

CHAPTER 1287
SUPPLEMENTAL REGULATIONS APPLYING TO
RESIDENTIAL USE DISTRICTS

1287.01 NON-RESIDENTIAL USES WITHIN RESIDENTIAL ZONING DISTRICTS:

Any principal structure or use of property, other than a single family or two family residence, that is located within any Single or Two Family Residential zoning district shall comply with the development and design standards provided herein.

A. MINIMUM DEVELOPMENT STANDARDS:

- 1. Minimum Lot Area..... 100,000 sq. ft.
- 2. Minimum Lot Width at building line.....200 ft.
- 3. Minimum Front Yard Setback.....100 ft.
- 4. Minimum Side Yard Setback
(from an interior lot line).....50 ft.
- 5. Minimum Side Yard Setback
(from a side street).....70 ft.
- 6. Minimum Rear Yard Set-back
(from an interior lot line).....50 ft.
- 7. Minimum Rear Yard Setback
(from a rear street).....70 ft.

- 8. Minimum Parking Set-back
(From a front street).....100 ft.
- 9. Minimum Parking Set-back
(from a side or rear street).....70 ft.
- 10. Minimum Parking Set-back
(from an interior side or rear property line).....20 ft.
- 11. Maximum Building Area.....20% of lot
- 12. Minimum Green Space.....40 % of lot

B. GREEN SPACE AND LANDSCAPE BUFFERING REQUIREMENTS -
At least forty percent (40%) of any lot devoted to a non-residential use within a residential zoning district shall be set aside as green space.

C. MAXIMUM NUMBER OF REQUIRED PARKING SPACES PERMITTED - No non-residential building, group of buildings, or use within a residential zoning district shall be permitted which requires in excess of five hundred (500) parking spaces as calculated under the parking requirements of this code.

D. COMPLIANCE WITH MINIMUM NON-RESIDENTIAL USE STANDARDS REQUIRED - Non-residential uses within residential zoning districts shall be required to meet minimum “O-1” (General Office) zoning district standards pertaining to parking lot design, signage, lighting, landscaping/buffering, and building material and design standards as further specified within this code.

1287.02 AVERAGING OF FRONT YARD SET-BACKS REQUIRED:

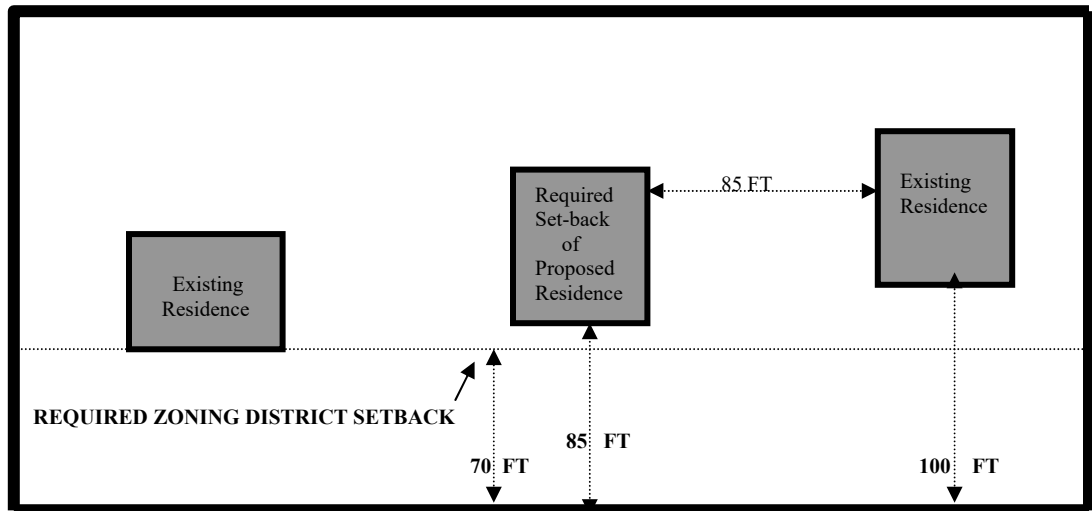
The averaging of set-backs shall be required in order to promote smooth transitions between the set-back lines of residences in areas where a pre-existing building line deviates from the front set-back that is currently required within the zoning district, as further specified below.

For the purposes of this Section, a pre-existing building line shall be considered to exist when an existing residence is located within three hundred (300) feet of either side of a proposed residence or any addition to an existing residence. Regardless of the requirements of this Section, under no circumstance shall a new residence or residential addition be located closer

than forty (40) feet to a front street right of way line. This section shall not apply to lots where the required front yard set-back is specified on a recorded plat.

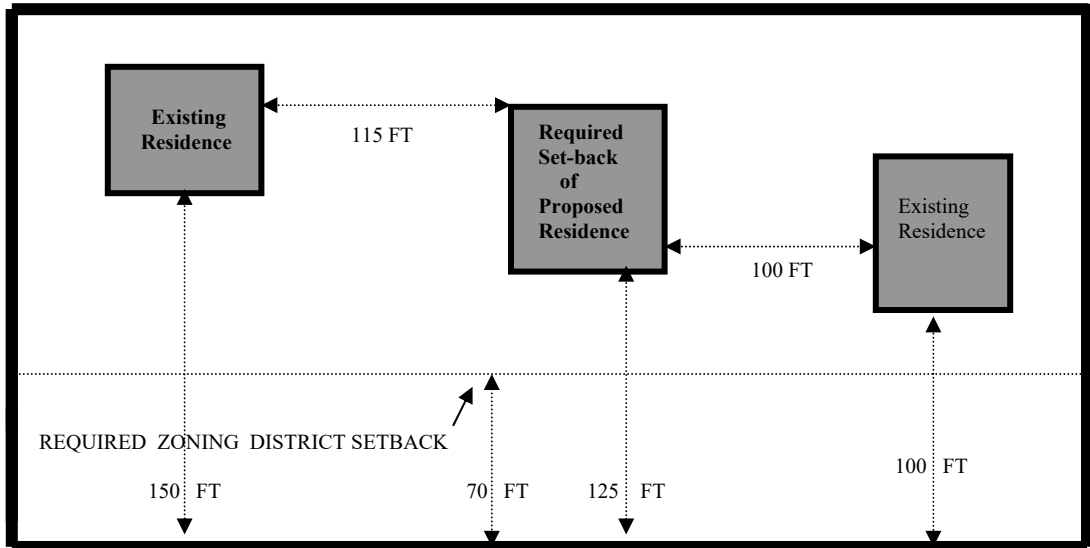
- 1. PROPOSED RESIDENCE CONTIGUOUS TO ONE (1) PRE-EXISTING BUILDING LINE** - If only one (1) residence with a pre-existing building line deviating from that which is currently required within the zoning district is located within three hundred (300) feet of a proposed residence, the required set-back for the proposed residence shall be determined by averaging the pre-existing set-back line and the set-back line required within the zoning district (see Illustration A, below).

