

ZONING REGULATIONS

CUYAHOGA COUNTY
CITY OF WESTLAKE ZONING CODE
PRN: 214-04-007 (ZONED: 08)
08: OFFICE BUILDING
NON PERMITTED USE:
RESTAURANT
SERVICE AND CONSUMPTION OF FOOD AND ALL BEVERAGES ON THE PREMISES WITHIN AN EXISTING BUILDING ON THE PREMISES
MAX. HEIGHT: 50'-0"

MIN. LOT AREA: 1 AC.
EXISTING AREA: 29,401 SQ. FT. (.67 AC.)
EX. BLDG. AREA: 2,537 SQ. FT.
PROPOSED ADDITION AREA: 200 SQ FT
TOTAL AREA: 2,737 SQ FT

BLDG. LOT COVERAGE: 9.3%

MAX. LOT COVERAGE: 29%

BLDG. SETBACKS:
FRONT: 40'-0" (SECONDARY ST.)
SIDE: 15'-0"
REAR: 40'-0"

PARKING SETBACKS:
FRONT: 30'-0"
SIDE: 10'-0"
REAR: 10'-0"

1 SPACE PER 60 SQ. FT. OF INDOOR CUSTOMER SERVICE AREA OR 1 SPACE PER TWO SEATS, WHICHEVER IS GREATER
*1/50 @ 1,935 SF (CUSTOMER AREA)= 39 SPACES
*94 SEATS/2= 42 SPACES

TOTAL PARKING PROVIDED: XX SPACES

MIN. PARKING STALL : 9'-0"x18'-0"
MIN. 2-WAY ASLE: 20'-0" (24'-0" MAX.)
MIN. 1-WAY ASLE: 10'-0" (12'-0" MAX.)

LEGEND

- 1 May be reduced to 3'-0" in existing sidewalks, if the landing is unconstrained along the back edge.
- 2 Where landing width (L) has been reduced to 3'-0", the forced sides shall have a maximum slope of 12:1. Forced sides are not required where the edges of a curb travel by wheel chair, leaving or pedestrians across the street. In these areas, they may be of any slope.
- 3 12:1 or flatter, angled to the horizontal, but the existing or proposed walk slope. In existing sidewalks, where the maximum ramp slope (S) is not feasible, it may be reduced as follows:
 - A) 10:1 for a max. rise of 6"
 - B) 8:1 over a max. run of 2'-0"
 - C) 6:1 over a max. run of 2'-0"Historic areas where a flatter slope is not feasible.
- 4 The minimum length of a perpendicular ramp is 6' from the back of curb to the front of curb, measured along with the walk construction. If a perpendicular curb is required, the ramp should be 20' over a distance of 2'-0" from the curb.
- 5 Dimensions derived by equation are nominal. Construct ramps to meet required slopes and existing conditions.
- 6 Detectable Warnings (tactile domes) are to be installed in the location shown. Dimensions for location of the domes

Ramp Length @ 1/4"	LOW SIDE *	HIGH SIDE *
0.01	5'-5"	6'-10"
0.02	4'-10"	7'-11"
0.03	4'-5"	8'-3"
0.04	4'-1"	8'-7"
0.05	3'-9"	15'-2"

