

# City Request

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: \*See Sub-section 1167.11 (b)
- (2) SIDE OR REAR LOT ABUTTING NON-RESIDENTIAL DISTRICT: 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: 18 Spaces

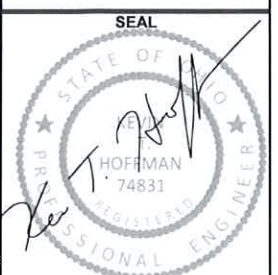


**POLARIS ENGINEERING & SURVEYING, INC.**  
 34600 CHARDON ROAD  
 SUITE D  
 WILLOUGHBY HILLS, OH 44094  
 (440) 944 - 4433  
 www.polaris-es.com

DATE: 3/3/26  
 SCALE: 1"=20'  
 FOLDER: DWG/Concept Plan  
 FILENAME: 24050 Concept Plan  
 TAB: 01-Concept Plan (Aerial)  
 DRAWN: SRB

SITE PLAN FOR:  
**NEW ACCESSORY SHED**  
**"LATHER"**  
**20000 DETROIT ROAD**  
 CITY OF ROCKY RIVER - CUYAHOGA COUNTY - OHIO

PREPARED FOR:  
**HALEY DELZANI**  
 PHONE: (216) 990-9101



CONTRACT NO.  
**24050**  
 SHEET 01 OF 01