ILLUSTRATION A



- 2. PROPOSED RESIDENCE CONTIGUOUS TO TWO (2) PRE-EXISTING BUILDING LINES** - If residences with pre-existing building lines deviating from that which is currently required within the zoning district are located within three hundred (300) feet of each side of a proposed residence, the required set-back for the proposed residence shall be determined by averaging the two (2) pre-existing set-back lines (See "Illustration B", below).

ILLUSTRATION B



1287.03 FRONT YARD SET-BACK EXCEPTIONS:

- A. ADDITION TO A RESIDENCE LOCATED AT A NON-CONFORMING SETBACK:** An addition may be made to a pre-existing residence that is located at a front set-back line deviating from that which is currently required within the particular zoning district; provided that the addition would not encroach closer to the front property line than does the existing building line; provided that the addition would be located no closer than forty (40) feet to any street right of way line; and provided that the addition is otherwise in compliance with all other minimum requirements specified within this code.

The required set-back for any proposed addition that would encroach upon the existing front building set-back line shall be determined by averaging as specified for “proposed residences” as regulated above.

- B. SET-BACK DESIGNATED ON AN APPROVED PLAT:** Notwithstanding any front yard set-back requirement specified elsewhere within this code, any front yard set-back that has been specifically designated by the Planning Commission and/or City Council either as a condition for plat approval, or as a general plat set-back variance, shall apply. However the amount of front set-back range specified within the particular zoning district shall be permitted, so long as the structure does not encroach closer to the front property line than the set-back specified by the Planning Commission and/or City Council.

C. FRONT YARD SET-BACK EXCEPTIONS ON WOODALL, MEDHURST, GLENWOOD, EVERTON, DELRAY, CRESSMONT AND CROFTON AVENUES:
Notwithstanding the setback requirements specified within the particular zoning district, the front yard set-back for properties fronting on Woodall Road, Medhurst Avenue, Glenwood Avenue, Everton Avenue, Delray Avenue, or Cressmont Avenue shall be fifty (50) feet.

1287.04 SIDE YARD SET-BACK EXCEPTIONS:

An addition may be made to a pre-existing residence that is located at a side yard set-back line deviating from that which is currently required within the particular zoning district; provided that such addition would not encroach closer to the side property line than does the existing building line; and provided that the addition would be located no closer than five (5) feet to any side property line; and provided that the addition is otherwise in compliance with all other minimum requirements specified within this code.

1287.05 - HEIGHT EXCEPTIONS:

Notwithstanding the maximum height requirement specified for principal structures within any residential zoning district, such restriction shall not apply to a chimney, or to any parapet wall or cornice that is solely for ornament and which contains no windows, and which extends to a height of no more than three (3) feet above the height limit of the district.

1287.051 REAR YARD SET-BACK EXCEPTIONS:

1. Pre-Existing Set-backs - An addition may be made to a pre-existing residence that is located at a rear yard set-back line deviating from that which is currently required within the particular zoning district; provided that such addition would not encroach closer to the rear property line than does the existing rear building line; and provided that the addition would be located no closer than twenty five (25) feet to any rear property line; and provided that the addition is otherwise in compliance with all other requirements specified within this Code.

2. Patio and Deck Structures adjacent to Unbuildable Land - A non-enclosed patio and/or deck area that is attached to the house and which does not exceed four (4) feet in height may be located as close as fifteen (15) feet to the rear property line of the lot, provided that the rear property line in question is entirely adjacent to land that cannot be built upon due the existence of permanent restrictive covenants and which restricted land is at least thirty (30) feet wide at any point adjacent to the rear property line of the lot on which the patio would be located.

Said patio and/or deck shall not extend further than forty (40) feet from the foundation of the residence on the lot, nor shall the cumulative area occupied by such patio and/or deck and all accessory structures on the lot exceed twenty five percent (25%) rear lot coverage. For the purposes of this Section the rear lot area shall be determined to be that area located between the rear property line and the nearest point of the rear foundation of the residence on the lot.

Any patio and/or deck structure that is constructed under the provisions of this Section may be required to be screened from view from any adjacent residence located within forty (40) feet of the deck and/or patio in question. Such screening shall be as required by the Director of Planning and Community Development. Any required screening shall consist in whole or in part of evergreen plantings and shall provide a year round, continuous visual screen of the deck and/or patio from the adjacent property.

(Ordinance 2007-306, passed 2/4/08)

1287.06 - ACCESSORY STRUCTURES IN “R-1-A”, “R-1-B”, “R-1-C”, “R-1-D”, “R-1-E”, and “R-2” RESIDENTIAL ZONING DISTRICTS
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1. PERMITTED ACCESSORY STRUCTURES - The following Accessory Structures and uses shall be permitted within residential zoning districts subject to the requirements specified herein, and provided that the total area of such uses does not exceed twenty-five percent (25%) coverage of the rear yard area of the lot:

- A. **DETACHED GARAGES** - One (1) accessory detached garage shall be permitted per property subject to the following requirements:

1. **LOCATION REQUIREMENTS:** Detached garages shall only be located in the rear yard area of the lot. Such structures shall meet the minimum side yard set-back requirements specified within the particular zoning district, except that any such detached garage that is located on a lot with a pre-existing residence that is located at an interior side yard set-back line deviating from that which is currently required within the particular zoning district may be located as close to the interior side yard line as is the residence in question, provided that such detached garage

would be located no closer than fifteen (15) feet to any building on an adjacent property and provided that such detached garage otherwise complies with all other requirements of this code.

Detached garages shall be located no closer than fifteen (15) feet to any interior rear property line, nor closer than forty (40) feet to any rear street.

2. **MAXIMUM SIZE REQUIREMENTS:** Detached garages shall not exceed nine hundred (900) square feet in area, nor shall any such structure exceed an area equivalent to fifty percent (50%) of the area occupied by the footprint of the residence on the property.
3. **MAXIMUM HEIGHT:** Detached garages shall not exceed a height of eighteen (18) feet above the existing grade.

