

Zoning side yard setbacks suggestion for amendment ZC-2025-2

Exhibit A

Additions are highlighted in yellow

Deletions are in red text and ~~strikeout~~.

**Suggestion for proposed amendment**

**5.01.03 ACCESSORY BUILDINGS.**

**A.** The minimum distance from a ~~completely enclosed~~ detached accessory building, including private garages and storage buildings per Section 5.01.02, to any dwelling shall be not less than twenty (20) feet, however breezeways, decks, patios, open-sided porches, gazebos and pavilions may be attached to or less than twenty (20) feet from the principal building.

**B.** The maximum combined total ground floor area of all accessory buildings on a lot shall not exceed one thousand two hundred eighty (1,280) square feet or five hundred (500) square feet of ground floor area per acre, up to a maximum of 2,500 square feet of total ground floor area, whichever is greater, not including breezeways, decks, patios, open-sided porches, gazebos and pavilions.

(1) Enclosed accessory buildings and structures with an attached, lean-to style roof extension covering an unenclosed or partially enclosed area adjacent to the enclosed portion of the accessory building or structure, the covered, unenclosed or partially enclosed portion of the structure shall be included in the combined total ground floor area for purposes of complying with maximum combined total ground floor area permitted in section 5.01.03(B).

(2) The amount of square footage in the unenclosed portion of the structure shall be calculated by measuring the distance between the wall of the structure and the support post of the lean-to style roof extension and multiplying that distance by the length of the wall the roof extends from. This section shall not apply to roof extensions not requiring independent support posts.

**C.** ~~Completely enclosed~~ detached accessory buildings shall be located no closer to the road right of way than the primary structure, or 70 feet from the road right of way, whichever is greater, ~~to the rear of the principal building or structure, not in required front and side yards, and;~~

**D.** s Shall be at least ten (10) feet from the rear and side lot lines, unless otherwise provided for. ~~An accessory building shall not be closer to any street than the principal dwelling; d~~ Decks, patios, open-sided porches, gazebos and pavilions may be permitted in the front, rear and/or to the side of the principal building provided they meet all applicable setbacks. ~~Health District regulations require that accessory buildings and structures shall not be located over leach fields.~~

**E.** Accessory buildings and structures shall not be located over leach fields, in accordance with the regulations of Geauga Public Health regulations.

## 2.02.0 WORDS AND TERMS DEFINED

“**YARD**” means an open space on a lot unoccupied and unobstructed by any building, structure or part thereof, except as otherwise provided by this resolution.

“**YARD, REQUIRED**” means a yard created when applying a required minimum setback for a building, use, or structure to the front, side, or rear lot lines where applicable, unless otherwise specified.