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

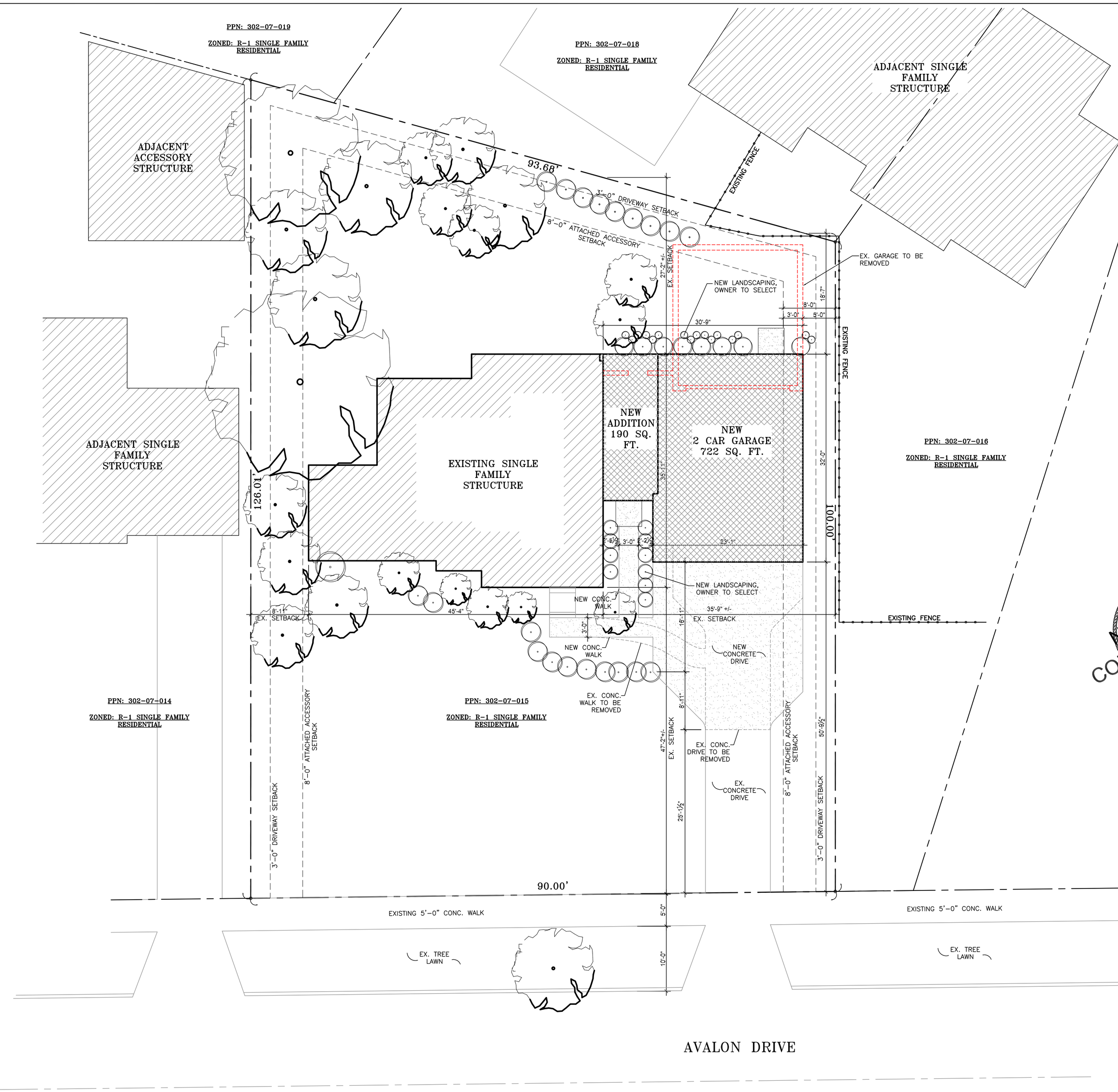
SQARE FOOTAGES:
EXISTING FOOTPRINT: 1,878 SQ. FT.
PROPOSED FOOTPRINT: 2,208 SQ. FT.

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 FEILD CONDITIONS VARY, ARCHITECT SHALL BE NOTIFIED



1 SITE PLAN
SCALE: 1/8" = 1'-0"

REV.	DATE

LS ARCHITECTS
22082 LORAN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-9654 FAX 440-76-8837

NOT FOR CONSTRUCTION

LEON S. SAMPAT
LICENS#: 13053
EXPIRATION DATE 12/31/2025

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