

**HOUSE FOR SALE
WITH BUILDABLE LOTS**

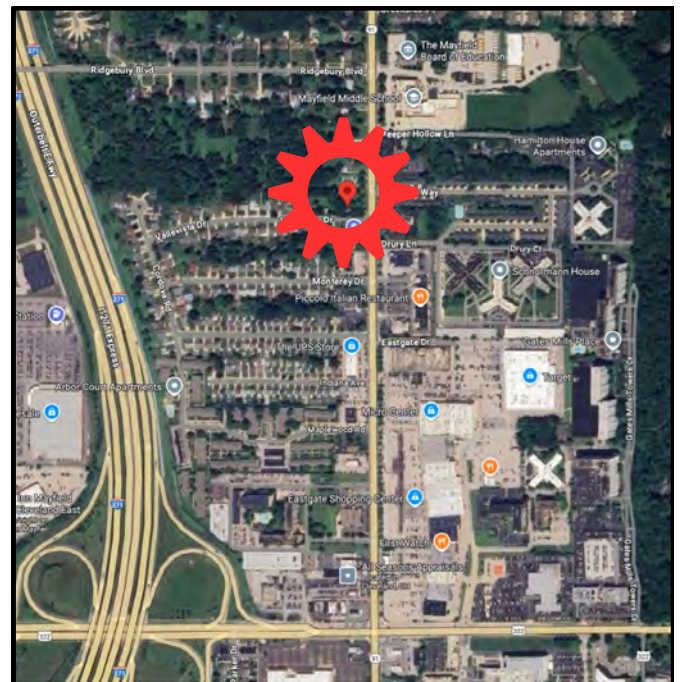


ABOUT THE PROPERTY

FOR SALE: \$650,000

- **ZONING:** U-1 (2) SINGLE FAMILY HOUSE SUBDISTRICT 2
- **LOT SIZE:** 1.37 AC
- **TAXES:** \$7,716.61

- 3 PARCELS OF LAND-SPACE TO BUILD
- ZONING & PROPOSED PARCEL INFO ATTACHED
- GREAT LOCATION FOR OFFICE ON A BUSY COMMERCIAL STREET.
- MINUTES FROM I-271 & EASTGATE SHOPPING CENTER



