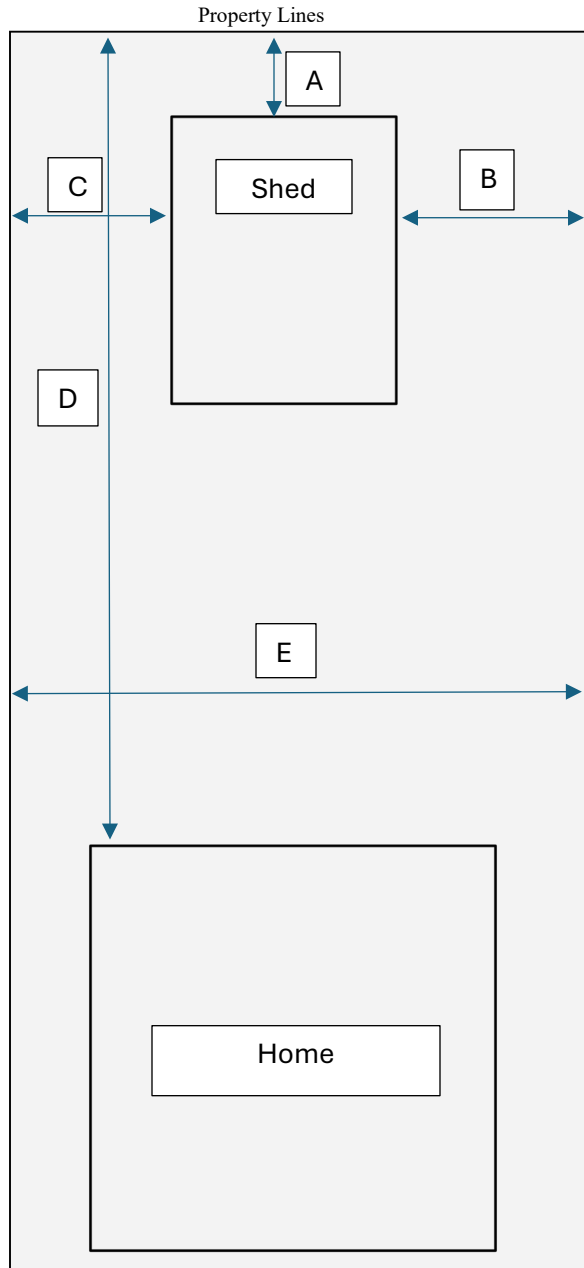




Tool and Storage sheds



Height of Shed: _____
Shed Width: _____
Shed Depth: _____
Shed Area (width x depth): _____

A- Rear Setback: _____
B- Side Setback: _____
C- Side Setback: _____
D- Rear Yard Depth: _____
E- Rear Yard Width: _____
Total Rear Yard: _____

-Please check Zoning District for allowable shed square footage. The allowable square footage is what is acceptable without providing any additional information.

-If shed exceeds allowable square footage then provide total rear yard square footage in the above area. Also, include in this box any other structure square footage you have in the rear yard i.e. detached decks, garage, gazebo, pergola, greenhouse, etc. List this total below.

Total Square footage of additional rear yard structures: _____

*If shed is a manufactured product (purchased prebuilt) then provide a model number and submit any printouts that show construction and installation information.

*If shed is being stick framed or custom framed then provide a basic plan showing construction i.e. wall and roof framing, exterior covering (siding), roof material and proposed base or footings.

ACCESSORY BUILDING OR STRUCTURE- means a detached building or structure which is wholly related but clearly incidental to and detached from the principal building or structure which is located on the same lot, including but not limited to garages, gazebos, tool and storage sheds, and free-standing decks.

R2 Zoning District

A storage shed not to exceed eighty (80) square feet in area or which complies with the requirement of Section [1123.09\(c\)](#), whichever is greater but shall not exceed the requirements of Section [1123.09\(d\)](#), and ten (10) feet in height above grade, Section [1123.05\(b\)](#) notwithstanding.

An accessory structure or structures shall not cover more than twenty-five percent (25%) of the area of the rear yard except as provided in Section [1123.03](#). Accessory dwelling units are not subject to this provision and instead are regulated by Section [1161.03\(bb\)](#).

Accessory structures constructed of wood, excluding family swimming pools, may not be located within eighteen (18) inches of a side and rear property line.

R1L, R1M, and R1H Districts

A storage shed not to exceed eighty (80) square feet in area or which complies with the requirement of Section [1121.09\(c\)](#), whichever is greater but shall not exceed the requirements of Section [1121.09\(d\)](#), and ten (10) feet in height above grade Section [1121.05\(b\)](#) notwithstanding.

An accessory structure or structures shall not cover more than twenty-five percent (25%) of the area of the rear yard except as provided in Section [1121.03](#).

Accessory structures constructed of wood, excluding family swimming pools, shall:

- (1) In an R1L or R1M Zoning District be located not less than three (3) feet from any lot line.
- (2) In a R1H Zoning District be located not less than eighteen (18) inches from any lot line.

Lagoon District

A storage shed not to exceed forty (40) square feet in area and ten (10) feet in height above grade or the requirements of Section [1125.04\(b\)](#) and Section [1125.09](#).

An accessory structure or structures shall not cover more than twenty-five percent (25%) of the rear yard area except as provided in Section [1125.03\(a\)](#).

Accessory structures shall be constructed of non - combustible material equivalent to a two-hour fire rating for wall and ceiling construction and shall not be constructed within three (3) feet of a side or rear property line.

Multiple-Family, Low Density Districts (ML), and Multiple-Family, High Density Districts (MH)

A storage shed not to exceed 120 square feet in area and ten (10) feet in height above grade or the requirements of subsection [1127.09\(c\)](#), whichever is greater.

An accessory structure or structures shall not cover more than thirty percent (30%) of the area of the rear yard except as provided in Section [1127.03](#).

Accessory structures constructed of wood, excluding swimming pools and decorative structures, shall not be located within three (3) feet of a side or rear property line.

(b) Accessory structures having masonry walls without openings and roof projections on the property line side of the structure may be set back from the rear property line and one 1 side line not less than two 2 feet.