B. STORAGE BUILDINGS, GREENHOUSES, GAZEBOS, OUTDOOR RECREATIONAL FIREPLACES, AND SIMILAR STRUCTURES - In addition to one (1) detached garage, one (1) accessory storage building, greenhouse, gazebo, outdoor recreational fireplace, or similar structure shall be permitted on a lot subject to the following requirements:

1. **LOCATION, SIZE, AND SETBACK REQUIREMENTS FOR DETACHED STORAGE BUILDINGS, GREENHOUSES, GAZEBOS, AND SIMILAR STRUCTURES.**

- A. Detached storage buildings, greenhouses, gazebos, and similar structures shall only be located in the rear yard area of the lot. Such structures shall meet the minimum side yard set-back requirements specified within the particular zoning district, except that any such accessory structure that is located on a lot with a pre-existing residence that is located at an interior side yard set-back line deviating from that which is currently required within the particular zoning district may be located as close to the interior side yard line as is the residence in question, provided that such accessory structure would be located no closer than fifteen (15) feet to any building on an adjacent property and provided that such accessory structure otherwise complies with all other requirements of this Code.
 - B. No accessory structure shall be located closer than five (5) feet to any interior rear property line, however neither shall an accessory structure be located closer than ten (10) feet to the interior rear lot line of a corner lot where such rear lot line is identical to the side lot line of an adjacent property, nor shall any accessory structure be located closer than forty (40) feet to any rear street.
2. **MAXIMUM SIZE REQUIREMENTS-** Detached storage buildings, greenhouses, gazebos, and similar structures shall not exceed one hundred sixty eight (168)

square feet in area.

3. **MAXIMUM HEIGHT** - Detached storage buildings, greenhouses, gazebos, and similar structures shall not exceed twelve (12) feet in height above the existing grade.
2. **DESIGN, LOCATION, SIZE, SET-BACK, AND SAFETY REQUIREMENTS FOR OUTDOOR RECREATIONAL FIREPLACES** -
 - A. **LOCATION AND SET-BACK REQUIREMENTS:** Outdoor Recreational Fireplaces shall only be located in the rear yard area of the lot. Such structures shall be located no closer than twenty (20) feet to any side or rear property line of a lot, nor shall such structures be located closer to any side property line than the minimum required set-back specified for dwellings within the particular zoning classification. In addition such structures shall be located no closer than twenty five (25) feet to any residence or structure on an adjacent lot.
 - B. **DESIGN, DIMENSION, AND HEIGHT REQUIREMENTS:**
 1. **Detached Structures** - No Outdoor Recreational Fireplace that is detached from the residence shall exceed twelve (12) feet in height. Neither shall such structures exceed eight (8) feet in width nor five (5) feet in depth for the first five (5) feet in height, nor three (3) feet in width or depth for any portion of the structure above the height of five (5) feet. No detached Outdoor Recreational Fireplace shall be located closer than fifteen (15) feet to any building on the same property. All detached Outdoor Recreational Fireplaces shall comply with the construction requirements of the Solon Residential Building Code as adopted by City Council.
 2. **Attached Structures** - Outdoor Recreational Fireplace that are attached to a residence shall be considered to be part of the residence and shall be in compliance with all relevant requirements of the Solon Residential Building Code as adopted by Solon City Council. All relevant requirements of this Section that are specified for detached outdoor recreational fireplaces shall apply to attached outdoor recreational fireplaces unless otherwise expressly prohibited under the provisions of the Solon Residential Building Code.
 3. **General Design Standards** - Outdoor Recreational Fireplaces Structures shall only be constructed of decorative brick or stone and shall have an equal level of finish on all sides.
 - C. **SAFETY AND NUISANCE REQUIREMENTS** -
 1. **Fire Department Oversight Established** - No Outdoor Recreational Fireplace shall be utilized in a manner that is determined by the City of

Solon Fire Chief and/or his designee to be a health or safety risk to any person(s) or to any public or private property.

2. **Burning Materials Restricted** - Fuel for outdoor recreational fireplaces shall be restricted to non-treated, seasoned, dry wood, and shall not contain any rubbish, garbage, rags, trash, or any material coated with rubber, plastic, leather or petroleum based materials or any flammable or combustible liquids. However, alternative burning systems that are specifically designed and Federally approved for Outdoor Recreational fireplaces utilizing such energy sources as electricity or gas may also be authorized.
3. **Nuisances and Health Hazards Prohibited** - No outdoor recreational fireplace shall be used in such a manner as to create a public nuisance or health hazard due to smoke, fumes, sparks, heat, debris, or odor.

(Ordinance 2007-2, passed 8/20/07. Voters approved 11/6/07.)

C. FENCES AND DECORATIVE WALLS - Fences and decorative walls shall be permitted subject to the following requirements:

1. **LOCATIONAL REQUIREMENTS:** Fences and decorative walls shall be permitted within interior side yard and rear yard areas and within side and rear yards abutting a side street. Fences and decorative walls shall also be permitted within front yard areas or rear yard areas that a rear street, provided they are located no closer than thirty (30) feet to any street right of way line and provided that such fences are otherwise in compliance with all other relevant provisions of this Section. No fence and/or decorative wall shall be located within any third party utility easement (i.e. electric, gas, cable). No fence and/or decorative wall shall be located within a recorded municipal utility easement, except by recorded agreement. Said agreement shall be subject to the review and exclusive approval of the City Engineer and the Law Director and/or their designees.
2. **HEIGHT RESTRICTIONS:** No fence, including any post, pole, or other supporting member, shall exceed six (6) feet in height above existing grade. Any fence type that is otherwise permitted under the requirements of this section, and that is located in a front yard area or within any rear yard area abutting a rear street, shall not exceed three and one half (3 ½) feet in height. No decorative wall shall exceed three (3) feet in height.
3. **PERMITTED FENCE AND WALL TYPES** – Fences located within interior side or rear lot areas or within side or rear yards abutting a side street shall be constructed in a quality workman like manner in accordance with the provisions of this code, and shall have uniform aggregate openings comprising at least twenty-five percent (25%) of the surface area. Fences located within side yard areas abutting a street shall be decorative

metal, split rail, or picket type fences and/or any other substantially similar fence type as determined by the City of Solon. Decorative walls, subject to all other requirements of this Section, may be composed of a continuous solid surface and are not required to provide aggregate openings. Fences located in front yard areas, or within rear yard areas abutting a rear street shall be decorative metal, split rail, or picket type fences and/or any other substantially similar fence type as determined by the City of Solon. Such fences shall be constructed in a quality, workmanlike manner in accordance with the provisions of this code, and shall have uniform aggregate openings comprising at least forty five percent (45%) of the surface area.