GARY PESCATRICE
BROKER/OWNER

(216) 402-8000

GARY@TRINITYCREGROUP.COM



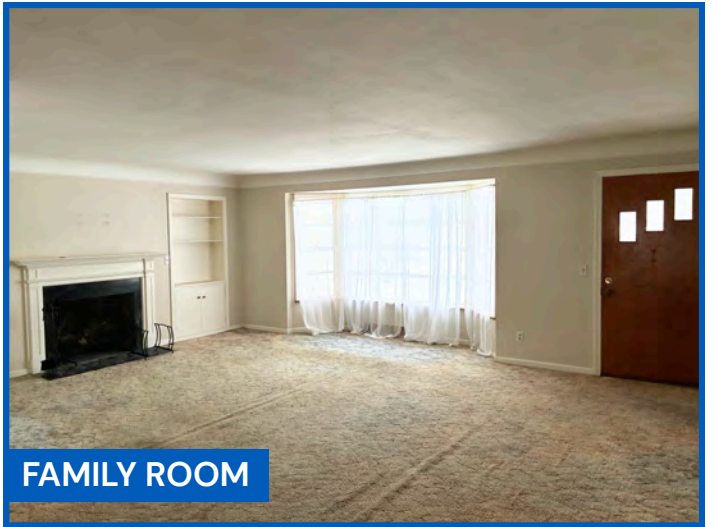
1200 SOM CENTER ROAD-INSIDE



KITCHEN



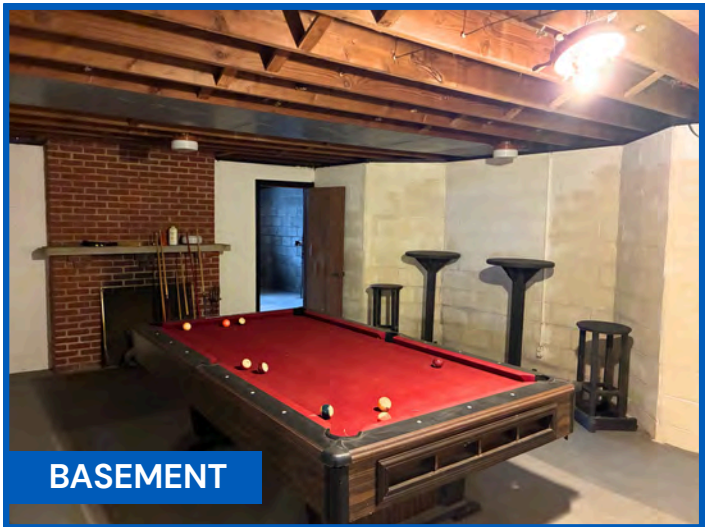
DINING



FAMILY ROOM

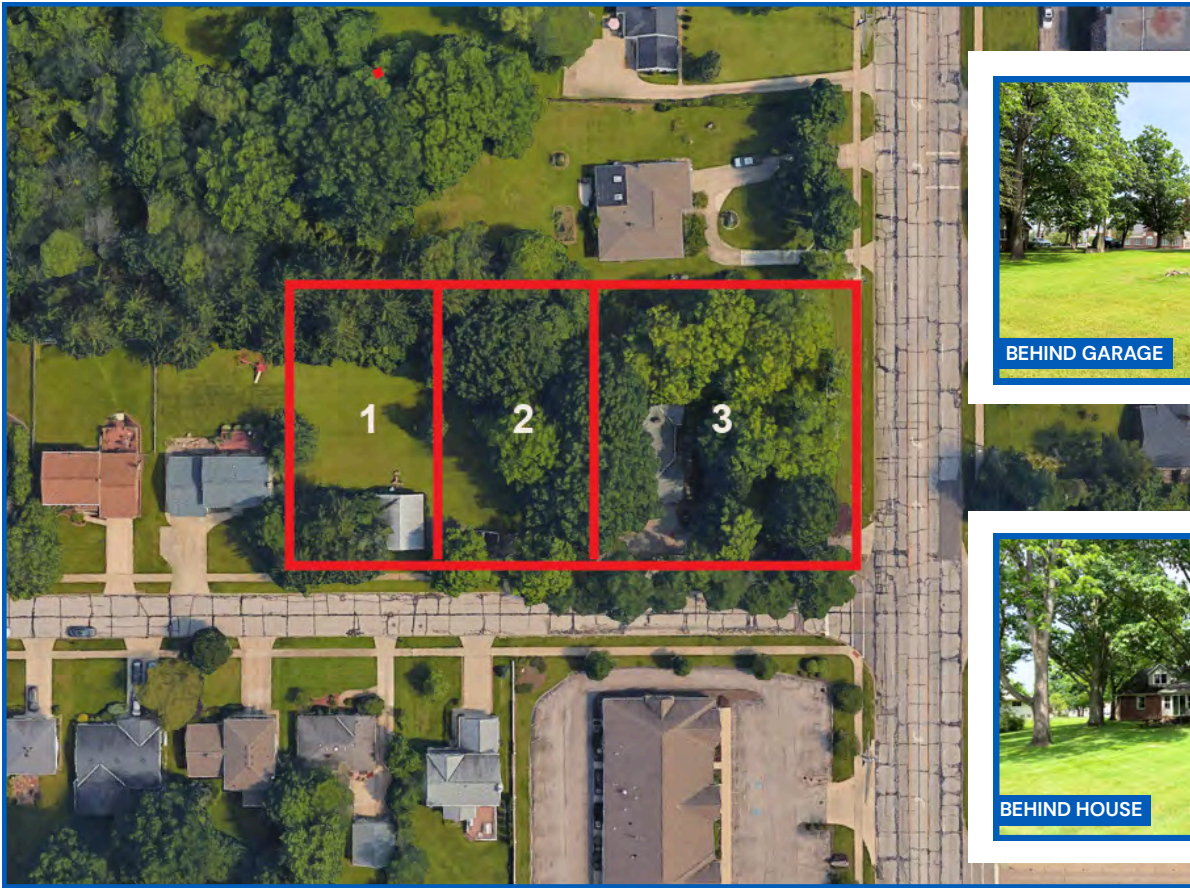


BATHROOM



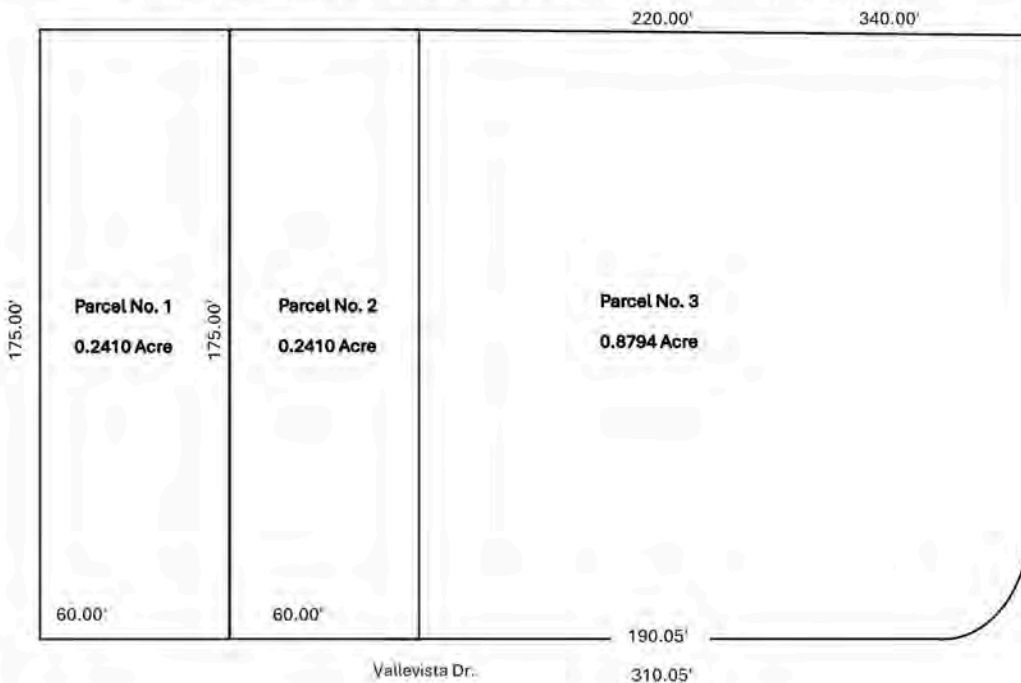
BASEMENT

1200 SOM CENTER ROAD-AERIAL



Subject to City Approval

Proposed Plat Map 1200 S.O.M. Center Rd Mayfield Hts., OH 44124



1200 SOM CENTER ROAD



TRAFFIC

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Som Center Rd	Mayfield Rd S	19,766	2025	.43mi
Som Center Rd	Ridgebury Blvd N	21,850	2018	.21mi
Ridgebury Blvd	Som Center Rd E	9,576	2025	.21mi
Ramp I-271	I-271 SW	4,304	2024	.47mi

PLEASE SEE ZONING & PROPOSED PARCEL INFO



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WESTLAKE, OHIO

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CHAPTER 1159

U-1 Single-Family House Districts

- 1159.01 Permitted uses.
- 1159.02 Prohibited uses; limitations on public buildings and areas.
- 1159.03 Division of U-1 District.
- 1159.04 Subdistrict 1 areas.
- 1159.05 Estate District areas.
- 1159.06 Subdistrict 2 areas.
- 1159.07 Side yards.
- 1159.08 Rear yards.
- 1159.09 Porches; obstructions.
- 1159.10 Building lines.
- 1159.11 Frontage on streets required.
- 1159.12 Accessory buildings and uses.
- 1159.13 Noncombustible exteriors required.

