

ORDINANCE NO. 2019-O-36

**AN ORDINANCE AMENDING CODIFIED
ORDINANCE 1252.04**

WHEREAS, Council wishes to amend Ordinance 1252.04 in order to clarify that the front, side and rear building set back lines that are listed in the schedule are minimum requirement and not maximum requirements.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Mentor-on-the-Lake, County of Lake and State of Ohio, as follows:

Section 1. That Codified Ordinance Sections 1252.04 is amended and as amended hereby read as follows:

1252.04 AREA, YARD AND HEIGHT REGULATIONS.

For every main building there shall be a lot having a minimum area, a minimum average width, minimum building setbacks for front, rear and side yards on each side of the building, and a maximum height of main and other buildings as set forth in the following schedule:


| <u>District</u> | <i>MINIMUM LOT SIZE</i> | | <i>MINIMUM SETBACK (FT.)</i> | | | <i>MAXIMUM HEIGHT (FT.)</i> | |
|---------------------------|-------------------------|----------------------------------|------------------------------|---------------------|-------------|-----------------------------|--------------------|
| | <u>Area (Sq. Ft.)</u> | <u>Width at Bldg. Line (Ft.)</u> | <u>Front</u> | <u>One Side/Sum</u> | <u>Rear</u> | <u>Main Bldg.</u> | <u>Other Bldg.</u> |
| (a) <u>Single-Family.</u> | | | | | | | |
| A-1 and A-2 | 22,000 | 60 | 50 | 5 15 | 40 | 30 | 20 |
| (2) B | 12,000 | 80 | 50 | 5 15 | 40 | 30 | 20 |
| (3) C | 9,000 | 60 | 40 | 5 15 | 40 | 30 | 20 |
| (4) D | 8,400 | 60 | 40 | 5 15 | 40 | 30 | 20 |
| (5) E | 7,500 | 60 | 40 | 5 15 | 40 | 30 | 20 |

| | | | | | | | | |
|-------------------------|-------|----|----|---|----|----|----|----|
| (b) <u>Multifamily.</u> | b | | a | | | | | |
| Two-Family | 4,000 | 65 | 40 | 5 | 15 | 40 | 30 | 20 |
| | | | a | | | | | |
| Group House | 3,600 | 75 | 40 | c | c | 40 | 35 | 24 |
| | | | b | | | | | |
| Apartment | 3,600 | 40 | 40 | c | c | 40 | 35 | 24 |

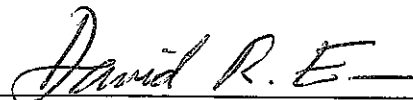
For the Single-Family District A-2, each lot shall have a minimum width of sixty feet extending from Salida Road to the low water mark of Lake Erie.

Section 2. That all formal actions of this Council concerning the passage of this Ordinance were adopted in an open meeting, and that all deliberations of this Council, or any of its Committees, which resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

WHEREFORE, this Ordinance shall be in full force and effect thirty day after its passage by Council and approval by the Mayor.

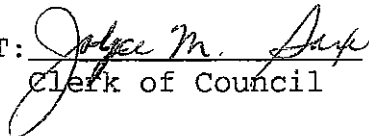


 DESIREA THOMPSON
 PRESIDENT OF COUNCIL



 DAVID R. EVA
 MAYOR
 Dated: 12/10/19

ADOPTED: December 10, 2019

ATTEST: 

 Clerk of Council