

City of Willoughby Hills

ORDINANCE NO. 2009-15

AN ORDINANCE AMENDING PART ELEVEN – PLANNING AND ZONING CODE, TITLE SEVEN – ZONING DISTRICT/USE REGULATIONS, CHAPTER 1133 – SINGLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS, SECTION 1133.10 – ACCESSORY USE REGULATIONS FOR SINGLE – FAMILY DETACHED DWELLINGS, SUB-SECTION (g) OF THE CODIFIED ORDINANCES OF THE CITY OF WILLOUGHBY HILLS AND REPEALING ANY AND ALL CONFLICTING LEGISLATION.

WHEREAS, the purpose and intent of Chapter 1133 is to regulate the bulk and location of dwellings and accessory buildings or structures to obtain proper privacy and useable open spaces on each lot appropriate for the various districts; and

WHEREAS, without compromising the purpose and intent of the zoning regulations outlined above, it is in the best interest of the City of Willoughby Hills, and its residents, to allow property owners to construct accessory buildings of adequate size to serve their needs without being subjected to burdensome regulations, extensive permitting requirements, or the zoning appeals process; and

WHEREAS, the Planning and Zoning Committee of Council met on January 12, 2009 and again on January 20, 2009 to review and discuss the current provisions of **Section 1133.10 – Accessory Use Regulations for Single – Family Detached Dwellings**, and recommends to Council that said Section be amended as set forth within this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILLOUGHBY HILLS, LAKE COUNTY, STATE OF OHIO, THAT:

SECTION 1. The existing **Section 1133.10 – Accessory Use Regulations for Single-Family Detached Dwellings, Subsection (g) Maximum Area and Number of Accessory Buildings** of the Codified Ordinances of the City of Willoughby Hills be, and it hereby is, amended to read and provide in its entirety as follows:

“1133.10 ACCESSORY USE REGULATIONS FOR SINGLE-FAMILY DETACHED DWELLINGS.

(g) Maximum Area and Number of Accessory Buildings. The maximum allowable area for all accessory buildings and the maximum number of accessory buildings permitted on a zoning lot shall be as follows:

- (1) The maximum footprint for all accessory buildings and structures on lots of one (1) acre or less shall be 960 square feet.
- (2) The maximum footprint for all accessory buildings and structures on lots of more than one (1) acre shall be 960 square feet plus one (1) additional square foot per every 100 square feet of property over one (1) acre.
- (3) Any floor area above the first or ground floor, whether accessible or not, and any uncovered improved area adjacent to the accessory building is excluded from the above calculations.
- (4) No more than two (2) accessory buildings shall be permitted on a single zoning lot.”

SECTION 2. All Ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance.

SECTION 3. The actions of this Council concerning and relating to the passage of this legislation were conducted in lawful meetings of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in compliance with all legal requirements including Chapter 107 of the Codified Ordinances of the City of Willoughby Hills.

SECTION 4. This Ordinance shall be in full force and effect at the earliest time permitted by law.

Public Hearing Advertised: **March 16, 2009**

Public Hearing Held: **April 23, 2009**

First Reading: **March 26, 2009**

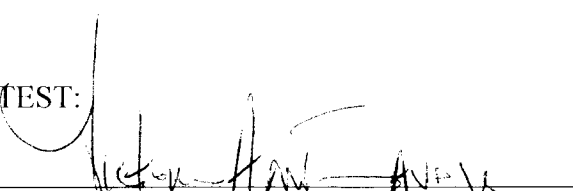
Second Reading: **April 9, 2009**

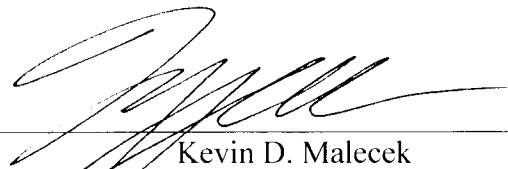
Third Reading: **April 23, 2009**

Passed: April 23, 2009

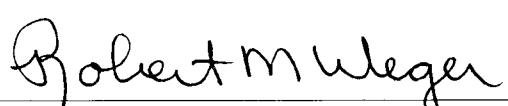
Submitted to the Mayor for his approval
on this 23 day of April, 2009

ATTEST:


Victoria Ann Savage, CMC
Clerk of Council


Kevin D. Malecek
President of Council

Approved by the Mayor
April 23, 2009


Robert M. Weger
Mayor