CROSS REFERENCES

- General provisions and definitions - see P. & Z. Ch. 1151
- Administration, enforcement and penalty - see P. & Z. Ch. 1153
- Board of Zoning Appeals - see P. & Z. Ch. 1155
- Districts generally and Zoning Map - see P. & Z. Ch. 1157
- Fences - see P. & Z. Ch. 1183
- Nonconforming uses - see P. & Z. Ch. 1187
- Off-street parking and loading - see P. & Z. Ch. 1189
- Signs - see P. & Z. Ch. 1191
- Topsoil removal - see P. & Z. Ch. 1193
- Supplementary regulations - see P. & Z. Ch. 1195
- Prohibited uses - see P. & Z. 1195.01

1159.01 PERMITTED USES.

The following uses are permitted in a U-1 District:

- (a) Single-family detached dwellings;

(Ord. 1985-29. Passed 10-14-85.)

- (b) Churches, temples, schools, child day care services within churches, temples and schools, public libraries and the City Hall, including all services rendered by the Municipality;

(Ord. 1991-55. Passed 10-14-91.)

- (c) Public parks, public playgrounds, public recreation buildings and the City Fire and Police Stations; and

- (d) Public, private and semiprivate golf courses.

(Ord. 1985-29. Passed 10-14-85.)

1159.02 PROHIBITED USES; LIMITATIONS ON PUBLIC BUILDINGS AND AREAS.

(a) In a U-1 District, no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for a Class U-2, U-2-A, U-3, U-3-A, U-3-B, U-3-C, U-4, U-4-A, U-6, U-7 or U-8 use. In a U-1 District, no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, except for a Class U-1 use.

(b) In a U-1 District, no building shall be erected which is arranged, intended or designed for a use enumerated in Section 1159.01(b) or (c), unless such building is located:

- (1) On a lot already devoted to a use enumerated in such subsection;
- (2) On a lot fronting on a portion of a street between two intersecting streets, in which portion there exists a building of a kind enumerated in such subsection;
- (3) On a lot immediately adjacent to or across the street from a public park or public playground;
- (4) On a lot immediately adjoining or immediately opposite on the other side of the street from a U-4 or U-4-A District;
or
- (5) On a lot determined by the City Planning Commission, after public notice and hearing, to be so located that such building will, in the judgment of the Commission, substantially serve the public convenience and welfare, and will not substantially and permanently injure the appropriate uses of neighboring property.

(Ord. 1985-29. Passed 10-14-85.)

(c) In a U-1 District, existing buildings as permitted in Section 1159.01(b) and (c) may be permitted to be utilized as a similar use occupancy. Any permitted use shall be determined to be "similar" by the Planning Commission after a public meeting and shall, in the judgment of the Commission, substantially serve the public convenience and welfare and shall not substantially or permanently injure the appropriate uses of neighboring property. Signs shall not be permitted.

(Ord. 1987-25. Passed 9-14-87.)

1159.03 DIVISION OF U-1 DISTRICT.

The U-1 District shall be subdivided into the subdistricts set forth in the following sections, with respective lot areas as set forth hereinafter for such designated and described subdistricts.

(Ord. 1985-29. Passed 10-14-85.)

1159.04 SUBDISTRICT 1 AREAS.

(a) Descriptions. The following areas in the U-1 District are hereby designated as Subdistrict 1 areas:

(1) That portion of the City (not zoned for any other purpose) included between the north corporation line and the south line of Original Mayfield Township Lots 23 and 26, Tract 3, and the section south of Mayfield Road, extending from the west corporation line to the west line of Mayfield Road Subdivision, recorded in Volume 93, Page 16, County Map Records, and including all of Original Mayfield Township Lot 27, which is contained within and so much of such Mayfield Township Lot 22 as is included within the Cliffview Land Company's Subdivision, recorded in Volume 146, Pages 34 and 35, County Map Records, and including Broadfield Subdivision, recorded in Volume 88, Page 3, County Map Records, and within Mayfair Acres Subdivision recorded in Volume 145, Pages 30 and 31, County Map Records, and the section north of Mayfield Road from such west corporation line to the east line of a 218.281 acre parcel standing in the name of the Cleveland Trust Co., which for a distance north of Mayfield Road is the west line of May-Som Garden, recorded in Volume 106, Page 20, County Map Records, and all the remaining frontage on Mayfield Road easterly to the east corporation line, but limited to a depth from the respective side lines of Mayfield Road of 200 feet.

