

# THE CITY COUNCIL OF NORTH ROYALTON, OHIO

ORDINANCE NO. 22-65

INTRODUCED BY: Nickell, Carbone-McDonald, Krejci

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART TWELVE PLANNING AND ZONING CODE, CHAPTER 1270 RESIDENTIAL DISTRICTS, SECTION 1270.12 YARDS FOR ACCESSORY BUILDINGS AND USES, PARAGRAPH (a), AND DECLARING AN EMERGENCY

WHEREAS: It has been determined necessary to amend Part Twelve Planning and Zoning Code, Chapter 1270 Residential Districts, Section 1270.12 Yards for Accessory Buildings and Uses, Paragraph (a) of the Codified Ordinances of the City of North Royalton in order to clarify and update language contained in these sections; and

WHEREAS: Council desires to provide for this amendment in order to more closely align the Accessory Building regulations with the building sizes and locations most commonly requested by residents.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA AND STATE OF OHIO, THAT:

Section 1. Chapter 1270 Residential Districts, Section 1270.12 Yards for Accessory Buildings and Uses, Paragraph (a) of the Codified Ordinances of the City of North Royalton is hereby amended to hereinafter read as follows:

~~1270.12 YARDS FOR ACCESSORY BUILDINGS AND USES:~~

~~(a) Maximum Area. Any accessory structures permitted in a Residential District other than Rural Residential shall be determined by the following formula: Only one accessory building shall be permitted in addition to a private detached or attached garage, providing such accessory building or other structures do not exceed the allowable square footage set forth in Section 1270.12(a)(1)A., B., C., D., E.~~

| <del>(1) Acreage</del>  | <del>Accessory Size Allowable</del> |
|---|-------------------------------------|
| <del>1/4 acre = 10,890 sq. ft.</del>  | <del>500 sq. ft.</del>              |
| <del>1/2 acre = 10,891 sq. ft. but not more than 21,780 sq. ft.</del>           | <del>600 sq. ft.</del>              |
| <del>3/4 acre = 21,781 sq. ft. but not more than 32,670 sq. ft.</del>           | <del>700 sq. ft.</del>              |
| <del>Less than one acre = 32,671 sq. ft. but not more than 43,560 sq. ft.</del> | <del>800 sq. ft.</del>              |

~~A. For all lots less than one acre, the maximum allowable accessory structures shall not exceed the requirements of Section 1270.12(a)(1). All structures combined shall not exceed the basic footprint of thirty five percent of the lot. Such footprint shall be permitted to be split to accommodate the maximum use of the lot.~~

~~B. For all lots containing one acre or more, all accessory structures shall not exceed 1,200 square feet, regardless of size of the main use structure. For all lots containing one acre or more and a main use structure that exceeds 2,500 square feet, all accessory structures shall not exceed fifty percent of the main use structure foundation inclusive of attached garage. Such accessory structures shall not exceed the basic footprint of thirty five percent of the lot. Such footprint shall be permitted to be split to accommodate the maximum lot use.~~

~~C. The thirty five percent of lot coverage limitation shall include the following: The main use structure, any accessory structures, parking areas, sidewalks, driveways, swimming pools, any recreation areas that are hard surfaced with concrete or blacktop or similar materials.~~

~~D. Accessory structures and detached garages commonly associated with R1-A and R1-B Districts are not permitted in a cluster development in accordance with Section 1270.33(d)(4)F.~~

~~E. Swimming pools, whether in ground or above ground, shall be permitted regardless of size providing such pool does not exceed the thirty five percent lot coverage inclusive with all other accessory structures.~~

