

ORDINANCE NO. 47-2021 (AMENDED)

INTRODUCED BY: MAYOR JAMES P. GRAVEN AND COUNCIL AS A WHOLE

AN ORDINANCE AMENDING SECTION 1240.09(a)(3)(A) OF THE OLMSTED FALLS CODIFIED ORDINANCES ENTITLED “ACCESSORY USE REGULATIONS” AND DECLARING AN EMERGENCY

WHEREAS, the Olmsted Falls Codified Ordinance Section 1240.09(a)(3)(A) currently establishes regulations regarding Accessory Use Regulations; and

WHEREAS, the City Planner has reviewed said regulations and recommends an update in order to better facilitate between detached and attached garages; and

WHEREAS, upon referral by City Council the Planning Commission, at its public meeting on October 6, 2021 by motion, voted and approved to recommend to City Council that Section 1240.09(a)(3)(A) of the Codified Ordinances be amended and that all of the same consistent with the draft exhibits received by the Clerk of Council from the Planning Commission and attached hereto. Now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OLMSTED FALLS, CUYAHOGA COUNTY, STATE OF OHIO, THAT:

SECTION 1. That Olmsted Falls Codified Ordinance Section 1240.09(a)(3)(A), is hereby amended to read as follows: (new material appears like **THIS** and deleted material appears like ~~this~~)

1240.09 ACCESSORY USE REGULATIONS.

Accessory uses, buildings, and structures permitted in association with residential uses shall conform to the location, coverage, and maintenance standards contained in this section. Attached garages as part of a dwelling are subject to all yard requirements for a principal building specified in Sections 1240.05 or 1240.06 respectively.

(a) Area and Yard Requirements for Accessory Uses on Single-Family Lots.

(3) Garages and detached accessory building regulations. The number and size of accessory buildings and garages shall comply with the following:

A. Each dwelling unit shall have a two-car garage with a minimum floor area of ~~484~~ 396 square feet. The garage may be either attached to or detached from the dwelling unit. The maximum floor area of a **DETACHED** garage shall be 600 square feet on any lot less than one acre, and **1,000** 880 square feet ~~for an attached or detached garage~~ on any lot **OF OR EXCEEDING** ~~greater than~~ one acre. **ATTACHED GARAGES SHALL NOT EXCEED A MAXIMUM OF 1,000 880 SQUARE FEET INCLUDING.** A dwelling unit on any lot greater than one acre that has an attached garage may be permitted to have a second garage detached

from the dwelling unit provided the total floor area of the two garages does not exceed **1,000 880** square feet.

SECTION 2. This Council finds and determines that all formal actions of this Council relating to adoption of this Ordinance have been taken at open meetings of this Council; and that deliberations of this Council and of its committees, resulting in such formal action, took place in meetings open to the public, in compliance with all statutory requirements including the requirements of Section 121.22 of the Ohio Revised Code.

SECTION 3. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the health, safety and welfare of the residents of the City of Olmsted Falls, Ohio. Therefore, this Ordinance shall take effect immediately upon the affirmative vote of not less than five members elected to Council, and signature by the Mayor, or otherwise at the earliest time allowed by law.

ADOPTED: _____
Paul Stibich, President of Council

APPROVED BY: _____
James P. Graven, Mayor _____
Date

APPROVED AS TO FORM: _____
Andrew D. Bemer, Director of Law

ATTEST: _____
Angela Mancini, Clerk of Council

First Reading: _____

Second Reading: _____

Third Reading: _____

	Yea	Nay
Stibich	_____	_____
Jones	_____	_____
Jansen	_____	_____
McFadden	_____	_____
Munteanu	_____	_____
Buchholz	_____	_____
Chitester	_____	_____