(2) Situated in the City and known as being part of Original Mayfield Township Lots 19 and 20, Tract 3, bounded and described as follows: Beginning at the intersection of the westerly line of S.O.M. Center Road, sixty feet wide, with the northerly line of Gates Mills Boulevard, Inc., Allotment, as shown by the recorded plat in Volume 142 of Maps, Page 34, of County Records; thence north 89° 34' 21" west 1325.08 feet along the northerly line of such Gates Mills Boulevard, Inc., Allotment to a point; thence north 0° 25' 39" east 98.47 feet to a point; thence north 41° 22' 01" east 216.65 feet to a point; thence north 48° 26' 14" east 1,115 feet to a point; thence north 57° 04' 59" east 160.05 feet to a point; thence north 18° 31' 49" east 311.90 feet to a point; thence north 89° 20' 55" east 97.52 feet to a point in such westerly line of S.O.M. Center Road; thence south 0° 39' 05" east 1394.58 feet along such westerly line of S.O.M. Center Road to the place of beginning, be the same more or less, but subject to all legal highways.

(3) Situated in the City and known as being part of Original Mayfield Township Lots 19 and 20, Tract 3, bounded and described as follows: Beginning at the intersection of the northerly line of Original Lot 20 with the northwesterly line of Gates Mills Boulevard, 220 feet wide; thence north 89° 48' 38" west 422.22 feet along the northerly line of Original Lot 20 to a point for the principal place of beginning; thence north 89° 48' 38" west 2,587.47 feet along the northerly line of Original Lot 20 to the northeasterly corner of Parcel 1 conveyed to Landerhaven Realty, Inc., by deed, recorded in Volume 8097, Page 180, of County Records; thence south 4° 38' 14" west 1,286.49 feet along the easterly line of Parcels 1 and 2 conveyed to Landerhaven Realty, Inc., by deed, recorded in Volume 8097, Page 180, of County Records to a point in the southerly line of Original Lot 20; thence south 89° 34' 42" east twenty-one feet along the southerly line of Original Lot 20 to the northeasterly corner of Parcel 3 conveyed to Landerhaven Realty, Inc., by deed, recorded in Volume 8097, Page 180, of County Records; thence south 0° 37' 05" east 310.72 feet along the easterly line of Parcel 3 so conveyed to Landerhaven Realty, Inc., to the northwesterly corner of the Gates Mills Boulevard, Inc., Allotment as shown by the recorded plat in Volume 142 of Maps, Page 34, of County Records; thence south 89° 34' 21" east 919.29 feet along the northerly line of the Gates Mills Boulevard, Inc., Allotment to a point; thence north 48° 26' 14" east 1,577.75 feet to a point; thence north 35° 19' 46" east 162.30 feet to a point; thence north 80° 04' 30" east 234.21 feet to a point; thence north 9° 22' 00" east 135 feet to a point; thence

southeasterly 97.83 feet along the arc of a circle deflecting to the right having a radius of 347.53 feet and whose chord bears south 72° 34' 07" east 97.51 feet to a point; thence north 25° 29' 46" east 296.84 feet to the principal place of beginning, be the same more or less, but subject to all legal highways.

(4) Situated in the City, and known as being Block E in the Gates Mills Boulevard, Inc., Allotment of part of Original Mayfield Township Lot 19, Tract 3, as shown by the recorded plat in Volume 142 of Maps, Page 34, of County Records, bounded and described as follows: Beginning at the intersection of the center line of S.O.M. Center Road with the northerly line of the Gates Mills Boulevard, Inc., Allotment; thence north 89° 34' 16" west 500 feet along the northerly line of the Gates Mills Boulevard, Inc., Allotment to a point for the principal place of beginning; thence north 89° 34' 16" west 1,171.32 feet along the northerly line of the Gates Mills Boulevard, Inc., Allotment to a point; thence south 0° 25' 44" west 250 feet to a point; thence northwesterly 141 feet along the arc of a circle deflecting to the right, having a radius of 336.64 feet and whose chord bears north 77° 34' 21" west 139.97 feet to a point; thence south 24° 25' 35" west 237.66 feet to a point; thence south 89° 11' 55" east 1,413.34 feet to a point; thence north 0° 39' 05" west 447.30 feet to the principal place of beginning, be the same more or less, but subject to all legal highways.