**1270.12 SIZE, LOCATION, SETBACKS AND HEIGHT FOR ACCESSORY BUILDINGS AND PRIVATE GARAGES.**

(a) *Private Garages and Accessory Buildings permitted in the R1-A, R1-B, and RRZ Districts per section 1273.01(d), shall be meet the requirements of the following table:*

|   |   |
|---|---|
| <b><i>Each residential lot is permitted one (1) attached or detached Private Garage based on the size of the dwelling:</i></b>  |   |
| <b><i>Dwelling size</i></b>   | <b><i>Max. total square footage</i></b>   |
| <b><i>Up to 1800 sq. ft.</i></b>  | <b><i>800 sq. ft.</i></b>   |
| <b><i>1800 – 4000 sq. ft.</i></b>   | <b><i>1,000 sq. ft.</i></b>   |
| <b><i>Over 4000 sq. ft.</i></b>   | <b><i>1,200 sq. ft.</i></b>   |
| <b><i>Each residential lot is permitted one (1) Accessory Building and one (1) Accessory Shelter that, combined, shall not exceed the following requirements:</i></b> |   |
| <b><i>Lot Size</i></b>  | <b><i>Max. total square footage</i></b>   |
| <b><i>Up to ½ acre</i></b>  | <b><i>600 sq. ft.</i></b>   |
| <b><i>½ acre to one (1) acre</i></b>  | <b><i>800 sq. ft.</i></b>   |
| <b><i>One (1) to three (3) acres</i></b>  | <b><i>1200 sq. ft.</i></b>  |
| <b><i>More than three acres</i></b>   | <b><i>2000 sq. ft.</i></b>  |
| <b><i>Accessory Building Location</i></b>   |   |
| <b><i>Interior lot</i></b>  | <b><i>Behind rear wall of the Main Building<sup>1</sup></i></b>   |
| <b><i>Corner lot</i></b>  | <b><i>Behind rear wall of the Main Building and observe the actual setback created by the adjacent main building of the abutting lot.<sup>1</sup></i></b> |
| <b><i>Accessory Building setback from:</i></b>  | <b><i>Distance</i></b>  |
| <b><i>Any dwelling</i></b>  | <b><i>20 ft.</i></b>  |
| <b><i>Any other Accessory Building</i></b>  | <b><i>10 ft.</i></b>  |
| <b><i>Side property line</i></b>  | <b><i>5 ft.</i></b>   |
| <b><i>Rear property line</i></b>  | <b><i>5 ft.</i></b>   |
| <b><i>Accessory Building Height</i></b>   | <b><i>Max. height</i></b>   |
| <b><i>Wall height</i></b>   | <b><i>10 ft.</i></b>  |
| <b><i>Overall height</i></b>  | <b><i>20 ft. or the overall height of the main building, whichever is less.</i></b>   |

1. *Except that an Accessory Shelter of not more than 100 sq. ft. may be permitted in the front yard or side yard if it is entirely unenclosed.*

A. *All structures combined shall not exceed the basic footprint of thirty-five percent of the lot. Such footprint shall be permitted to be split to accommodate the maximum use of the lot.*

B. *Accessory structures and Private Detached Garages commonly associated with R1-A and R1-B Districts are not permitted in a cluster development in accordance with Section 1270.33(d)(4)F.*

C. *Swimming pools, whether in-ground or above-ground, shall be permitted regardless of size providing such pool does not exceed the thirty-five percent lot coverage inclusive with all other accessory structures.*

Section 2. Chapter 1270, Section 1270.12, Paragraph (a) of the Codified Ordinances of the City of North Royalton is hereby amended as provided for herein and all other provisions of Chapter 1270 shall remain in full force and effect.

Section 3. This Ordinance shall supersede all previously adopted Ordinances in direct conflict herewith.

Section 4. 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. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the city, and for the further reason that it is immediately necessary to amend Chapter 1270 Residential Districts, Section 1270.12 Yards for Accessory Buildings and Uses, Paragraph (a) of the Codified Ordinances of the City of North Royalton in order to clarify and update language contained in these sections and to simplify the code for the benefit of the public.

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.

/s/ Paul F. Marnecheck  
PRESIDENT OF COUNCIL

APPROVED: /s/ Larry Antoskiewicz  
MAYOR

DATE PASSED: May 4, 2022

DATE APPROVED: May 9, 2022

ATTEST: /s/ Dana A. Schroeder  
DIRECTOR OF LEGISLATIVE SERVICES

First reading April 5, 2022  
Second reading April 19, 2022  
Third reading May 4, 2022

YEAS: Marnecheck, Nickell, Barath, Krejci,  
Dietrich, Carbone-McDonald, Wos

NAYS: none