

# ZONING PERMIT FOR ACCESSORY STRUCTURE

CITY OF BEAVERCREEK  
1368 Research Park Drive  
Beavercreek, Ohio 45432  
(937) 427-5512 / FAX (937) 427-5544

Permit No. \_\_\_\_\_

Date \_\_\_\_\_

Permit Fee \_\_\_\_\_

Address of Property \_\_\_\_\_ Zoning District \_\_\_\_\_

Lot No. \_\_\_\_\_ Subdivision \_\_\_\_\_ Book/Page/Parcel \_\_\_\_\_

Name of Property Owner \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_

Contractor \_\_\_\_\_ Telephone \_\_\_\_\_

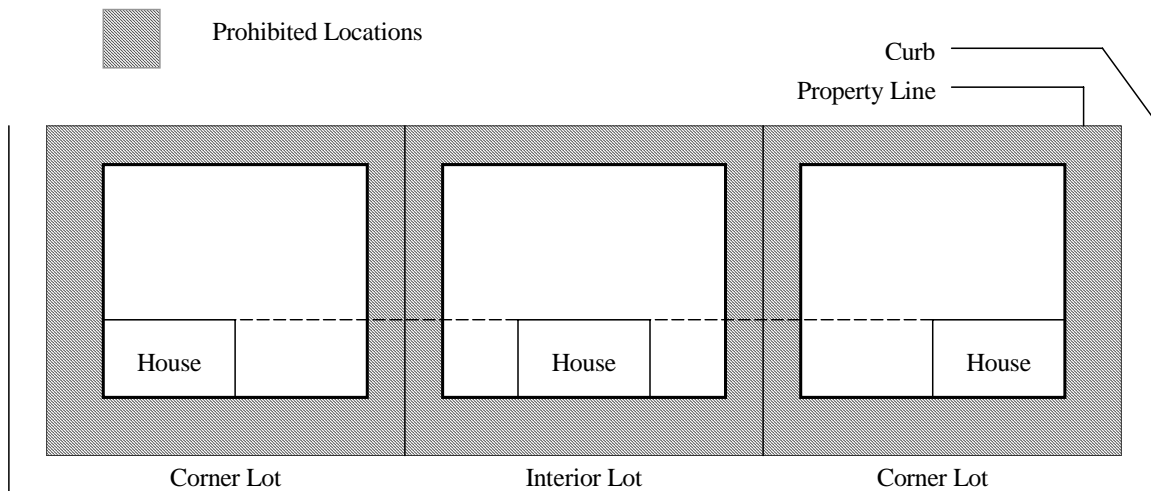
Accessory structure size \_\_\_\_\_ feet X \_\_\_\_\_ feet = \_\_\_\_\_ square feet.

Distance from rear lot line \_\_\_\_\_ feet, from side lot line \_\_\_\_\_ feet.

Accessory structure height \_\_\_\_\_ feet.

## ACCESSORY STRUCTURE REQUIREMENTS

1. Detached garages may not be located nearer the front property line than the main dwelling. All other detached accessory structures are permitted only in the rear yard.
2. On interior lots, the structure may not be placed closer than ten (10) feet to any side or rear property line or within ten (10) feet of an alley. Corner lots require a 15-foot setback to all side and rear property lines.
3. Structure may not exceed fourteen (14) feet in height.
4. The total square footage of all accessory structures may not exceed 50% of the footprint of the house.
5. All detached accessory structures 201 square feet or larger require one set of construction drawings and 3 copies of a site plan drawn to standard engineering scale (e.g. 1"=30') showing the dimensions and shape of the lot, location of existing structures and exact location and dimensions of the proposed construction showing setbacks from property lines, as well as a Greene County building permit (562-7420).



NOTE: LOCATE ALL EXISTING AND PROPOSED ACCESSORY STRUCTURES ON DRAWING.

I hereby swear that the information and statements given on this application are true and correct to the best of my knowledge. I understand that if the information in this application is not correct or complete, any permit issued may be invalid and with the result being that I may be required to take the above described accessory structure down at my own expense.

Approved  Disapproved

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Planning Department

\_\_\_\_\_  
Date

## Permit for an Accessory Structure

### *When is an accessory structure permit required?*

An accessory structure permit is required prior to constructing, replacing, expanding or moving any detached structure (e.g. shed, detached garage) in a residential zoning district.