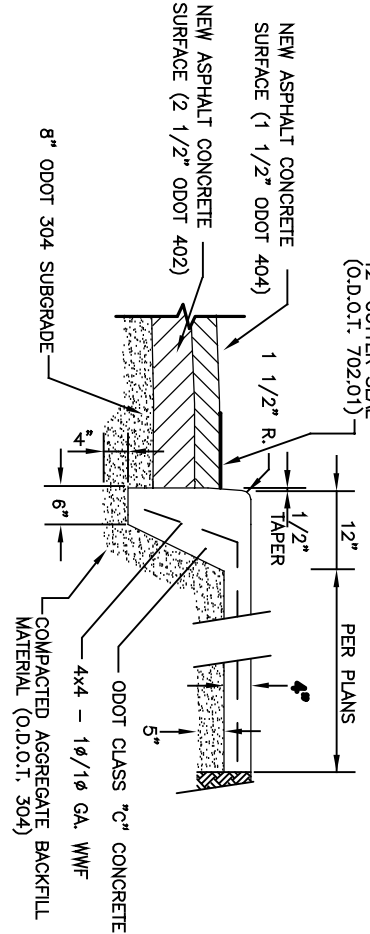
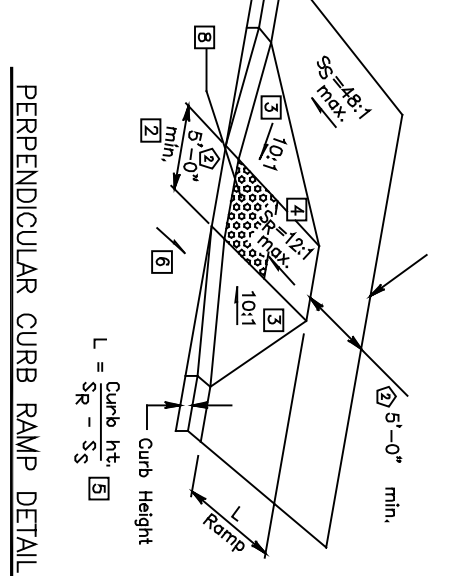
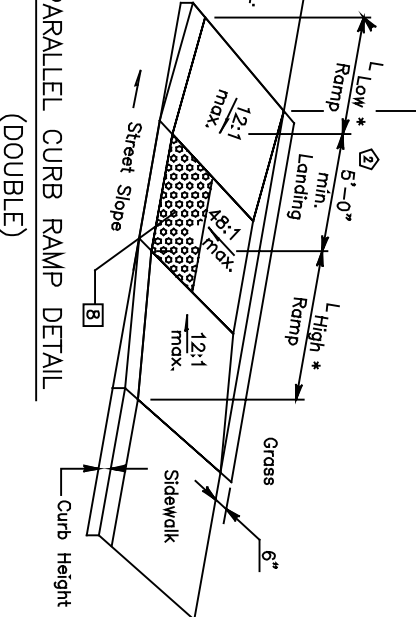
* Measured along the back of a 6" high curb.

Curb Ht. = 6"

L HIGH = 0.083 - Street Slope

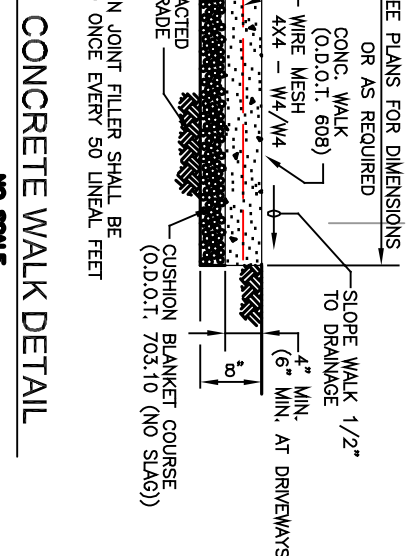
L LOW = 0.083 + Street Slope

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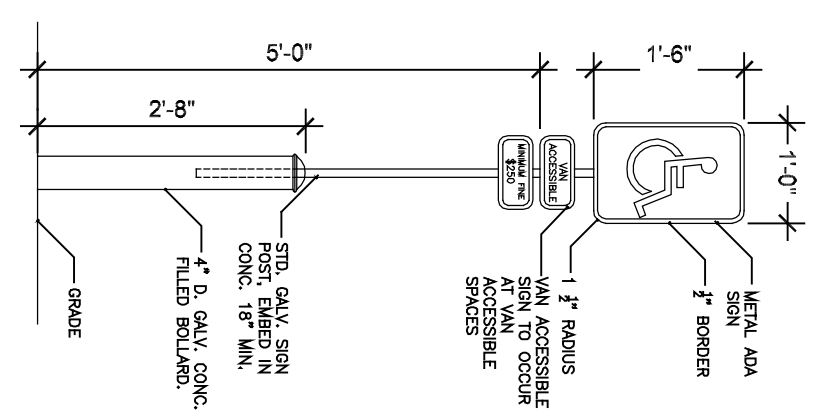
INTEGRAL CONCRETE CURB/WALK and ASPHALT PVT. DETAILS

