

**AN ORDINANCE**  
**AMENDING CHAPTER 1149 REGARDING ACCESSORY USE OR  
STRUCTURE, RESIDENCE DISTRICTS**

**BE IT ORDAINED** by the Council of the City of Bay Village, Ohio:

**SECTION 1.** That Chapter 1149 of the codified ordinances of the City of Bay Village is hereby amended by enacting new Section 1149.05 which shall read as follows:

**“1149.05 Attached Garages**  
(Includes any garage within 10 feet of dwelling)

(a) Right to Attach. Attached to or form part of a living unit if separated from said living unit by walls, partitions and ceilings of materials to restrict the passage of gases, smoke and odor from the garage to other parts of the building.

The garage area shall relate to the house area as follows:

<u>House Area + square feet</u> <u>+ square feet</u>	<u>Maximum Attached Garage Area</u> <u>square feet</u>
1999 or less	600
2000 to 3999	900
4000 to 5999	1200
6000 and larger	1500

(b) Construction Requirements. The ceiling and interior faces of all frame walls of every garage, any part of which is attached to a dwelling house either directly or by a breezeway, shall have a fire-resistance rating of not less than 1 hour.

(c) Requirements Where Connecting Door. Where there is a door opening between the garage and the living unit, the garage floor shall pitch away from that door opening at a slope of not less than 1/4 inch per foot. Such opening shall be provided with a self-closing door of metal, metal covered, solid wood or other approved type having a fire-resistance rating of not less than 1 hour.

(d) Living Quarters Above. Where living quarters are located above the garage, such quarters and egress facilities shall be protected from the garage area by construction having a fire- resistance rating of not less than 1 hour.

(e) Basement Garages. Basement garages shall be continuously ventilated by a mechanical ventilating system with positive means for both the inlet and exhaust of at least 1 cubic foot of air per minute per square foot of floor area. Control of either the exhaust or inlet fan shall be close to the entrance door. The ventilating equipment may be combined with the heating system.”

**SECTION 2.** That Chapter 1149 of the codified ordinances of the City of Bay Village is hereby amended by enacting new Section 1149.06 which shall read as follows:

**“1149.06 Detached garages.**

- (a) **Height and Size.** No detached garage shall be in excess of 18 feet in height to the peak of the gable. The area of a detached garage shall be related to the house area as follows:

<u>House Area square feet</u>	<u>Maximum Detached Garage Area</u>
1999 or less	700
2000 to 3999	1000
4000 to 5999	1300
6000 and larger	1600

The combined area of an attached and detached garage shall be related to the house area and the lot area as follows:

<u>House Area</u> square feet	<u>Minimum Lot Area</u> square feet	<u>Maximum Total Garage Area</u> attached and detached square feet
1999 or less	45,000	1900
4000 to 5999	65,000	2500
6000 and larger	90,000	3100

The maximum area for a combination attached and detached garage is governed by the lot size.”

**SECTION 3.** That this Council finds and determines that all formal actions of this Council concerning and relating to the passage of this ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of any committee that resulted in those formal actions were in meetings open to the public in compliance with law.

**SECTION 4.** That this ordinance shall be in full force and take effect at the earliest time permitted by law.

PASSED:

\_\_\_\_\_  
PRESIDENT OF COUNCIL

\_\_\_\_\_  
CLERK

APPROVED:

\_\_\_\_\_  
MAYOR