(b) Lot Areas; Setbacks; Improvements. In Subdistrict 1 areas, no building shall be erected or used to accommodate or make provision for one single-family dwelling on a lot less than 8,500 square feet in area or less than sixty feet in average width. However, any lot which was owned separately from adjoining lots at the time of the adoption of this Zoning Code may be used for a single-family dwelling, and any subdivision or group of lots recorded at the time of the adoption of this Zoning Code may be resubdivided, in whole or in part, into sublots of greater area and width than originally subdivided, but less in area and width than specified in this section.

Any building erected on a lot in Subdistrict 1 shall be set back at least thirty-five feet from the easement line of the street, except on S.O.M. Center Road and Lander Road where the setback shall be 110 feet from the centerline of such streets, and except on Mayfield Road where the set-back line shall not be less than 120 feet from the centerline of such street. No building permit shall be issued for the construction of a building on a street where a storm sewer, sanitary sewer and water main have not all been installed or where all of such are not operative. All subdivisions must conform to Chapter 1105. The provisions set forth in this subsection shall control over all other sections of this Zoning Code.

(c) Floor Area Requirements. In Subdistrict 1 areas, dwellings shall have the following minimum livable floor areas:

(1) On a lot recorded before the passage of this Zoning Code, with a frontage of at least forty feet but less than fifty feet:

(2) A dwelling with a full basement and more than one finished livable floor shall have a minimum total livable floor area of 1,150 square feet and must have not less than a two-passenger attached or detached garage.

(3) A dwelling with a full basement and one floor shall have a minimum livable floor area on the first floor of 900 square feet and must have not less than a two-passenger attached or detached garage.

(4) A basementless dwelling shall have an additional minimum floor area of 150 square feet for a utility room and must have not less than a two-passenger attached or detached garage.

(5) On a lot recorded before the passage of this Zoning Code, with a frontage of at least fifty feet but less than sixty feet:

(6) A dwelling with a full basement and more than one finished livable floor shall have a minimum total livable floor area of 1,200 square feet and must have not less than a two-passenger attached or detached garage.

(7) A dwelling with a full basement and one floor shall have a minimum livable floor area on the first floor of 950 square feet and must have not less than a two-passenger attached or detached garage.

(8) A basementless dwelling shall have an additional minimum floor area of 150 square feet for a utility room and must have not less than a two-passenger attached or detached garage.

(9) On a lot recorded before or after the passage of this Zoning Code, with a frontage of at least sixty feet but less than seventy-five feet:

(10) A dwelling with a full basement and more than one finished livable floor shall have a minimum total livable floor area of 1,250 square feet and must have not less than a two-passenger attached garage.

(11) A dwelling with a full basement and one floor shall have a livable floor area on the first floor of 1,120 square feet and must have not less than a two-passenger attached garage.

(12) A basementless dwelling shall have an additional minimum floor area of 150 square feet for a utility room and must have not less than a two-passenger attached garage.

(13) On a lot recorded before or after the passage of this Zoning Code, with a frontage of seventy-five feet or more:

(14) A dwelling with a full basement and more than one finished livable floor shall have a minimum total livable

(15) floor area of 1,400 square feet and must have not less than a two-passenger car attached garage.

(16) A dwelling with a full basement and one floor shall have a livable floor area on the first floor of 1,200 square feet and must have not less than a two-passenger car attached garage.

(17) A basementless dwelling shall have an additional minimum floor area of 150 square feet for a utility room and must have not less than a two-passenger car attached garage.

(Ord. 1985-29. Passed 10-14-85.)