4. **ORIENTATION OF THE FINISHED SIDE OF FENCES AND DECORATIVE WALLS-**
The side of a fence facing an adjacent property shall be the smooth finished side and all diagonal or supporting members shall be facing the property on which the fence is constructed. All sides of a decorative wall shall have an equal level of finish.
5. **PROHIBITED FENCES -** No fence shall be constructed in whole or in part and no decorative wall shall utilize any element of barbed wire, razor wire, or any similar material capable of causing bodily harm. No fence or decorative wall, in whole or in part, shall be charged with electric current.
6. **RETAINING WALLS -** Retaining walls required and/or approved by the City Engineer shall not be subject to the requirements of this Section, except that such walls shall comply with the construction material standards specified for “decorative walls”.
7. **TEMPORARY SALT SCREEN FENCES -** Notwithstanding any other provision of this Section, Temporary Salt Screen Fences may be erected on properties from November 1st to April 30th, for the purpose of protecting vegetation from salt spray from adjacent roadways. Such fences shall be subject to the following minimum requirements:
 - A. **General Design Requirements -** Temporary Salt Screen Fences shall be constructed of burlap or other fabric and shall be earth-tone in color. Such fences shall be maintained in a neat, orderly, and uniform condition, with the sides of the fence and any vertical supporting members being maintained perpendicular to the ground. The side of a Temporary Salt Screen Fence facing an adjacent property shall be the smooth finished side, and all supporting members shall face the property on which the fence is constructed. All portions of a Temporary Salt Screen Fence shall be securely constructed so as to prevent detachment from its supporting members, and/or the failure of the supporting members; and/or excessive movement in the wind.
 - B. **Height and Location Requirements -** No portion of a Temporary Salt Screen Fence shall exceed six (6) feet in height. Such fences may be located up to the property line of the lot, subject to the safety provisions of this section. However no portion of such fence shall encroach into the street right of way.
 - C. **Safety Requirements -** No portion of a Temporary Salt Screen Fence shall impair or block lines of sight necessary for safe ingress and egress to the street from adjacent properties,

nor shall any such fence impair vision of drivers on the street, nor shall any such fence otherwise pose a health and safety threat to the general public as determined by the City of Solon Fire Department and/or Police Department.

- D. Permits and Fees - A permit shall be required to install any Temporary Salt Screen Fence on a property. However, no fee shall be charged for said permit.

(Ordinance 2006-232, passed 11/6/06.)
(Ordinance 2015-127, passed 7/6/15, effective 8/15/15)
(Ordinance 2016-205, passed 12/5/16, effective 1/14/17)

- D. SATELLITE DISHES AND ANTENNAS** – Satellite Dishes and Antennas are permitted as an accessory use to a principal structure in any Residential Zoning District subject to the following requirements:

1. SATELLITE DISHES LARGER THAN ONE METER IN DIAMETER – Satellite Dishes larger than one (1) meter (39.37 inches) in diameter shall be permitted in all Residential Zoning Districts subject to the following criteria:
 - a. PERMIT REQUIRED - The issuance of a zoning permit and a building permit shall be required prior to the installation of any satellite dish.
 - b. NUMBER OF SATELLITE DISHES PER LOT - No more than one (1) satellite dish shall be permitted per lot, and such dish shall only service a receiver located on the same lot.
 - c. MAXIMUM HEIGHT – The maximum height of a satellite dish above grade, including any supporting structure, shall not exceed eight (8) feet.
 - d. LOCATION REQUIREMENTS – In any residential zoning district, satellite dishes and associated structures and equipment shall only be located in the rear yard of the lot, and such dish and associated structures and equipment shall be located no closer than twenty (20) feet to any side or rear property line.
 - e. LANDSCAPING REQUIRED - Ground mounted satellite dishes shall be screened with fencing and/or landscape plantings.
 - f. MINIMUM CONSTRUCTION REQUIREMENTS –
 1. GROUND MOUNTED INSTALLATIONS - All ground mounted satellite dishes shall be self supporting without wires and shall be located on a permanent concrete base at grade, in accordance with the manufacturer’s recommendations. Such satellite dish and base shall be designed to withstand the equivalent of a 70 mile per hour wind. All structures supporting the satellite dish shall be of galvanized, or equivalent construction. All wiring servicing the satellite dish shall be installed

underground.

2. ROOF MOUNTED INSTALLATIONS – Roof mounted satellite dishes shall be located no closer than twenty (20) feet from the roof edge or one half the building width, whichever is less. The freestanding roof installation must be on a structurally stable base designed to withstand the equivalent of a 90 mile per hour wind. Structural calculations indicating the adequacy of the installation shall be furnished to the Building Department. All structures supporting the satellite dish shall be of galvanized, or equivalent construction.
- g. ADVERTISING RESTRICTED - No lettering, other than the manufacturer's name as supplied on the original dish structure, and no numbers, symbols, pictorials, signs, or designs shall be permitted on any structure.
2. SATELLITE DISHES LESS THAN ONE METER IN DIAMETER – Satellite dishes less than one (1) meter (39.37 inches) in diameter are hereby permitted in all residential zoning districts provided that such dish structures comply with the following criteria which are hereby established to protect the health and safety of residents and motorists by providing for safe installations of dish structures which do not constitute hazards to persons or properties, which do not obstruct vehicular sightlines, and which are consistent with and preserve the established aesthetic character of the City.
 - a. PERMIT REQUIRED - The issuance of a zoning permit and a building permit shall be required prior to the installation of any satellite dish attached to the wall or roof of any structure.
 - b. LOCATION REQUIREMENTS – Satellite dishes and associated structures and equipment shall be located in compliance with the set-back required for principal structures within the relevant zoning district.
 - c. MINIMUM CONSTRUCTION REQUIREMENTS –
 1. GROUND MOUNTED INSTALLATIONS - Each freestanding installation shall have an adequate base as determined by the building commissioner. All wiring servicing the satellite dish shall be installed underground.
 2. ROOF OR WALL MOUNTED INSTALLATIONS – Any satellite dish attached to a roof or wall shall be designed and constructed so as not to create undue loading stress on buildings components and in a manner acceptable to the Building Commissioner. To minimize wind loading, roof installations shall be accomplished so that the top of the satellite dish does not extend above the ridge line of the roof, furthermore any satellite dish attached to a building shall not extend beyond thirty (30) inches above the wall or roof surface to which it is attached.

d. **DESIGN REQUIREMENTS** – Each dish shall, to the extent possible, be harmonious in color with building surface to which it is attached

3. **ANTENNAS** - In addition to satellite dishes as permitted within this section, antennas for the receiving or transmitting of electromagnetic waves shall be permitted as an accessory use to a residence in any residential zoning district. Such antenna and any support structures shall not be located in any required front or side yard area and shall be located no closer than twenty (20) feet to any rear lot line. No antenna and/or accompanying support structure shall exceed thirty five (35) feet in height above grade.

E. SWIMMING POOLS- Swimming pools shall comply with the following requirements:

1. **LOCATION REQUIREMENTS:** Swimming pools or any part thereof shall only be located in the rear yard area of the lot. A swimming pool shall meet the minimum side yard set-back requirements specified within the particular zoning district, except that any such swimming pool that is located on a lot with a pre-existing residence that is located at an interior side yard set-back line deviating from that which is currently required within the particular zoning district may be located as close to the interior side yard line as is the residence in question, provided that such swimming pool would be located no closer than fifteen (15) feet to any building on an adjacent property and provided that such swimming pool otherwise complies with all other requirements of this code.

No swimming pool shall be located closer than fifteen (15) feet to any interior rear property line, nor shall any swimming pool be located closer than forty (40) feet to any rear street.

