Ordinance approving and adopting the 2015 Comprehensive Plan update for the City of Strongsville.