



REQUIREMENTS FOR RESIDENTIAL DETACHED UTILITY BUILDINGS

200 square feet or less- Utility buildings 200 square feet or less do not require a building permit but do require zoning approval and proper anchoring.

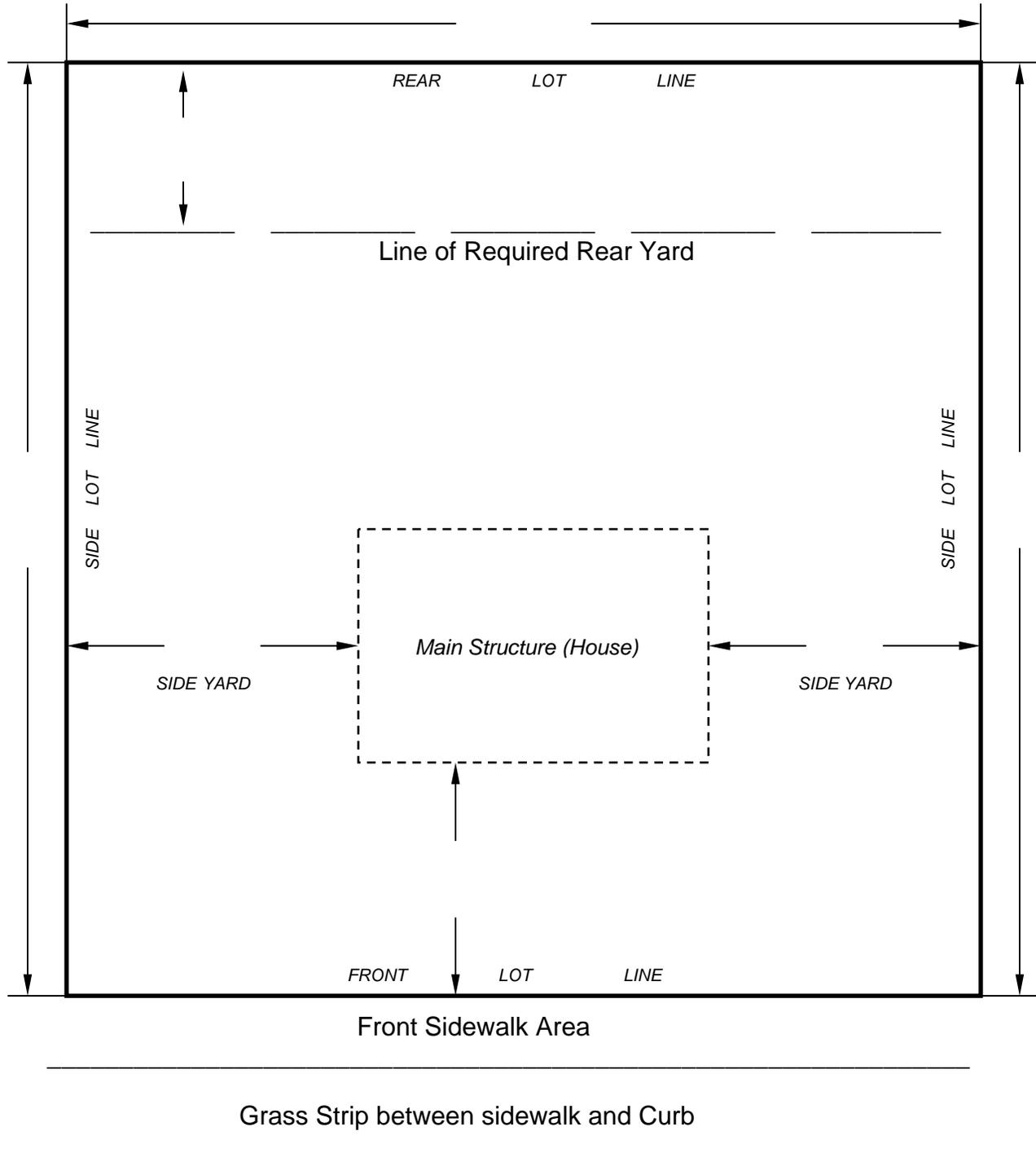
- Obtain a Building Permit Application. Fill out the first page completely. In the area referencing “Description of Project”, be sure to indicate the size of the building that you wish to construct.
- Read and sign the Certification section of page four.
- Complete the site plan showing exactly where you wish to locate the building, show any easements that may be a part of your lot, and show all proposed distances (setbacks) from the building to your property lines. Include all existing accessory building(s) already on the lot.
- Submit a plan to anchor the building to the ground. Pressure treated 4”x4”s bolted to the skids or floor system and set 30 inches below grade, anchored to a concrete slab; or some other approved anchoring system, are methods that can be used. Provide specifications for the anchor system and/or data when required.
- See the back of this paper for zoning requirements.