2. **FENCING REQUIREMENTS:**

A: **In-ground Swimming Pools** - In-ground swimming pools, or the yard in which they are located, shall be completely surrounded by a fence or wall of not less than five (5) feet in height nor more than six (6) feet in height, and such fence or wall shall be of sufficient rigidity to bar outside access to the swimming pool. Access to the pool shall only be provided through a gate or gates which shall be securely locked when the pool is not in use. However, if a perimeter fence closes and abuts the house, access to the pool may also be had through a door of the house.

B: **Above Ground Swimming Pools** - Above ground swimming pools need not be enclosed by a fence provided that the water surface is at least five (5) feet above ground level and provided that all points of access to the water are secured with locking gates, and/or provided with a removable or retractable ladder(s) prohibiting access to the water at all access points. A hot tub or

jacuzzi that is completely secured by a locking cover when not in use need not be enclosed by a fence.

Above ground swimming pools in which the water surface is located less than five (5) feet in height above ground level shall be completely surrounded by a fence or wall of not less than five (5) feet nor more than six (6) feet in height. Such fence or wall shall be of sufficient rigidity to bar outside access to the swimming pool. Access to the pool shall only be provided through a gate or gates which shall be securely locked when the pool is not in use, however if a perimeter fence abuts the house, access to the pool may also be had through a door to the house.

C: Fencing of Pools Prior to Use Required - The use of a pool, including the act of filling the pool with water for any reason, prior to the installation of the required fencing is hereby prohibited.

3. APPURTENANCES TO SWIMMING POOLS – Decks, patios, diving boards, slides and other customary appurtenances may be utilized with swimming pools provided that such appurtenances meet all minimum set-back requirements specified herein for swimming pool uses.

In addition one (1) accessory building not exceeding one hundred forty four (144) square feet in area, and located within fifteen (15) feet of the waters edge, may be provided for the purpose of housing pool equipment and supplies. Such building shall be considered part of the swimming pool and shall meet all swimming pool set-back requirements.

4. POOL USE AND ILLUMINATION RESTRICTIONS - If any pool or appurtenances are located within two hundred (200) feet of any building used for dwelling purposes, use of the pool area and of any associated artificial lighting shall cease no later than 10:30 PM. Any lighting utilized with a swimming pool shall be shielded so as to direct light only on the pool, and so as to not pose a nuisance to adjacent property owners.
5. WATER MAINTENANCE - Water in any swimming pool shall be maintained in a safe, clean, and sanitary condition, with appropriate swimming pool maintenance chemicals. No such water shall be allowed to become stagnant, or permit the breeding of mosquitoes or other insects. Damaged, deteriorated, or otherwise abandoned swimming pools shall be immediately repaired or removed and shall not be permitted to accumulate water.

F. RECREATIONAL COURTS - Recreational Courts, including those utilized in conjunction with recreational activities such as tennis, basketball, and any similar use, shall be permitted as an accessory use within residential zoning districts subject to the requirements specified herein.

1. **YARD LOCATION AND MINIMUM SET-BACK REQUIREMENTS –**
Recreational courts shall only be located in the rear yard of the lot. Such courts, fences, and any other appurtenances thereto, shall be located no closer than twenty five (25) feet to any interior side or rear lot line, nor closer than forty (40) feet to any side or rear street.
2. **CONSTRUCTION REQUIREMENTS -** Recreational Courts shall be constructed at grade level and shall be comprised of clay, grass, asphalt, concrete, or other similar surface material. Approval of the proposed drainage provisions shall be made by the the City of Solon Engineering Department prior to the issuance of a zoning or building permit.
3. **RECREATIONAL COURT USE AND ILLUMINATION RESTRICTIONS -** If any recreational court or appurtenances are located within two hundred (200) feet of any building used for dwelling purposes, use of the recreational court and of any associated artificial lighting shall cease no later than 10:30 PM. Any lighting utilized with a recreational court shall be shielded so as to direct light only on the court, and so as to not pose a nuisance to adjacent property owners.
4. **LOT COVERAGE –** The total area occupied by Recreational Courts plus all other accessory uses located in the rear yard of the property shall not exceed twenty five percent (25%) rear lot coverage.

G. STABLES – Horses, mules, or ponies may be kept or stabled as an accessory use to a dwelling subject to the requirements specified herein.

1. **MINIMUM LOT SIZE -** One (1) horse, mule, or pony, may be stabled or kept on a lot containing not less than one (1) acre in area. For each additional horse, mule or pony, no less than ten thousand (10,000) square feet of additional lot area shall be required.
2. **YARD LOCATION, MINIMUM SET-BACK, AND MAXIMUM SIZE REQUIREMENTS -** Stables shall only be located in the rear yard of the lot and shall not be located in any front or side yard. Such stables shall be located at least one hundred twenty five (125) feet from any dwelling, and at least thirty five (35) feet from any lot line. In addition such stables shall be located no closer than fifty (50) feet to any drilled well, nor closer than three hundred (300) feet from any dug well. No stable shall exceed four hundred (400) square feet in area.
3. **MINIMUM SANITARY REGULATIONS –** All stables or yards where horses, mules, or ponies are kept shall be kept in a sanitary condition, and the bedding, manure, and waste materials accumulated from such animals shall be kept in a covered container or pit. All stables and yards shall be kept clean and in good repair so as to prevent the breeding of flies and the emission of deleterious or offensive odors.

1287.07 RESIDENTIAL OFF-STREET PARKING REQUIREMENTS

- 1. PARKING SPACES, DESIGN AND DIMENSIONS** - The area devoted to a residential parking space shall be dimensioned to at least nine (9) feet in width and twenty (20) feet in length.

- 2. MINIMUM REQUIRED PARKING SPACES** - The following minimum parking requirements shall apply unless otherwise specified within the requirements of the relevant zoning district.
 - A. SINGLE FAMILY AND TWO-FAMILY HOMES** - A minimum of one (1) enclosed parking space per unit, plus one (1) other off-street parking space per unit shall be provided. All such required parking spaces shall be located within one hundred fifty (150) feet of the dwelling unit served.