NO SCALE

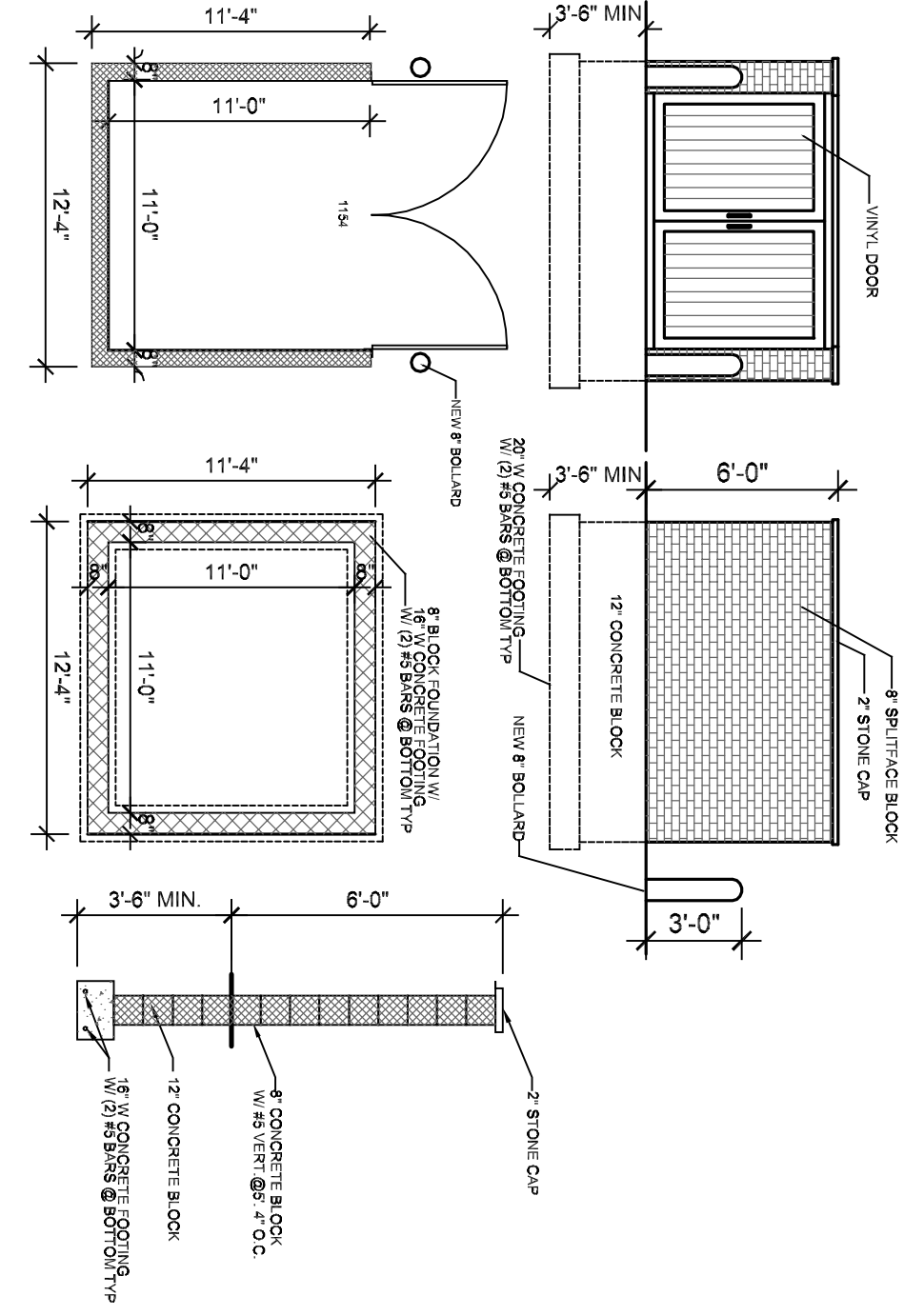


CONCRETE WALK DETAIL

NO SCALE

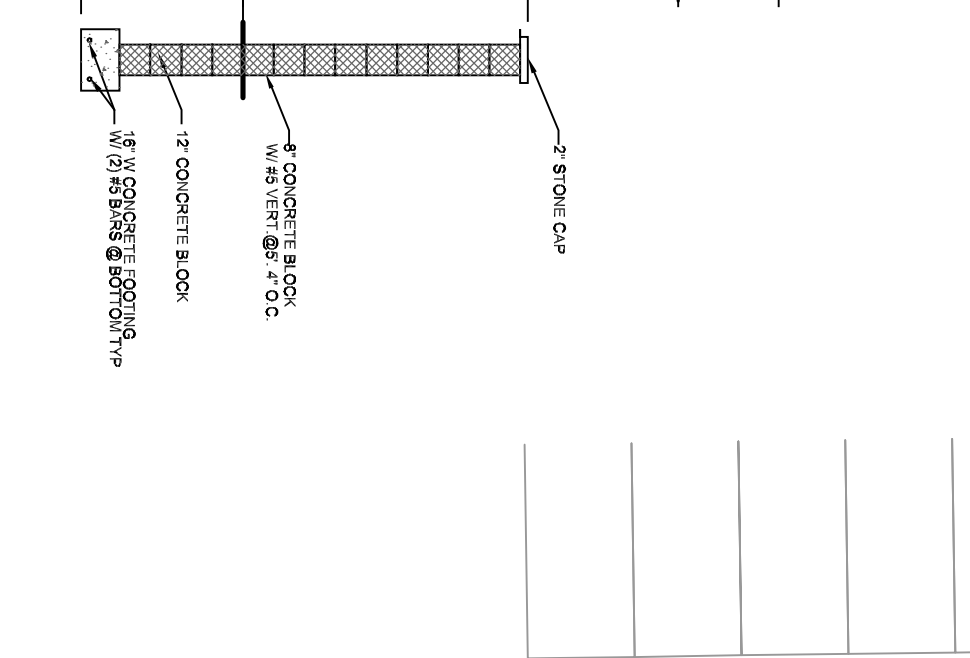


H.C. SIGN POST DETAIL