1159.05 ESTATE DISTRICT AREAS.

(a) Description. The following areas in the U-1 District are hereby designated as Estate District areas:

(1) That portion of the City not zoned for any purpose other than Class U-1 residential, known as being part of Original Mayfield Township Lots 19 and 20, Tract 3, and bounded and described as follows: Beginning at the intersection of the northwesterly line of Gates Mills Boulevard, 220 feet wide, with the northerly line of Original Lot 20; thence south 48° 26' 14" west 2,400.86 feet along the northwesterly line of Gates Mills Boulevard to a point in the northerly line of Gates Mills Boulevard, Inc., Allotment as shown by the recorded plat in Volume 142 of Maps, Page 34, of County Records; thence north 89° 34' 21" west 373.69 feet along the northerly line of the Gates Mills Boulevard, Inc., Allotment to a point; thence north 48° 26' 14" east 1,577.75 feet to a point; thence north 35° 19' 46" east 162.30 feet to a point; thence north 80° 04' 30" east 234.21 feet to a point; thence north 9° 22' 00" east 135 feet to a point; thence southeasterly 97.83 feet along the arc of a circle deflecting to the right, having a radius of 347.53 feet and whose chord bears south 72° 34' 07" east 97.51 feet to a point; thence north 25° 29' 46" east 296.84 feet to a point in the northerly line of Original Lot 20; thence south 89° 48' 38" east 422.22 feet along the northerly line of Original Lot 20 to the place of beginning, be the same more or less, but subject to all legal highways.

(2) Situated in the City, known as being part of Original Mayfield Township Lots 19 and 20, Tract 3, and bounded and described as follows: Beginning at the intersection of the northerly line of Original Lot 20 with the northeasterly prolongation of the southeasterly line of Gates Mills Boulevard, 220 feet wide; thence south 48° 26' 14" west 18.81 feet along such northeasterly prolongation to a point for the principal place of beginning; thence south 48° 26' 14" west 2,384.11 feet along such southeasterly line of Gates Mills Boulevard to a point in the northerly line of Gates Mills Boulevard, Inc., Allotment as shown by the recorded plat in Volume 142 of Maps, Page 34, of County Records; thence south 89° 34' 21" east 522.95 feet along the northerly line of the Gates Mills Boulevard, Inc., Allotment to a point; thence north 0° 25' 39" east 98.47 feet to a point; thence north 41° 22' 01" east 216.65 feet to a point; thence north 48° 26' 14" east 1,115 feet to a point; thence north 57° 04' 59" east 160.05 feet to a point; thence north 18° 31' 49" east 311.90 feet to a point; thence north 89° 20' 55" east 97.52 feet to a point in the westerly line of S.O.M. Center Road, 60 feet wide; thence north 0° 39' 05" west 190.26 feet along such westerly line of S.O.M. Center Road to a point; thence northwesterly 47.42 feet along the arc of a circle deflecting to the right, having a radius of 225 feet and whose chord bears north 76° 52' 09" west 47.33 feet to the principal place of beginning, be the same more or less, but subject to all legal highways.

(Ord. 1985-29. Passed 10-14-85.)

(b) Lot and Floor Area; Improvements. In the Estate District areas, no building shall be erected or used to accommodate or make provision for one single-family dwelling on a lot less than 20,000 square feet in area and less than 100 feet in width at the building line. The front setback shall not be less than 100 feet from the centerline of a street.

(Ord. 1988-62. Passed 1-23-89.)

(1) No building permit will be issued for the construction of a building on a street where a storm sewer, sanitary sewer and water main have not all been installed or where all of such are not operative.

(2) No well or septic tank is permitted.

(3) All subdivisions shall conform to Chapter 1105.

(4) Dwellings shall have minimum livable floor areas as follows:

(5) A dwelling with a full basement and one floor shall have a livable floor area on the first floor of 1,300 square feet and shall have an attached garage for two passenger cars.

(6) A basementless dwelling shall have an additional minimum floor area of 200 square feet for a utility room and shall have an attached garage for two passenger cars.

(7) Two-story dwellings are prohibited.

(Ord. 1985-29. Passed 10-14-85.)

1159.06 SUBDISTRICT 2 AREAS.

(a) Description. Subdistrict 2 areas of the U-1 District are hereby described as follows: All of the City not included within Subdistrict 1 areas and the Estate District areas, as described in Sections 1159.04 and 1159.05, and not zoned for any purpose other than Class U-1 residential. (b) Lot Areas; Setbacks; Improvements. In Subdistrict 2 areas, no building shall be

erected or used to accommodate or make provision for one single-family dwelling on a lot less than 40,000 square feet in area or less than 100 feet in average width, and the building shall be set back at least 110 feet from the centerline of a street. In no instance shall a well or septic tank be installed or utilized on a lot less than 40,000 square feet in area.