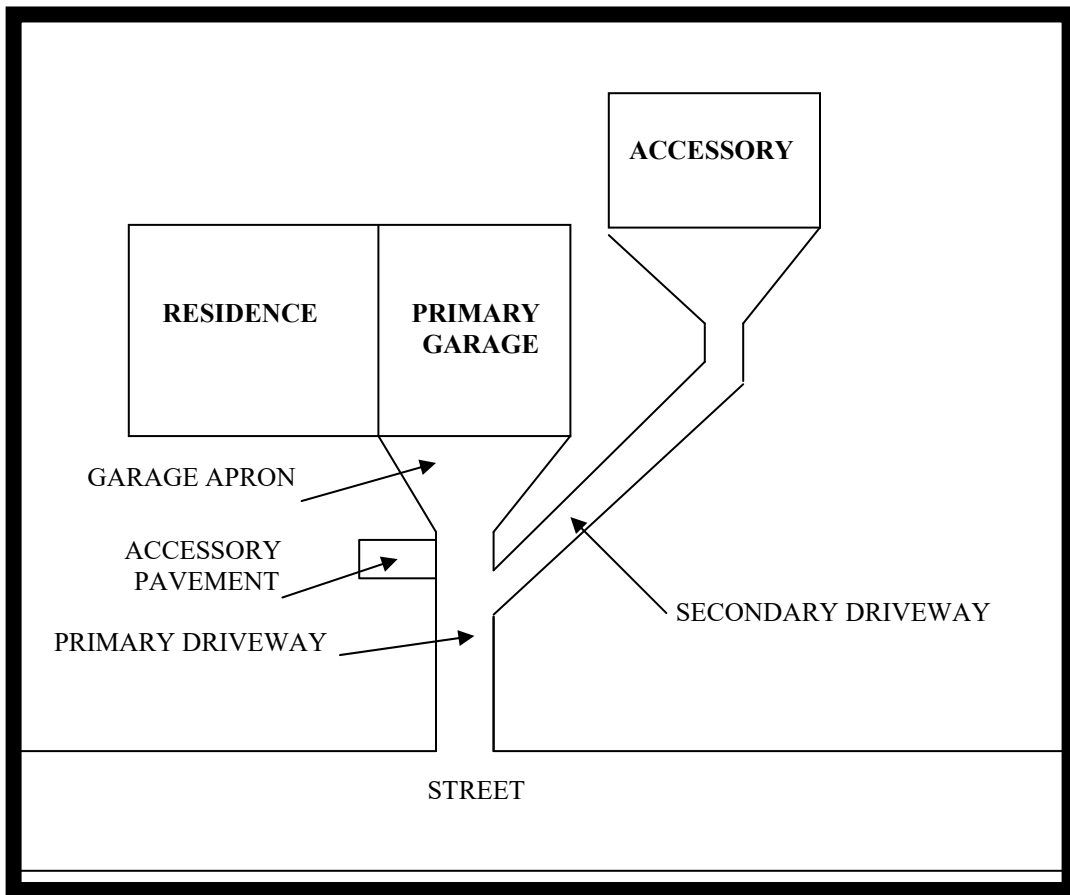
 - B. MULTI-FAMILY HOMES** – A minimum of two (2) off-street parking spaces per dwelling unit shall be provided.

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1287.08 RESIDENTIAL DRIVEWAY REGULATIONS

- 1. PERMITTED DRIVEWAY TYPES:** In any Single-Family or Two-Family zoning district, one (1) single access or dual access Primary Driveway and one (1) Secondary Driveway and permitted Accessory Pavement may be located on any lot occupied by a single-family or two-family home, subject to the requirements specified herein:

FIGURE #1 – ILLUSTRATION OF DRIVEWAY TERMS



2. GENERAL DRIVEWAY REQUIREMENTS:

- A. REQUIRED CONSTRUCTION MATERIALS AND METHODS:** All driveways and accessory pavement areas shall be constructed of a hard surface consisting of asphalt, brick, concrete, or stone pavers, except that any portion of a driveway that is located within a public right of way where sidewalks currently exist may only be constructed of Portland Cement.

All permitted pavement shall otherwise comply with all paving and design standards established by the City of Solon Engineering Department.

- B. MAXIMUM PAVEMENT LOT COVERAGE:** Permitted driveways and accessory pavement area shall not exceed twenty percent (20%) total lot coverage. Any dual access driveway and associated accessory pavement areas, or any driveway providing access to a 4-bay or larger garage and any associated accessory pavement areas shall not exceed 25% coverage of any front yard area.
- C. MINIMUM SIDE AND REAR YARD PAVEMENT SET-BACKS FROM INTERIOR PROPERTY LINES:** The paved portion of a lot may not be located closer than five (5) feet to a side property line of a lot that is one hundred twenty (120) feet in width or less at the building line; nor closer than ten (10) feet to the side property line of a lot that is greater than one hundred twenty (120) feet in width at the building line; nor closer than twenty-five (25) feet to a rear property line.
- D. MINIMUM SET-BACKS FROM STREET RIGHT OF WAYS -** No portion of a driveway may be located closer than twenty five (25) feet to any street right of way line to which it does not have direct access.

3. PRIMARY DRIVEWAY REQUIREMENTS

- A. GARAGE APRON SET-BACKS FROM STRUCTURES AND STREETS:** No portion of a garage apron may be located further than thirty five (35) feet from the entrance to the garage. A driveway apron shall not be wider than sixteen (16) feet at the point that it crosses any front, side, or rear street right of way line, except that a garage apron that provides service to a “street load garage” that has three (3) or more vehicle bays and which is located forty (40) feet or closer to the street right of way line, may be up to twenty five (25) feet wide at the point that it crosses the street right of way line.
- B. SINGLE ACCESS DRIVEWAYS:** A primary driveway having a single street access point shall not exceed sixteen (16) feet in width, except that a primary driveway having a single street access point that provides service to a “street load garage” that has three

or more vehicle bays and which is located forty (40) feet or closer to the street right of way line, may be up to twenty five (25) feet in width. A driveway accessing a residence that is located three hundred (300) feet or more from the front street shall be at least fourteen (14) feet in width.

(Ordinance 2006-23, passed 3/6/06.)

- C. DUAL ACCESS DRIVEWAYS:** – A principal driveway is permitted to provide up to two (2) separate street access points. Such dual access driveways shall not exceed fourteen (14) feet in width, nor shall any portion of a dual access drive be located closer than fifty (50) feet to any other portion of the driveway that is located within a street right of way. No portion of a dual access driveway that is not perpendicular to the street access point may be located closer than twenty five (25) feet to a street right of way line. A dual access driveway accessing a residence that is located three hundred (300) feet or more from the front street shall not be less than fourteen (14) feet in width.
- D. ACCESSORY PAVEMENT** - In addition to the pavement permitted as part of a primary or secondary driveway, up to three hundred (300) square feet of accessory pavement is permitted for the purpose of accommodating vehicle maneuvering and short term parking. Such accessory pavement shall be located no closer than twenty five (25) feet to any public or private street for any residence located fifty (50) feet or more from the front property line, nor shall such accessory pavement be located closer than fifteen (15) feet to any public or private street for any residence located closer than fifty (50) feet to the front property line.
- E. SET-BACKS FROM STREET INTERSECTIONS :** No portion of a primary driveway that is located within a street right of way may be located closer than forty (40) feet to the intersection of any two public street rights of way.
- F. LOOPED DRIVEWAYS:** A primary driveway may be “looped” so as to connect with itself. Such looped driveways shall comply with all set-backs and pavement coverage requirements of this code. In addition, the point at which the looped driveway diverges/connects shall be located no closer than twenty five (25) feet to any public or private street.