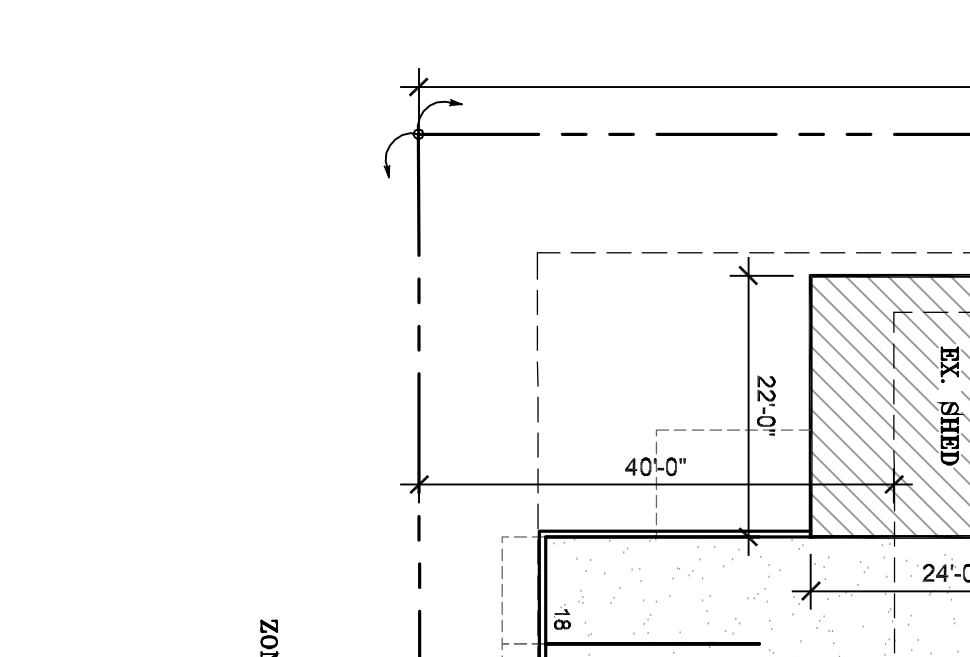


TYP. BRICK MASONRY TRASH ENCLOSURE DETAILS

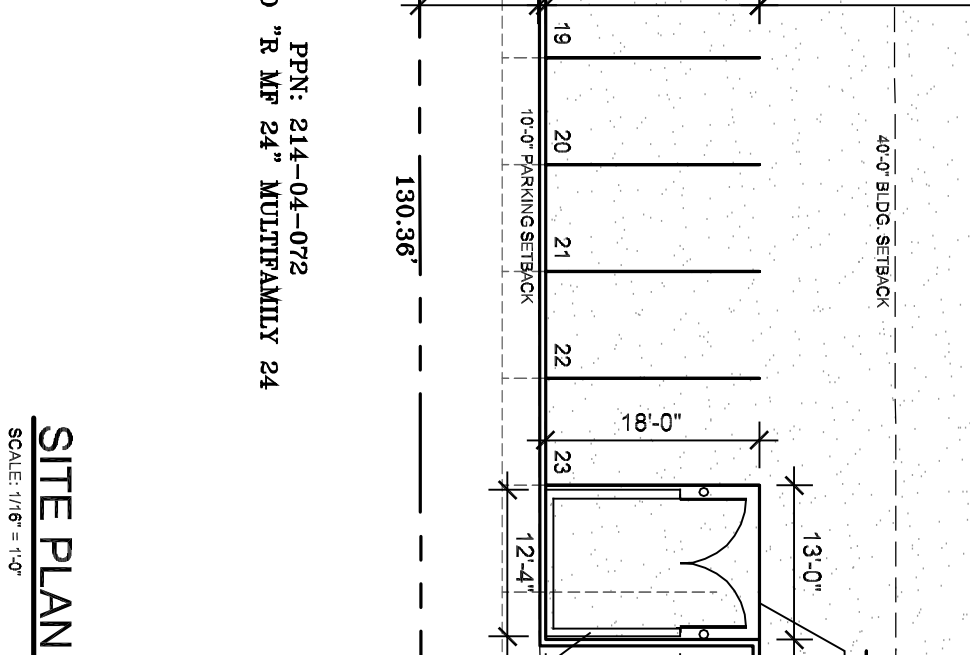
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