

CITY OF GRAYMOOR-DEVONDALE
ORDINANCE # 3, SERIES 2025
AN ORDINANCE REPEALING AND REPLACING CITY ORDINANCE 150.23 SECTION (A)
RELATING TO GARAGES

WHEREAS, the City Council of the City of Graymoor-Devondale (the "City Council") is concerned about the appearance of property and desires to revise and update the city ordinance sections that relate to construction of garages,

NOW THEREFORE, be it ordained by the City of Graymoor-Devondale:

Section 1: Ordinance 150.23 Section (A) of the City of Graymoor-Devondale Codified Ordinances, be and hereby is, amended to read as follows:

§ 150.23 (A) GARAGES, CARPORTS, DRIVEWAYS, AND PARKING LOTS.

It shall be unlawful for the owner, occupant or person having control or management of any land within the city to construct a garage, carport, driveway or parking lot unless the following conditions are met:

(A) All garages shall be no larger than 28 feet wide and 26 feet deep. Garages with a seven- or eight-foot door shall not exceed 12 feet at the highest point. Garages with doors higher than eight feet shall not exceed a height greater than four feet higher than the garage door at the garage's highest point. Garages can be either frame, brick, stone, **or block**, or a combination of the same and may be attached or semi-attached (by roof breezeway) to the residence. **Detached garages shall be residential in character, with similar architectural features as the principal building, including roof slope, overhangs, siding and roofing material, trim detail, etc. Galvanized metal, corrugated metal, and metal panel type roofing and siding is prohibited as the exterior finish material in residential zoning districts. Metal horizontal (lap style) siding and standing seam metal roofing may be allowed if it matches that used on the principal building, or if the material and style is approved by the City.** If detached from the house, the garage must be erected no less than two feet from the side property line and no less than 15 feet from the main structure. The two feet shall be determined by measurement from the furthest extended point of the garage (example: roof overhang). Unless located behind rear line of residence, garages must be no nearer the side of a lot than 10% of the average width of the lot by dividing the sum of the maximum and minimum widths of the lot by two. This section applies to detached or semi-detached garages only.

Section 2: This ordinance shall take effect upon its adoption and publication as required by law.

First Reading:

9/14/25

Second Reading:

10/21/25

Passed and approved:

10/21/25

John Vaughan
John Vaughan, Mayor

ATTEST:

Nancy Perito
Nancy Perito, Clerk

In Favor
Opposed

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