4. SECONDARY DRIVEWAY REQUIREMENTS:

- A. GENERAL DESIGN REQUIREMENTS:** So as to minimize impervious surface coverage within residential areas, a secondary driveway shall be designed to proceed in as straight a manner towards the accessory garage as is permitted by lot topography, the location of mature trees, and other lot features.
- B. DIVERGENCE FROM THE PRIMARY DRIVEWAY:** No portion of a

secondary driveway may be located closer than twenty-five (25) feet to any public or private front street.

C. DRIVEWAY WIDTH: A secondary driveway shall not exceed ten (10) feet in width.

D. GARAGE APRON SET-BACKS FROM STRUCTURES AND STREETS: No portion of a garage apron may be located further than twenty-five (25) feet from the entrance to the garage, nor shall a garage apron be located closer than twenty five (25) feet to any public or private street.

1287.09 HOME OCCUPATIONS

Customary Home Occupations are permitted as accessory uses within a dwelling in any residential zoning district. A Customary Home Occupation shall not alter the residential character or appearance of the dwelling or neighborhood in which it is located, and shall otherwise be subject to the following minimum requirements:

1. **AREA REQUIREMENTS** - A Customary Home Occupation use shall be conducted entirely within a completely enclosed dwelling unit and shall not utilize any accessory building or yard area. The specific area devoted to the non-residential use of the home shall occupy no more than twenty 20% of total interior floor area of the dwelling unit, nor shall such use exceed six hundred (600) square feet in area.
2. **EXTERIOR ADVERTISEMENT PROHIBITED**– There shall be no advertising, signs, displays, or other indications of a Customary Home Occupation use visible from the exterior of the premises.
3. **EMPLOYEES RESTRICTED** - Only the resident family within the dwelling and up to one (1) non-resident may be employed in the Customary Home Occupation.
4. **COMMERCIAL CONTACTS RESTRICTED** - Commercial contacts, including truck pickups/deliveries and customer and/or business visits to the site, shall occur no more frequently than an average of four (4) times per day. For the purposes of this Section, U.S. Postal Deliveries shall not be considered to constitute a commercial contact, though all other forms of commercial delivery and/or pickup shall be considered to constitute a commercial contact.
5. **MODE AND METHOD OF COMMERCIAL DELIVERY AND/OR PICKUP RESTRICTED** – Commercial Deliveries and/or pickups shall not be made by any vehicle that exceeds Class 5 in the Federal Highway Administration classification system. Deliveries and/or pickups shall be limited to the hours between 9:00 AM and

5:00 PM on Monday through Friday, and between the hours of 9:00 AM and 1:00 PM on Saturdays. Sunday deliveries and/or pickups are prohibited.

6. **OUTSIDE STORAGE PROHIBITED** - No Customary Home Occupation shall involve the on-premises exterior display or storage of goods or materials.
7. **PROHIBITION AGAINST NUISANCES** : Any Customary Home Occupation use that generates noise, vibrations, dust, smoke, heat, odors, glare, or which causes interference with radio or television reception, above that which would normally be produced by a dwelling unit in a residential zoning district, shall be prohibited.
8. **PROHIBITION AGAINST THE USE OR STORAGE OF DANGEROUS SUBSTANCES**: The storage or use of toxic, explosive, flammable, or otherwise hazardous materials may not be utilized as part of a Customary Home Occupation. However, the use of ordinary household materials in quantities normally found in a household is permitted.

1287.10 LARGE VEHICLE REGULATIONS
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1. **PURPOSE:** It is the purpose of the City of Solon in establishing these regulations to reasonably control the placement, use, and storage, of “Large Vehicles” within residential zoning districts so as to reduce the potential negative impacts of such vehicles on residential character, property values, and the health, safety, and welfare of City of Solon residents.
2. **DEFINITIONS:**
 - A. **“LARGE VEHICLE”** – Any vehicle (see Chapter 1261- “Definitions”) that is twenty feet (20) or greater in length, and/or eight (8) feet or greater in width, and/or eight (8) feet or greater in height.
3. **PERMITTED “LARGE VEHICLES”**- “Large Vehicles” may be parked or stored as an accessory use on any residentially zoned property subject to the following requirements:
 - A. **GENERAL LOCATIONAL REQUIREMENTS**- “Large vehicles” shall either be parked or stored within an enclosed building, or in a side or rear yard of the property subject to the requirements further specified herein. “Large Vehicles” shall not be parked or stored in a front yard area except for the purposes of occasional cleaning, loading and/or unloading.
 - B. **REQUIRED SET-BACKS FOR THE EXTERIOR STORAGE OF “LARGE VEHICLES”**- Any “Large Vehicle” parked or stored in the side or rear yard of a

property shall meet all required set-backs from property lines specified for “accessory buildings” within the relevant zoning district.

C. MINIMUM SCREENING REQUIREMENTS – Any “Large Vehicle” parked or stored in the side or rear yard of a property shall be screened from view from adjacent properties. Such screening shall consist of planted material that provides a year round, continuous visual screen to an initial height of at least six (6) feet. At a minimum such planted areas shall consist of two (2) staggered rows of evergreen (non-deciduous) vegetation. Landscaped earth mounds and fencing may supplement the planted screen in order to achieve the required screen density and height. The City Planning Director and/or his/her designee shall determine the effectiveness of the selected screening. These screening requirements shall not apply where natural or man-made barriers exist which provide screening equivalent to that required herein as determined by the City Planning Director and/or his/her designee. Screening shall be maintained in good condition at all times.

D. HARD SURFACE REQUIRED – “Large Vehicles” shall only be parked or stored on a hard surface consisting of asphalt, brick, concrete, or stone pavers. Parking or storage areas for “Large Vehicles” shall be accessed by driveway in compliance with the requirements of Section 1287.08 (Residential Driveway Regulations) of this Zoning Code. Paved areas utilized exclusively for the storage of “Large Vehicles” are exempted from the accessory pavement area requirements of Section 1287.08, however such paved areas shall be the minimum necessary to accommodate the proposed vehicle and shall otherwise be in compliance with all other maximum lot pavement coverage requirements.

4. **EXCEPTIONS** – Vehicles temporarily on the premises of a dwelling for the purposes of deliveries, household repair, construction, landscaping, property maintenance, garbage removal, or service calls are exempt from the requirements of this Section.

SECTION 1287.11 - AGRICULTURE

1. **PURPOSE** - In order to accommodate low impact and low intensity agricultural use of residential properties while protecting residential property values and the health, safety, and welfare of the general public, the following requirements are hereby established. This section shall be considered to be distinct and separate from the requirements of Section 1287.06, Item G (Stables), of this Zoning Code.