### *What do I have to do to receive an accessory structure permit?*

- C To receive an accessory structure permit, a zoning permit for an accessory structure application must be completed in full and submitted to the Department of Planning and Zoning. The permit must show all existing and proposed accessory structures.
- C If the accessory structure exceeds 200 square feet, a full set of construction drawings along with three copies of a site plan drawn to scale (e.g. 1 inch = 30 feet) are required.
- C The information given on this application should be in compliance with the requirements of §158.104 of the Zoning Code, as summarized below.

### *How long will it be until I receive notification?*

The application will be reviewed in one to two business days and you will be notified by telephone when the application has been approved, or if additional information is needed.

### *What's the next step?*

A Greene County building permit is required after you receive a zoning permit from the City for all accessory structures 200 square feet or larger.

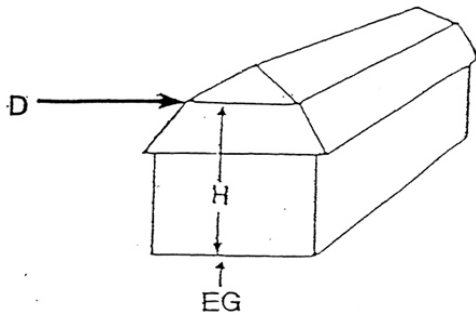
### *Accessory Structure Requirements*

- C Detached garages may not be located nearer the front property line than the main dwelling. All other detached accessory structures are permitted only in the rear yard.
- C Accessory structures may not be placed closer than ten feet to any side or rear property line or within ten feet of an alley.
- C Accessory structures may not exceed fourteen feet in height.
- C The total square footage of all accessory structures may not exceed 50% of the footprint of the house.
- C All detached accessory structures 200 square feet or larger require a Greene County building permit (562-7420).

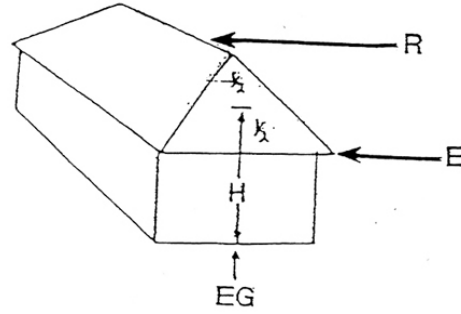
If you have any questions, a staff member in the Department of Planning and Zoning is available to assist you Monday through Friday from 7:30 a.m. to 5:00 p.m.

**BUILDING HEIGHT MEASURING GUIDE:** TO BE USED FOR OBTAINING  
CORRECT HEIGHT OF ALL PRIMARY AND ACCESSORY BUILDINGS.

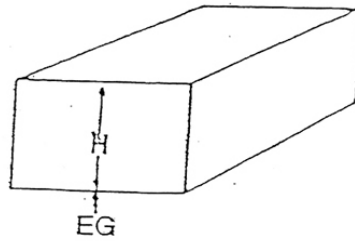
MANSARD ROOF



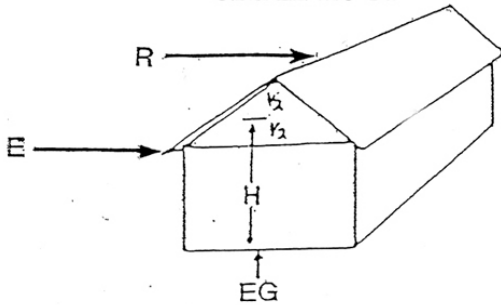
HIP ROOF



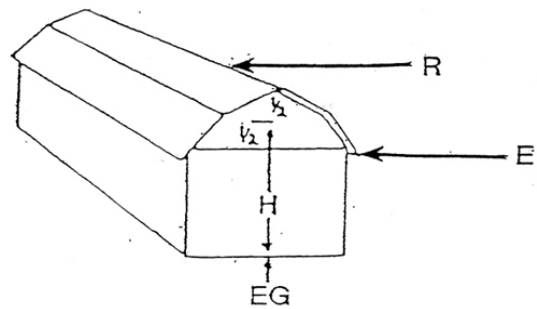
FLAT ROOF



GABLE ROOF



GAMBREL ROOF



D = DECK LINE

E = EAVES

EG = ESTABLISHED GRADE

H = HEIGHT OF BUILDING

R = RIDGE