

**1153.03 ACCESSORY USES AND BUILDINGS.**

The following accessory uses and buildings are permitted in a Single-Family House District.

(a) Private Garages. A private garage with a maximum floor area of not more than 600 square feet may be erected in, or on the same lot with, the main building. An additional floor area of 200 square feet may be provided for each 2,400 square feet of lot area by which the lot area exceeds 4,800 square feet, and such ratio may be prorated. However, no such garage on one lot shall exceed a total floor area of 800 square feet. Not more than one garage, whether attached or detached, shall be permitted on any one lot. Space for two noncommercial motor vehicles may be rented to persons who are not residents on the same lot.

(b) Parking Areas.

(1) For purposes of this section only:

A. Hard surface: concrete or other approved hard surface area.

B. Driveway: hard surface area in line with direct access to the garage of a width as defined in Section [1153.03\(b\)\(2\)](#), excluding parking pad, yardwalk, and sidewalk.

C. Parking pad: hard surface area contiguous to the driveway, excluding driveway, yardwalk, and sidewalk.

D. Turnaround: hard surface area where a vehicle may be turned around but not parked, excluding driveway, yardwalk, sidewalk, And parking pad.

(2) The amount of hard surface area for a driveway permitted in a residential front setback shall not exceed 32% of the front setback area and the width of said driveway shall not exceed 12 feet wide on a lot with less than 50 feet of effective frontage; 16 feet on a 50 foot to 60 foot wide lot; or 19 feet on a 60.01 foot to 70 foot wide lot; lots wider than 70 feet are permitted a driveway width of not more than 20 feet wide, **unless superseded by item nine (9) of this section.**

(3) For a house with a detached garage, a parking pad shall be permitted only in the rear yard.

(4) For a house with an attached garage, a parking pad is permitted in the front setback, unless superseded by Section [1153.03\(b\)\(5\)](#), provided the overall percentage of driveway plus parking pad in the front setback area does not exceed 40%.

(5) For a residential lot **property** with a front setback of less than 30 feet, no parking pad is permitted to be constructed in the front setback area, **unless superseded by item nine (9) of this section.**

(6) For a residential lot **property** with a front setback of 30 feet or more, a parking pad is not permitted within 45 **5** feet of the right-of-way line nor in the interior of the lot.

(7) For a residential lot, **property** a parking pad is permitted within 3 feet of a side yard with the neighbor sign off, **unless superseded by item nine (9) of this section.**



(8) If the lot **property** is located on Broadview Road, Brookpark Road, Grantwood Dr., Hauserman Road, Hoertz Road, Pearl Road, Pleasant Valley Road, Ridge Road, Snow Road, Sprague Road, State Road, West 130th St., West Ridgewood Road, and York Road, a turnaround of no more than 180 square feet is permitted in a front setback provided it is setback a minimum of 5 feet off the right-of-way.

(9) If a property has a front setback of less than 20 feet and the dwelling has an attached garage, the maximum width of the driveway shall not exceed 27 feet wide and be setback from the side property line a minimum of 10 feet. The driveway shall not extend beyond the front setback, nor be placed in the side yard. A yardwalk of no more than 4 feet in width is permitted in the side yard.

(9 10) A non-conforming hard surface, existing at the time of passage of these regulations which is not permitted under these regulations may be continued but shall not be changed or enlarged unless changed as permitted under these regulations.