

AN ORDINANCE
**AMENDING CODIFIED ORDINANCE SECTION 1185.07 REGARDING
AREA AND HEIGHT REGULATIONS, AND DECLARING AN EMERGENCY**

WHEREAS, Council wishes to reduce the current maximum allowed height permitted in an Apartment District from 80 feet to 35 feet;

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

SECTION 1. That Codified Ordinance Section 1185.07 which presently reads as follows:

• **1185.07 – Area and height regulations.**

Land and buildings shall be used in an Apartment District and buildings shall be designed, erected, altered, moved or maintained in such District in accordance with the following:

- (A) Development area. The minimum development site in an Apartment District shall be five acres
- (B) Density. The density of development for apartments shall not exceed 30 dwelling units per acre.
- (C) Gross floor areas of dwelling units. Schedule as follows:

Dwelling Unit	Minimum Area (sq. ft.)
1 bedroom unit	750
2 bedroom unit	900
3 bedroom unit	1,100

- (D) Restrictions on units. One-bedroom units shall total no more than 30 percent of all units. Three-bedroom units shall total no more than 30 percent of all units. Efficiency units and units having more than three bedrooms are specifically not permitted.
- (E) Building coverage. The building coverage shall not exceed 25 percent of the land area.
- (F) Height of main buildings. Buildings shall be limited to 80 feet in height, except that within an Apartment District, master radio or television antennae, chimneys, domes, elevator penthouse, skylights, spires, stacks, towers, ventilators or other necessary appurtenant features usually carried above roofs of structures shall be permitted when erected upon and as an integral part of a building, and if such structures are not used

for human occupancy, may be erected above the 80-foot building height limit, but in no case shall any such feature exceed 15 feet above the finished roof line.

(Ord. 74-52. Passed 7-1-74.)

be and the same is amended to read:

• **1185.07 – Area and height regulations.**

Land and buildings shall be used in an Apartment District and buildings shall be designed, erected, altered, moved or maintained in such District in accordance with the following:

- (A) Development area. The minimum development site in an Apartment District shall be five acres
- (B) Density. The density of development for apartments shall not exceed 30 dwelling units per acre.
- (C) Gross floor areas of dwelling units. Schedule as follows:

Dwelling Unit	Minimum Area (sq. ft.)
1 bedroom unit	750
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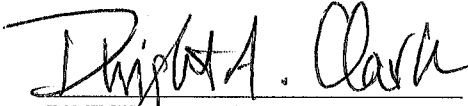
- (D) Restrictions on units. One-bedroom units shall total no more than 30 percent of all units. Three-bedroom units shall total no more than 30 percent of all units. Efficiency units and units having more than three bedrooms are specifically not permitted.
- (E) Building coverage. The building coverage shall not exceed 25 percent of the land area.
- (F) Height of main buildings. Buildings shall be limited to 35 feet in height, except that within an Apartment District, master radio or television antennae, chimneys, domes, elevator penthouse, skylights, spires, stacks, towers, ventilators or other necessary appurtenant features usually carried above roofs of structures shall be permitted when erected upon and as an integral part of a building, and if such structures are not used for human occupancy, may be erected above the 35-foot building height limit, but in no case shall any such feature exceed 10 feet above the finished roof line.

and present Section 1185.07 is hereby repealed.

SECTION 2. 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 3. That this ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare, and for the further reason that it is necessary to provide guidelines for future construction, wherefore this ordinance shall be in full force and take effect immediately upon its passage and approval by the Mayor.

PASSED: December 20, 2021


PRESIDENT OF COUNCIL


CLERK OF COUNCIL

APPROVED: December 20, 2021


MAYOR

111821 jt