



6154 MAYFIELD ROAD
MAYFIELD HEIGHTS, OH 44124
440-442-2626

ACCESSORY STRUCTURES

1159.12 ACCESSORY BUILDINGS AND USES

Accessory buildings and uses customarily incidental to the principal use are permitted in a U-1 District, provided that they are located on the same lot or parcel of land with the main building or use to which they are accessory, and subject to the following specific limitations:

(a) **Maximum Number of Buildings.** Only one garage building, and one accessory building are permitted per single-family dwelling.

(b) **Private Garages.**

(1) In a U-1 Subdistrict 1 area, except as otherwise provided in Sections 1159.04(c), 1159.05(b) and 1159.06(b), a private garage, either attached or detached, shall be provided to accommodate at least two private passenger cars. If a private garage has never been provided or does not currently exist on a property in a U-1 Subdistrict 1 area, then upon the point of sale of the property, a private garage shall be built in accordance with the limitations set forth in paragraph (b)(3) hereof. In lieu of constructing a garage in accordance with this paragraph, money, in an amount to be determined by the Director of Buildings or his or her agent as adequate to construct a garage, shall be placed in escrow, upon the point of sale, for the construction of a garage in accordance with the limitations set forth in paragraph (b)(3) hereof.

(2) In a U-1 Subdistrict 2 area and in a U-1 Estate District area, the garage must be attached to the dwelling and must be large enough to accommodate at least two private passenger cars. If a private garage has never been provided or does not currently exist on a property in a U-1 Subdistrict 2 area and in a U-1 Estate District area, then upon the point of sale of the property, a private garage shall be built in accordance with the limitations set forth in paragraph (b)(3) hereof. In lieu of constructing a garage in accordance with this paragraph, money, in an amount to be determined by the Director of Buildings or his or her agent as adequate to construct a garage, shall be placed in escrow, upon the point of sale, for the construction of a garage in accordance with the limitations set forth in paragraph (b)(3) hereof.

(3) Houses on property in either a U-1 Subdistrict 1 area, U-1 Subdistrict 2 area or U-1 Estate District area, on which a private garage has never been provided, are exempt from the requirements of this subsection, provided that the house was built prior to the enactment of the zoning ordinance requiring garages to be provided.

- (4) With respect to an accessory building in a rear yard, the following regulations shall apply:
- A. Attached garage.

1. Minimum side yard setback - five feet;
2. Minimum roof pitch - three/twelve (no shed roof);
3. Minimum size - 400 square feet (two-car);
4. Maximum size - 1,000 square feet (three-car); and
5. Maximum height - 17.5 feet to ridge.

B. Detached garage.

1. Minimum side and rear yard setbacks for frame and masonry construction:
 - a. Three feet on a lot with sixty-foot frontage or less;
 - b. Five feet on a lot with sixty-one-foot frontage or more;
2. Minimum setback from house:
 - a. Frame - if adding on to house, ten feet; if building new garage, twenty feet;
 - b. Masonry - if adding on to house, ten feet; if building new garage, twenty feet;
3. Minimum size - 400 square feet (two-car);
4. Maximum size - 1,000 square feet (three-car);
5. Minimum roof pitch - three/twelve (no shed roof); and
6. Maximum height - 17.5 feet to ridge.

(c) Storage Building, Tool Shed, Greenhouse, Pool, Cabana and Gazebo.

- (1) Minimum size - none;
- (2) Maximum size – 200 square feet
- (3) Set back from house - twenty feet;
- (4) Side and rear yard setback - five feet;
- (5) Maximum height:
 - A. Flat roof - eight feet;
 - B. Pitched roof - eleven feet to ridge; and
- (6) Concrete or suitable base determined by the Director of Buildings.

(d) Buildings on Corner Lots. An accessory building, whether or not detached from the main building, shall not be erected or maintained on a corner lot within the front setback line of the adjacent dwelling or within ten feet of the rear line where the rear line of the corner lot is identical with the sideline of an interior lot.

(e) Home Occupations. See Section 1195.06.

(f) Porches and Decks in Front Yards.

- (1) Porches and decks, open or enclosed, shall conform to the setback requirements specified in Section 1159.09.
- (2) All porches and decks, open or enclosed, shall be approved by the Architectural Board of Review prior to the issuance of a building permit for construction.

(Ord. 1996-18. Passed 5-13-96; Ord. 2006-11. Passed 6-26-06.)