

ORDINANCE NO. 58-2022

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

**AN ORDINANCE AMENDING SECTION 1240.09(a)(2) OF THE
OLMSTED FALLS CODIFIED ORDINANCES ENTITLED
“ACCESSORY USE REGULATIONS”**

WHEREAS, the Olmsted Falls Codified Ordinance Section 1240.09(a)(2) 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 front yard coverage; and

WHEREAS, the Planning Commission, at its public meeting on November 2, 2022, by motion, voted and approved to recommend to City Council that Section 1240.09(a)(2) of the Codified Ordinances be amended. 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)(2), 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.

(2) Front yard coverage. The maximum area of the front yard **ON ANY SINGLE FAMILY DWELLING** covered by paved surfaces ~~for~~ **INCLUDING** driveways and sidewalks, shall not exceed thirty percent (**30%**) **OF THE SQUARE FOOTAGE OF THE AREA BETWEEN ANY REQUIRED FRONT YARD SETBACK AND THE LINE OF THE DWELLING NEAREST THE RIGHT-OF-WAY.** ~~Pavement~~ **DRIVEWAY APRONS WITHIN THE PUBLIC RIGHT-OF-WAY** ~~width~~ shall not exceed twelve (**12**) feet **IN WIDTH** except **FOR THE OUTWARD FLAIR AT THE CURB TO ACCOMMODATE REASONABLE TURNING MOVEMENT AS APPROVED BY THE CITY ENGINEER** where it is necessary to provide access to the garage. ~~In such case, the width of the pavement shall not exceed the width of the garage doors(s) by more than four feet.~~ **ALL RESIDENTIAL DRIVEWAYS SHALL BE IMPROVED WITH CONCRETE, ASPHALT, OR SUCH OTHER MATERIAL AS MAY BE APPROVED BY THE PLANNING AND ZONING COMMISSION.**

