

ORDINANCE NO. 86-22

BY: JEANNE GALLAGHER

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF ROCKY RIVER SECTION 1153.15(d) ENTITLED "DETACHED GARAGES", AS FURTHER DESCRIBED IN THE ATTACHED EXHIBIT "A"

WHEREAS: the Administration of the City of Rocky River, has deemed it necessary to amend Section 1153.15(d) entitled "Detached Garages" of our Codified Ordinances; and

WHEREAS: it is the desire of the Administration and Council of the City of Rocky River that Section 1153.15(d) of the Codified Ordinances of the City of Rocky River concerning garages be amended, as further described in the attached Exhibit "A"; and

WHEREAS: this Ordinance was recommended by the Planning Commission of the City of Rocky River for approval on _____, 2023.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA, STATE OF OHIO:

SECTION 1. That Section 1153.15(d) of the Codified Ordinances of the City of Rocky River entitled "Detached Garages", be amended as further described in the attached Exhibit "A".

SECTION 2. That this Ordinance is declared to be an emergency measure necessary for the immediate preservation of public peace, health and safety, and for the further reason that there is an ongoing proliferation of oversized garages which must be controlled and, provided it receives the affirmative vote of two-thirds (2/3) of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____, 2023

JAMES W. MORAN
President of Council

PRESENTED

TO MAYOR: _____, 2023 APPROVED: _____, 2023

ATTEST:

SUSAN G. PEASE
Clerk of Council

PAMELA E. BOBST
Mayor

1153.15 ACCESSORY USES AND STRUCTURES.

(d) Detached Garages. Detached garages shall be constructed with a masonry foundation or concrete beam at grade. The exterior materials of such detached garages shall be compatible in color and texture with the principal building. If at the discretion of the Zoning Administrator detached garages are reviewed by the Architectural Review Board, the Architectural Review Board may require landscape plantings along the side and rear property lines due to the proximity of structures on abutting lots. ***A garage attached by a porch or breezeway or other similar means of connecting one structure to another shall not, for the purposes of this Code, be considered to constitute a party wall or common wall.***

(Ord. _____. Passed _____.)