INTRODUCED BY: COUNCIL MEMBERS MUNTEANU AND JONES

AN ORDINANCE REPEALING ORDINANCE 85-2019 AND READOPTING AMENDMENTS TO SECTION 1240.09(a)(3)(A) OF THE OLMSTED FALLS CODIFIED ORDINANCES ENTITLED “ACCESSORY USE REGULATIONS” AND DECLARING AN EMERGENCY

WHEREAS, Olmsted Falls City Council in Ordinance 85-2019 amended certain provisions of Section 1240.09(a)(3)(A) of the Olmsted Falls Codified Ordinances entitled “Accessory Use Regulations”, and specifically, provisions concerning garage sizes; and

WHEREAS, the passage of said Ordinance was premature, in that the proposed amendment required referral to and recommendation from the Planning and Zoning Commission, necessitating the repeal of 85-2019 for the purpose of said referral; and

WHEREAS, this matter is referred on ______________, 2020 to the Planning and Zoning Commission for referral and recommendation.

WHEREAS, City Council and the Administration have reviewed said regulations and recommend updates in order to better facilitate the size of accessory buildings. Now, therefore,

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

SECTION 1. Ordinance 85-2019 is hereby repealed, and in accordance with this Ordinance 18-2020, Olmsted Falls Codified Ordinance Section 1426.03, is hereby amended to read as follows: (new material appears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 396 square feet. The garage may be either attached to or detached from the dwelling unit. The maximum floor area of a garage shall be 600 square feet ON ANY LOT LESS THAN ONE ACRE, AND 880 SQUARE FEET FOR an attached or detached garage ON ANY LOT GREATER THAN ONE ACRE. 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 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: ________________________________