

THIS PLAN WAS REVIEWED BY PC ON 4-16-24

CURRENT & PROPOSED ZONING: LB - LOCAL BUSINESS DISTRICT
PROPOSED USE: BEAUTY SALON - "SERVICE ESTABLISHMENT" (PERMITTED)

1167.05 LOT REGULATIONS

	REQUIRED	PROPOSED
MIN. LOT AREA	None	0.35 Ac.
MIN. LOT WIDTH	0'	150.5'
MAX BLDG COVERAGE	30%	13%

1167.07 BUILDING SETBACKS
AS SHOWN ON PLANS.

1167.11 OFF STREET PARKING REGULATIONS

- (1) MINIMUM FRONT SETBACK:
(2) SIDE OR REAR LOT ABUTTING NON-RESIDENTIAL DISTRICT

*See Sub-section 1167.11 (b)
10 FEET

(b) Accessory Parking Lots Located in the LB District. In the Local Business District, accessory off-street parking lots shall not be located between the front building line of a principal building and the street right-of-way line. Accessory off-street parking shall be located at the rear or side of the principal building. The Planning Commission may grant an exception to this requirement where necessary due to the shallow depth of the parcel, the location of mature trees or other significant environmental features, the location of historical buildings/structures, the proximity of residential uses, or other similar circumstances. If an exception is granted and off-street parking lots are adjacent to or abut a public street, a four (4) foot masonry wall shall be provided in addition to the Screening along Public Streets required in sub-section 1185.09 (c) and the Landscaping Along Street Frontage and Parking Setback required in Section 1185.07.

1187.09 OFF STREET PARKING STANDARDS

RETAIL/PERSONAL SERVICES

- (4) Beauty Salons & Barber Shops

Minimum Requirement: 2 Spaces/Chair
Maximum Requirement: 2.5 Spaces/Chair

Number of Chairs Proposed : 9 Chairs
Number of Spaces Required: 18 Spaces
Number of Spaces Proposed: 15 Spaces (Variance Requested)



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DATE: 4/30/24
SCALE: 1"=20'
FOLDER: DWG/Concept Plan
FILENAME: 24050 Concept Plan
TAB: 01-Concept Plan (Aerial)
DRAWN: SRB

SITE PLAN FOR:

"LATHER"

20000 DETROIT ROAD

CITY OF ROCKY RIVER - CUYAHOGA COUNTY - OHIO

PREPARED FOR:
HALEY DELZANI

PHONE: (216) 990-9101



CONTRACT NO.

24050

SHEET

OF

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