

# ZONING REGULATIONS

CUYAHOGA COUNTY  
CITY OF ROCKY RIVER ZONING CODE  
EXISTING SITE ZONED: R-1 SINGLE FAMILY RESIDENTIAL

PERMITTED USES:

SINGLE FAMILY DWELLING (DETACHED), ACCESSORY STRUCTURES

SQUARE FOOTAGES:

EXISTING FOOTPRINT: 1,878 SQ. FT.  
PROPOSED FOOTPRINT: 2,208 SQ. FT.

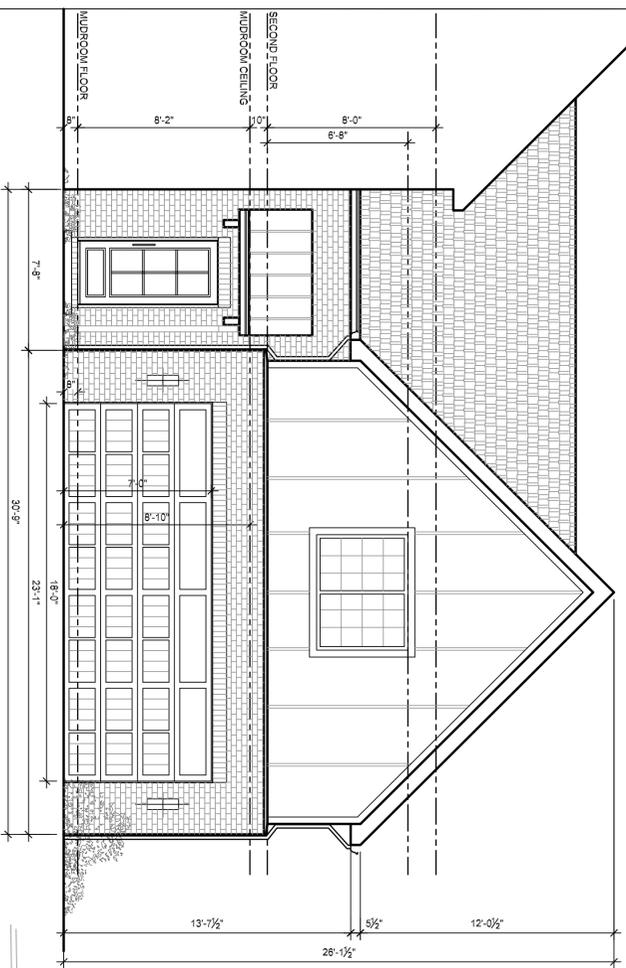
LOT COVERAGE:

EXISTING LOT AREA: 10,169 SQ. FT. (.23 ACRES)  
MAXIMUM LOT COVERAGE: 28%  
EXISTING: 18.4%  
PROPOSED: 21.7%

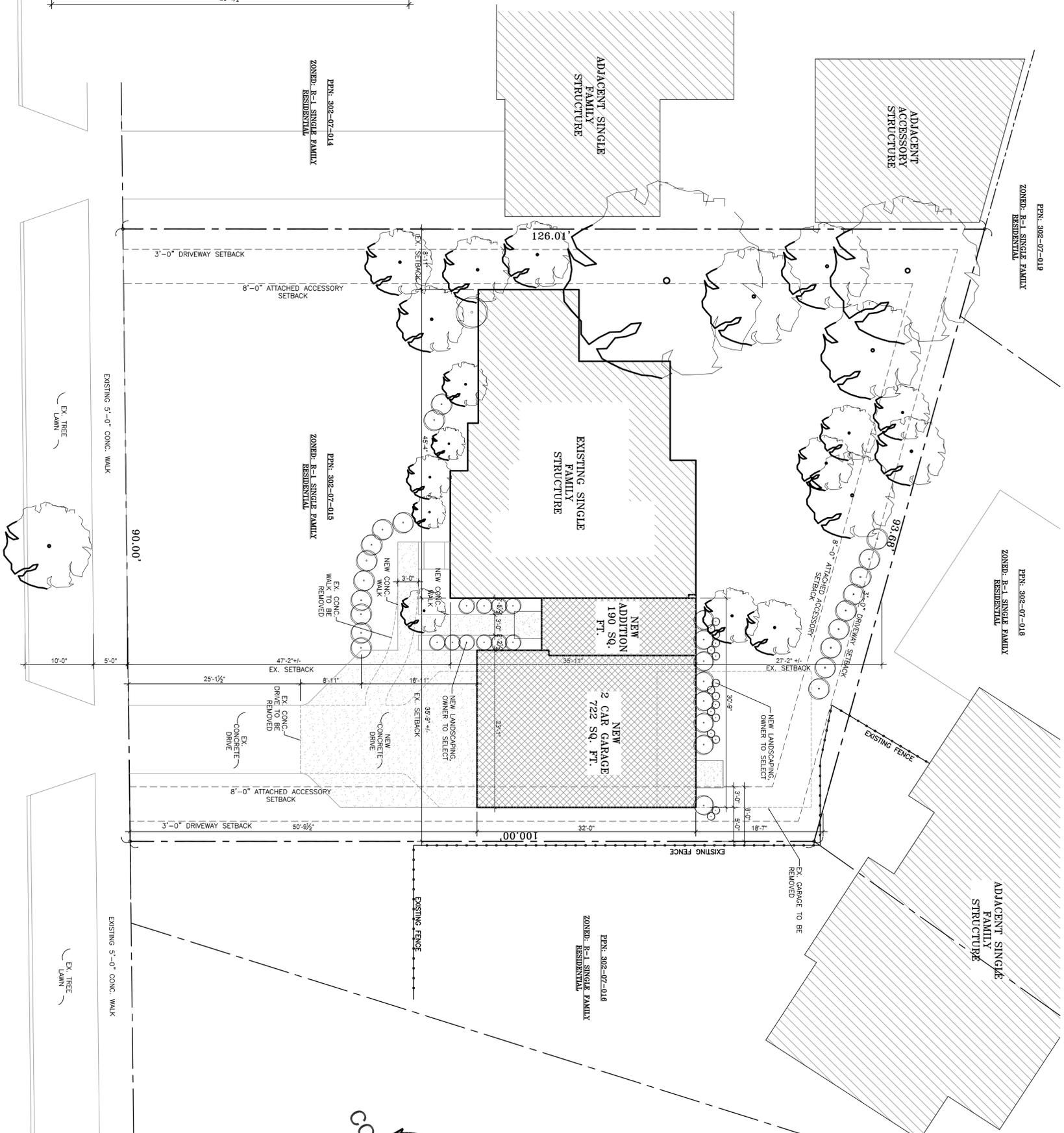
SETBACKS:

PRINCIPLE BUILDING HEIGHT: 25'-0" MAX.  
FRONT YARD SETBACK: 50'  
SIDE YARD SETBACK: 8'-0" EA. (16'-0" TOTAL)  
REAR YARD SETBACK: 25'-0"  
DRIVEWAY SETBACKS:  
SIDE YARD SETBACK: 3'-0" EA.  
REAR YARD SETBACK: 3'-0"

NOTE: ALL EXISTING DIMENSIONS BASED ON OBSERVED CONDITIONS & INFORMATION PUBLICLY AVAILABLE. ARCHITECT MAKES NO GUARANTEE OF ACCURACY IN LIEU OF OFFICIAL FIELD SURVEY IF FIELD CONDITIONS VARY, ARCHITECT SHALL BE NOTIFIED



PROPOSED GARAGE ELEVATION  
SCALE: 1/4" = 1'-0"



AVALON DRIVE

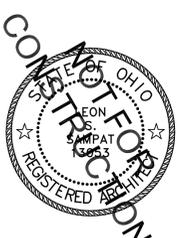
1 SITE PLAN  
SCALE: 1/4" = 1'-0"



REV. DATE

**LS ARCHITECTS**

22082 LORAIN ROAD  
FAIRVIEW PARK, OHIO 44126  
PHONE 26-403-9654 FAX 440-716-8837



LEON S. SABAT  
LICENSE # 1935  
EXPIRATION DATE 12/31/2023

ALTERATIONS FOR:  
**21957 AVALON LLC.**  
21957 AVALON DR.  
ROCKY RIVER, OH

JOB NO. 24-162

DATE: 07.29.2024

ISSUE: REVIEW

SHEET:

**SD-1.1**