A dwelling with a basement of not less than 500 square feet and with more than one finished livable floor shall have a total

minimum livable floor area of 2,000 square feet and shall have an attached garage for two passenger cars.

A dwelling with a basement of not less than 500 square feet and one floor shall have a minimum livable floor area on the first floor of 1,500 square feet and shall have an attached garage for two passenger cars.

A basementless dwelling shall have an additional minimum floor area of 200 square feet for a utility room and shall have an attached garage for two passenger cars.

(Ord. 1985-29. Passed 10-14-85.)

1159.07SIDE YARDS.

In a U-1 District, for every building erected there shall be a side yard along each lot line other than a front line or rear line. Each single-family dwelling and each two-family dwelling shall be deemed a separate building and shall have side yards as stated.

In a U-1 District, the least dimension of each side yard shall be not less than five feet, and not less than twenty percent of the average width of the lot shall be devoted to side yards.

(Ord. 1985-29. Passed 10-14-85.)

1159.08REAR YARDS.

In a U-1 District, every building erected shall have a rear yard. The least dimension of the rear yard shall be twenty percent of the depth of the lot, but such least dimension need not be more than forty feet. However, such dimension shall in no case, be less than one-half the height of the building.

(Ord. 1985-29. Passed 10-14-85.)

1159.09PORCHES; OBSTRUCTIONS.

In a U-1 District, a one-story open or enclosed porch may be constructed between the building line and the street line, provided that no portion of such porch, excluding steps, is built more than five feet beyond the front wall of the building.

(Ord. 1987-10. Passed 4-13-87.)

1159.10BUILDING LINES.

Where a building line is shown on the Zone Map as an existing alignment line, the alignment of buildings existing along a street frontage shall determine the building line. On any street frontage in a U-1 District where no building line is designated on the Map, the location of the building line shall be as follows: (a) On a street frontage on either side of a street between two intersecting streets, but excluding the frontage along the side line of a corner lot, the distance of the building line back from the street line shall be twenty percent of the average or normal depth of the lots having their front lines along such street frontage, but such distance back from the street line need not be more than forty feet. Where, in any portion of such street frontage, there are lots of markedly less depth than the normal, the City Planning Commission, in defining and applying this building line regulation, may, when in its opinion the general purpose and intent of this section will be better served thereby, divide such street frontage into sections for the application of such twenty percent building line requirement. For the purpose of this subsection, the term "lot" includes unimproved parcels in separate ownership and unimproved lots or parcels in subdivisions of land.

(b) In a U-1 District, along the side line of a corner lot the distance of the building line back from the street line shall be twenty percent of the average width of such lot, but such distance back from the street line need not be more than twenty feet. (Ord. 1985-29. Passed 10-14-85.)

1159.11FRONTAGE ON STREETS REQUIRED.

In a U-1 District, every building erected shall have access to and shall front upon a public street.

(Ord. 1985-29. Passed 10-14-85.)

1159.12ACCESSORY 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 side line 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 159.09.

(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; Ord. 2023-10. Passed 4-10-23.)

1159.13NONCOMBUSTIBLE EXTERIORS REQUIRED.

In a U-1 District, all new buildings or additions, other than those permitted for Class U-1 residence purposes, hereafter erected or permitted to be erected under this Zoning Code, shall have outer walls constructed of noncombustible material.

The outer faces of outer walls of buildings in this District shall be constructed with a minimum four-inch face brick, stone, cast stone, precast concrete panel or architectural cast-in-place concrete of finish, glass, metal or other architectural panel approved by the Architectural Board of Review. Exposed masonry block and through-wall block construction is prohibited.

The use of solid concrete veneer unit (split face brick) for alterations of existing buildings with suitable masonry walls may be permitted upon approval of the Architectural Board of Review.

(Ord. 1992-40. Passed 1-25-93.)