Larger than 200 square feet- Utility buildings larger than 200 square feet require a building permit, zoning approval, and a set of building plans that show compliance with the current Residential Code of Ohio.

- Obtain a building permit application. Fill out the first page completely. In the area referencing “Description of Project”, be sure to indicate the size of the building.
- Complete page two of the application. Submit two sets of plans for review. You will receive one set of plans back that will be an approved set. **Complete the electrical portion of page three of the permit application if the proposed building has or will have electricity installed in or on it.**
- Read and sign the Certification section of page four.
- Complete the site plan showing exactly where you wish to locate the building, show any easements that may be a part of your lot, and show all proposed distances (setbacks) from the building to the property lines.
- See the back for zoning requirements.

ZONING REQUIREMENTS FOR RESIDENTIAL UTILITY BUILDINGS

- See the attached chart concerning setback requirements.
- If the lot line abuts a public street, the detached accessory building shall be located not any closer than 20 ft. from the right-of-way line.
- In R districts, the total floor area of a single detached accessory building shall not exceed 20% of the area of the required rear yard. In R districts, the total floor area of all detached accessory buildings shall not exceed 60% of the ground floor area of the principal residential structure on the lot.
- If the ground floor area of the principal structure is less than 1,000 square feet, the total floor area of all detached accessory buildings shall not exceed 576 square feet.
- Detached accessory buildings in the AG, RE, and RS districts shall not exceed a height of 18 feet.



A Check List of Bulk & Area Requirements For Accessory Buildings in Residential Districts

When calculating the total allowable square footage of accessory buildings on your lot and use of the required rear yard, use these formulas:

1. Calculate the First Floor Area of your house. This includes all areas that have a permanent foundation and a roof covering it.

First floor Area = _____ sq. ft.

2. Allowable square footage of all accessory buildings is calculated by multiplying the total square footage of the house by 60 %

_____ sq. ft. x .6 = _____ sq. ft. allowed for accessory buildings.

3. Calculate any existing accessory buildings that will stay on your lot.

Length in ft. x width in ft. = _____sq. ft. of existing accessory buildings.

4. Subtract sq. ft. of existing buildings from allowed sq. ft. of accessory buildings (from No. 2 above) to see if the sq. ft. of proposed building will be allowed.

Allowed _____sq. ft. - _____existing sq. ft.= _____total sq. ft. of accessory buildings allowed.

5. The actual size of the required rear yard is calculated by multiplying lot width by the depth of the required rear yard according to the zoning district you are in (see chart for Setback Requirements).

Lot width in ft. _____ x depth in ft. _____ = _____sq. ft. of required rear yard.

6. The allowed use of the Required Rear Yard is 20% of the total sq. ft. of the Required Rear Yard as calculated in No. 5 above.

Total sq. ft. _____ x .2 = _____ sq. ft. of the required rear yard that can be used for accessory buildings.

Note: sq. ft. means “square feet” (width x length)

SETBACK REQUIREMENTS FOR RESIDENTIAL PROPERTIES

| | | Districts | | | | | | | |
|--|----|-----------|------|------|------|------|------|------|------|
| | RE | RS-1 | RS-2 | RS-3 | RS-4 | RM-0 | RM-1 | RM-2 | RM-3 |
| Minimum Front Yard and Any Yd. Abutting a Public St. (S.F.) | | | | | | | | | |
| Arterial or Freeway Sev. Rd. | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 |
| Not an Arterial or Freeway Service Rd. | 35 | 35 | 30 | 25 | 20 | 25 | 25 | 10 | 25 |
| * Minimum Side Yard (FT.) | | | | | | | | | |
| One Side Yard | 15 | 10 | 10 | 5 | 5 | 10 | 10 | 10 | 25 |
| Other Side Yard | 15 | 5 | 5 | 5 | 5 | 10 | 10 | 10 | 25 |
| Minimum Required Rear Yard (FT.) | 25 | 25 | 25 | 20 | 20 | 20 | 20 | 10 | 25 |
| Maximum Building Ht. (FT) | | | | | | | | | |
| Accessory Structure | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 |

*** On a lot having less than 50 Ft. of frontage as shown by the last conveyance of record at the time of this Code, there shall be a side yard on each side of a building of not less than 10% of the width of the lot , but in no case shall the side yard be less than 3 Ft.**