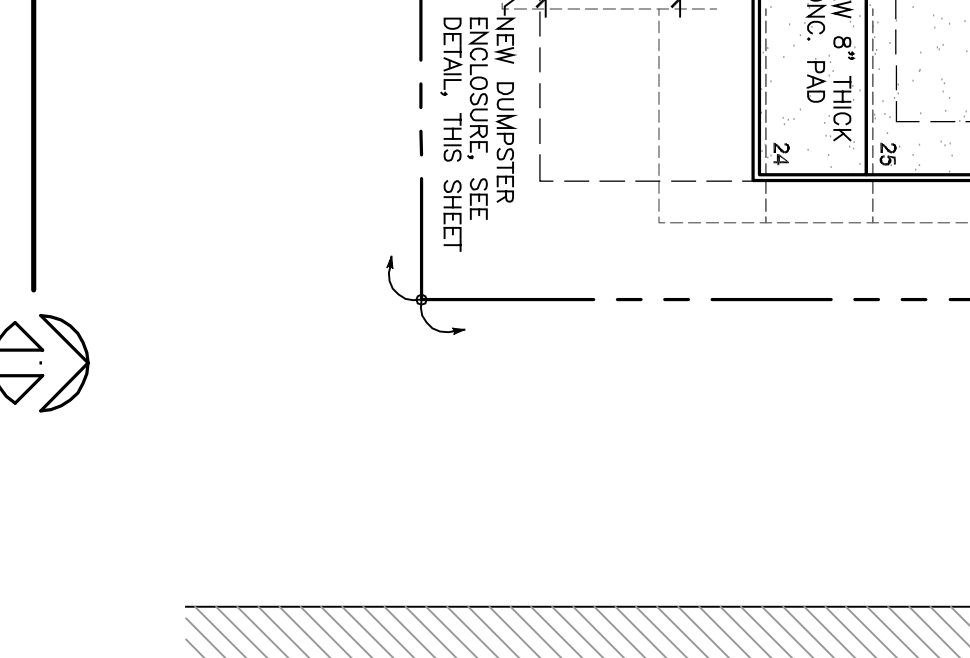
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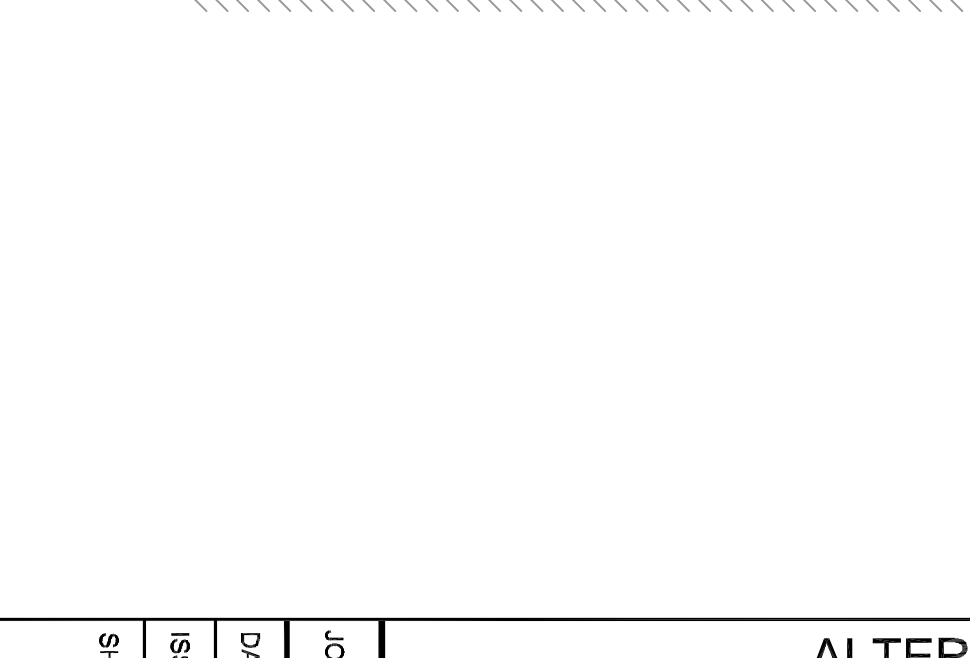
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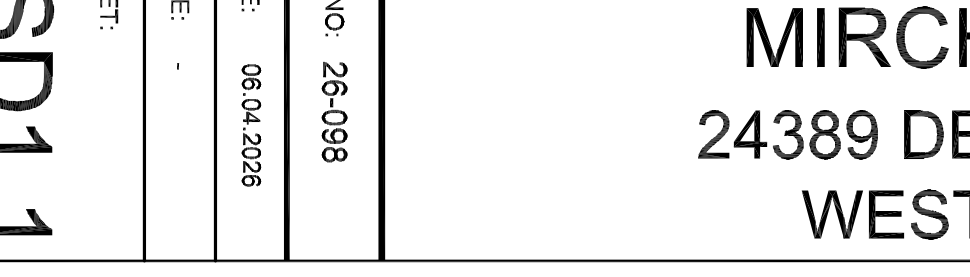
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