2. **CULTIVATION OF CROPS** - The cultivation of agricultural crops such as corn, wheat, potatoes, beans, peas, tomatoes, squash, soy beans, alfalfa, carrots, fruit trees and similar items shall be permitted as an accessory use on residential properties zoned R-1-A, R-1-B, R-1-C, R-1-D, R-1-E or R-2, subject to the requirements of this zoning ordinance. Such

cultivation shall only be located in rear yard areas and shall be maintained in orderly, weed free beds. Any area devoted to the growing of agricultural crops shall be set-back at least ten (10) feet from any side or rear property line.

3. **KEEPING OF AGRICULTURAL ANIMALS** - The keeping of Agricultural Animals, as defined and regulated within this zoning code, shall be permitted as an accessory use on residential properties zoned R-1-A, R-1-B, R-1-C, R-1-D or R-1-E. The keeping of Agricultural Animals and any associated structures or appurtenances shall be located exclusively in rear yard areas.

A. PERMITTED AGRICULTURAL ANIMALS:

1. The keeping of hen chickens, rabbits, goats, sheep, and any other agricultural animals determined by the City of Solon to pose a substantially similar impact on adjacent properties as the foregoing, shall be permitted on residentially zoned properties subject to the following provisions:

A. Not more than three (3) hen chickens and/or rabbits shall be kept per 10,000 square feet of lot area, nor shall more than a maximum of 20 hen chickens and/or rabbits be kept on any property unless otherwise excepted herein.

B. Not more than one (1) goat and/or sheep shall be kept per 20,000 square feet of lot area, nor shall more than a maximum of five (5) goat and/or sheep be kept on any property unless otherwise excepted herein.

B. PROHIBITED AGRICULTURAL ANIMALS: Any animals known to the City of Solon to pose a nuisance or threat to the community health, safety, and welfare of residential neighborhoods due to noise, odor, size, territoriality, potential aggressiveness, etc., shall be prohibited. Such animals shall include but are not limited to cattle, pigs, geese, turkeys, roosters, guinea fowl, and ratites, unless otherwise excepted herein.

C. FENCING REQUIRED - Any portion of a property that is devoted to the keeping of agricultural animals shall be fully enclosed by a fence that effectively confines any such animals to the property in question. Fencing shall be in compliance with all provisions of the Zoning Ordinance and other Codified Ordinances of the City of Solon and shall be constructed in a quality, workmanlike manner.

D. HOUSING REQUIRED - Housing shall be provided for the humane sheltering of agricultural animals in accordance with the provisions of this Section. Not more than one (1) accessory building for the housing of agricultural animals shall be permitted per property, however, no such building shall be permitted if any other accessory building structure permitted under the provisions of Section 1287.06 of the zoning code is located on the property. No building for the housing of agricultural animals shall exceed one hundred sixty eight (168) square feet in area, nor shall such building exceed twelve (12) feet in height. Any building utilized for the housing of agricultural animals shall be located in a rear yard area only, and shall be located at

least fifteen (15) feet from any interior side or rear property line, and shall be located at least forty (40) feet from any side or rear street right of way line. Such structures shall be located at least thirty (30) feet from any residence on an adjacent property.

Buildings and structures for the housing of agricultural animals shall be constructed and maintained in compliance with all provisions of the Zoning Ordinance and all other Codified Ordinances of the City of Solon and shall be constructed in a quality, workmanlike manner.

- E. **SANITATION** - Properties devoted to the keeping of agricultural animals shall be maintained in a clean and sanitary condition free from accumulations of animal waste, feed, debris, etc.
 - F. **EXCEPTIONS** - Restrictions relating to the types and numbers of permitted agricultural animals shall not apply to properties greater than ten (10) acres where the agricultural use is located at least seventy five (75) feet from any adjacent property that is zoned or used for residential purposes, and provided all other provisions of this code are met.
4. **RESTRICTION OF ONSITE COMMERCIAL ACTIVITY** - Except as otherwise explicitly permitted within this Section, onsite commercial activity associated with the cultivation of crops and/or keeping of agricultural animals shall only be permitted in accordance with Section 1287.09 (Home Occupations) of this Zoning Code.
5. **PROHIBITION AGAINST GENERAL NUISANCES** - Notwithstanding any other provision of this ordinance, no agricultural use shall be permitted that poses a threat to the health, safety, or welfare of the public and/or which constitutes a nuisance to adjacent properties due to noise, odor, attraction of pests, and/or the existence of other unsanitary conditions.

(Ordinance 2014-128, passed 7/21/14, effective 11/25/14)

SECTION 1287.12 - RESIDENTIAL SUBDIVISION IDENTIFICATION SIGNS

SUBDIVISION IDENTIFICATION SIGNS - Approved and recorded subdivisions shall be permitted one (1) ground mounted Subdivision Identification Sign at each separate entrance to the development, subject to the requirements specified herein.

- a. **Set-backs and Dimensional Requirements** - A Subdivision Identification Sign may be single or double faced, and shall not exceed twenty five (25) square feet in area per side. Such signage shall not exceed five (5) feet in height above the existing grade, nor shall such signage exceed seven (7) feet in width, nor shall such signage be located closer than ten (10) feet to any street right of way line, side property line or rear property line. No

portion of a Subdivision Identification Sign, or any associated landscaping or design elements, shall be located within any street right of way.

- b. General Design Requirements - The supporting structure of a Subdivision Identification Sign shall be brick, stone, solid wood, or a material that is equivalent in quality and appearance as determined by the City of Solon. Only external illumination shall be permitted and lighting levels shall not exceed zero (0) foot candles as measured at any residential property line. Direct visibility of any light bulb utilized for external illumination from any adjacent property shall be prohibited. The proposed architectural design/elements and/or any proposed landscaping features utilized in association with a Subdivision Identification Sign shall be subject to review and approval by the City of Solon.
- c. Recorded Easement or Block Required - A Subdivision Identification Sign shall only be permitted within a recorded easement or block and the content and parameters of said easement or block shall be subject to the review and approval of the City of Solon. The recorded easement or block shall also include any area necessary to provide electrical power, if required by the Subdivision Identification Sign.
- d. Lines of Sight - No Subdivision Identification Sign, or any associated design elements or landscaping, shall be placed in a manner so as to unsafely block lines of site from any roadway or driveway, as determined by the City of Solon Safety Forces.
- e. Maintenance Required - Subdivision Identification Signs and/or any associated design elements shall be well maintained and shall not be permitted to become faded, chipped, cracked, damaged, or otherwise permitted to degenerate to an unsightly or unsafe condition.
- e. Permits and Approvals - No Subdivision Identification Sign shall be constructed or modified without permits and/or other relevant approvals required by the City of Solon.

(Ordinance 2016-27, passed 2/16/16, effective 3/27/16)