



Private Garages, Accessory Structures and Accessory Shelters



PERMIT REQUIREMENTS:

- A scalable and dimensional site drawing showing all of the structures (sheds, decks, garages, gazebos, etc.) on the property and the proposed location of the accessory structure.
- Construction drawings detailing the type, size and spacing of building materials with dimensions.



DEFINITIONS: (Section 1260.07 (f))

- “Accessory Building” - a subordinate building detached from, but located on, the same lot as the main building, the use of which is incidental and accessory to that of the main building or use.
- “Accessory Shelter” means an Accessory Building that is permanently affixed to the land, having not more than one floor and a roof. The shelter may be entirely open, or enclosed with fully transparent exterior walls and doors, or whose non-transparent exterior walls and doors shall not enclose more than 20% of the total building perimeter.
- “Private Garage” means an Accessory Building or portion of a dwelling which is fully enclosed and used for the sheltering of permitted vehicles and storage of household equipment incidental to the residential occupancy.

Zoning Requirements

Each residential lot is permitted one (1) attached or detached Private Garage based on the size of the dwelling:	
Dwelling size	Max. total square footage
Up to 1800 sq. ft.	800 sq. ft.
1800 – 4000 sq. ft.	1,000 sq. ft.
Over 4000 sq. ft.	1,200 sq. ft.
Each residential lot is permitted one (1) Accessory Building and one (1) Accessory Shelter that, combined, shall not exceed the following requirements:	
Lot Size	Max. total square footage
Up to ½ acre	600 sq. ft.
½ acre to one (1) acre	800 sq. ft.
One (1) to three (3) acres	1200 sq. ft.
More than three acres	2000 sq. ft.
Accessory Building Location	
Interior lot	Behind rear wall of the Main Building ¹
Corner lot	Behind rear wall of the Main Building and observe the actual setback created by the adjacent main building of the abutting lot. ¹
Accessory Building setback from:	Distance
Any dwelling	20 ft.
Any other Accessory Building	10 ft.
Side property line	5 ft.
Rear property line	5 ft.
Accessory Building Height	Max. height
Wall height	10 ft.
Overall height	20 ft. or the overall height of the main building, whichever is less.

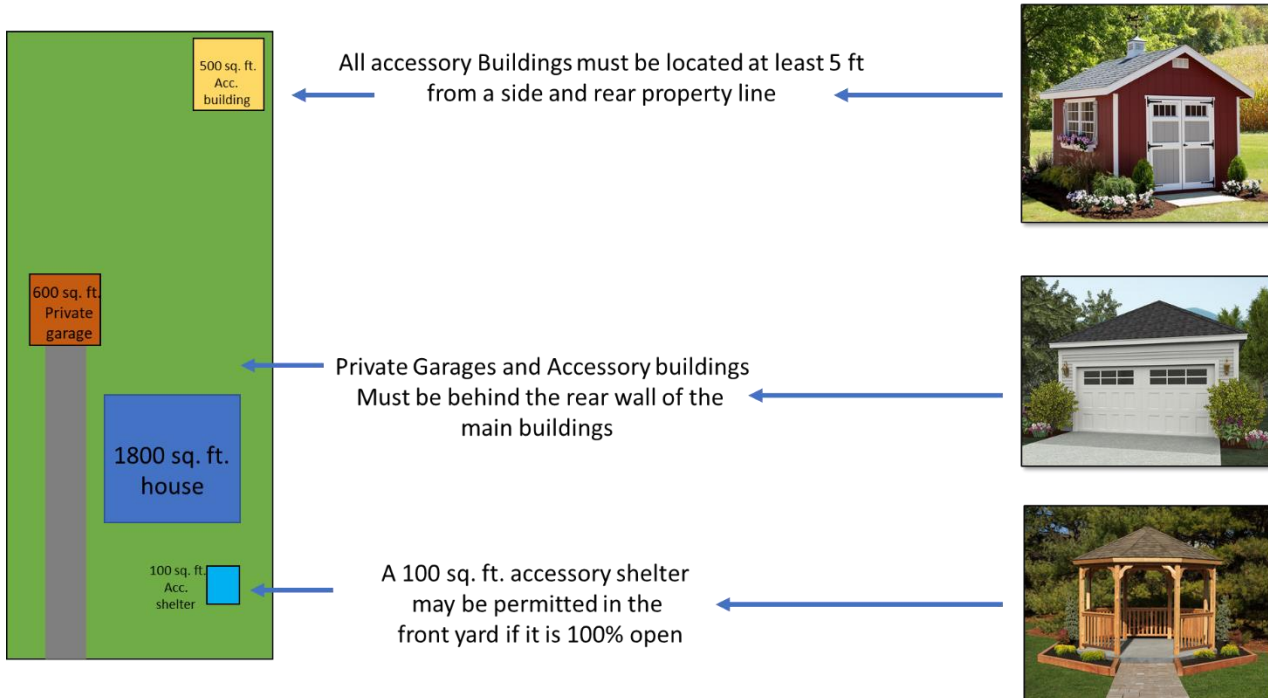
¹ Except that an Accessory Shelter of not more than 100 sq. ft. may be permitted in the front yard or side yard if it is entirely unenclosed.

- A. All structures combined shall not exceed the basic footprint of thirty-five percent of the lot. Such footprint shall be permitted to be split to accommodate the maximum use of the lot.
- B. Accessory structures and Private Detached Garages commonly associated with R1-A and R1-B Districts are not permitted in a cluster development in accordance with Section 1270.33(d)(4)F.
- C. Swimming pools, whether in-ground or above-ground, shall be permitted regardless of size providing such pool does not exceed the thirty-five percent lot coverage inclusive with all other accessory structures.

CONCRETE SLAB AND FOOTER REQUIREMENTS

- **Less than 200 sq. ft.:** The accessory structure shall be constructed upon, and attached to, a layer of wire reinforced concrete at least 4 inches thick over a 4-inch stone base and at least the same size as the perimeter measurements of the building. Subject to the approval of the Building Commissioner and/or City Engineer, the requirement for a concrete slab can be waived if hardships due to topography or drainage exist. (Section 1426.04 (h)(2))
- **200 to 600 sq. ft.:** A 4-inch wire reinforced concrete slab over a 4-inch stone base with a footer 12 inches deep. (Section 403.4.2 of the Residential Code of Ohio)
- **Over 600 sq. ft.:** A 4-inch wire reinforced concrete slab over a 4-inch stone base with footers a minimum of 36 inches deep and 12 inches wide.

Example requirements for size and location of Accessory Buildings



Height Diagram

