CITY OF LAKE ANGELUS

ORDINANCE NO. \_\_\_\_\_\_

 The City of Lake Angelus ordains:

I. Section 1240.08(b)(1) of the Codified Ordinances of the City of Lake Angelus shall be amended and re-stated as follows:

(1) Accessory Buildings and Structures. A building or structure on the same lot or parcel of land as the principal building, but not connected to an architecturally-integrated structure or a shared common wall to the principal residential dwelling, devoted exclusively to an accessory use.

II. The following language shall be added in alphabetical order to Section 1240.08(b).

Ancillary Structure. An accessory building that can be varied in purpose and has a footprint, including eaves and overhangs, of 200 square feet or less. Examples include, but are not limited to, sheds, pool houses, and outdoor kitchens.

III. Section 1240.08(b)(15) of the Codified Ordinances of the City of Lake Angelus shall be deleted and the following shall be added to Section 1240.08(b) in alphabetical order:

Garage, attached. Any garage which has a common wall with the principal residential dwelling, or which is connected by an architecturally-integrated structure or a shared common wall to the principal residential dwelling.

Garage, detached. Any garage not meeting the definition of garage, attached, shall be considered to be a detached garage.

IV. Section 1248.02(a) through (d) of the Codified Ordinances of the City of Lake Angelus are amended and re-stated as follows:

 (a) Attached garage. One attached garage, subject to the following:

 (1) Maximum floor area. 25% of the floor area as defined in Section 1248.05(b) of the principal residence or 900 square feet, whichever is greater, not to exceed 2,000 square feet.

 (2) There may be no more than 45 lineal feet of overhead door width per garage. There shall be a maximum of four (4) overhead doors per elevation. Overhead doors may not exceed 9 feet in height except one (1) door may be up to 14 feet in height and a maximum of 12 feet in width. Overhead doors must be compatible with the character of the principal residence.

 (3) For buildings that are visible from the Lake, garage doors shall not be located on the side of the building facing the Lake.

 (b) Detached accessory buildings. Up to two (2) detached accessory buildings, subject to the following:

 (1) Maximum floor area. The total floor area of all such structures shall not exceed 3,200 square feet. On parcels of four (4) acres or larger with more than three (3) acres in the rear yard of the principal residence, the total floor area of all such structures shall not exceed 4,400 square feet.

 (2) Building height shall not exceed 25 feet.

 (3) A kitchen and a bathroom may be included but the building shall not be used as a single-family dwelling.

 (4) The floor area of an upper level storage space shall not exceed 60% of the main level floor area. The upper level storage space shall not be included in the maximum floor area calculation.

 (5) The design and construction materials must be compatible with the character of the area and similar in nature to those of the principal residence.

 (6) For buildings that are visible from the Lake, garage doors shall not be located on the side of the building facing the Lake.

 (7) Buildings shall be located behind the lake front corner of the principal residence.

 (8) A landscape plan, prepared by a registered landscape architect, shall be provided which screens the building from the road and adjacent properties.

 (c) Ancillary structure. One ancillary structure, such as a shed, pool house, kitchen, or similar, subject to the following:

 (1) Minimum height to qualify as an ancillary structure is 36 inches.

 (2) Location. Structures may be located on the lake side of a home but must comply with all setbacks, including lake view lines.

 (3) Maximum structure height is 14 feet.

 (4) The design and construction materials must be compatible with the character of the area and similar in nature to those of the principal residence.

 (d) Outdoor swimming pools and hot tubs.

V. Section 1248.05(e) of the Codified Ordinances of the City of Lake Angelus is amended and re-stated as follows:

 **1248.05 Supplementary Use and Development Standards**

(e) Driveways and parking areas shall be designed and constructed on the road side of the house as much as possible.

VI. Miscellaneous Provisions.

 (a) Savings Clause. All proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this ordinance takes effect are saved and may be consummated according to the law in force when they are commenced. This ordinance shall not be construed to affect any prosecution pending or initiated before the effective date of this ordinance, or initiated after the effective date of the ordinance for an offense committed before that effective date.

 (b) Severability. If any word, clause, sentence, paragraph or part of this ordinance shall be found invalid or unconstitutional by a court of competent jurisdiction, the remainder of the ordinance shall remain in full force and effect.

 (c) Effective Date; Publication. This ordinance shall take effect upon publication of this ordinance or a synopsis thereof, in a newspaper circulated in the City of Lake Angelus.

 At a (regular/special) meeting of the Lake Angelus City Council held on \_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2021, adoption of the foregoing ordinance was moved by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and supported by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Voting for:

Voting against:

The Mayor declared the ordinance adopted.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Natalie Forte

 Mayor

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Sarah McNew Razzaque

 Clerk

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