

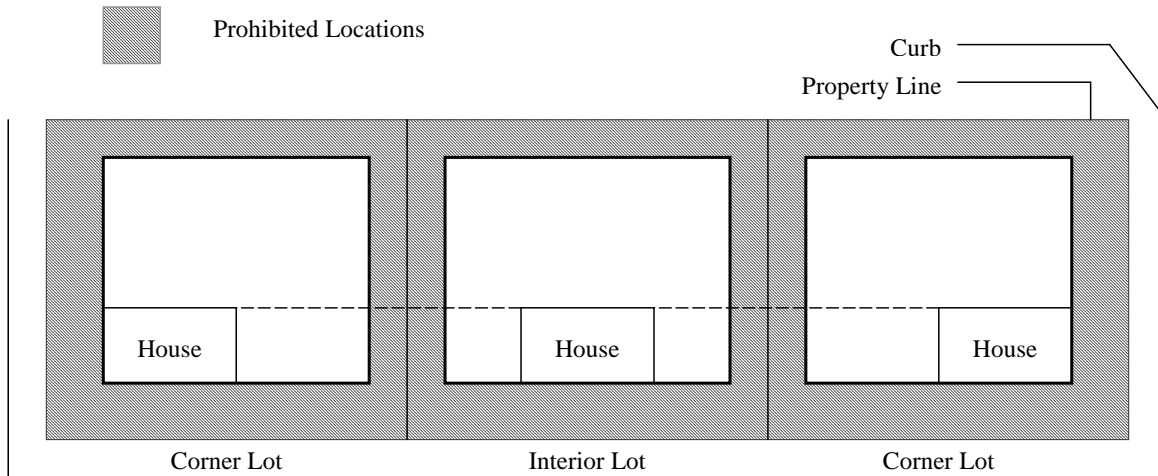
ZONING PERMIT FOR ACCESSORY STRUCTURE

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

Date _____ Permit No. _____
 Address of Property _____ Permit Fee _____
 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. 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.
3. Structure may not exceed 16 feet in height.
4. Total square footage - see reverse side.
5. All detached accessory structures over 200 square feet 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. A Greene County building permit (562-7420) is required for all structures over 200 square feet.



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

I hereby certify that I am the property owner, or am authorized to act as the owner's agent in obtaining this permit. I further certify that all of the information and attachments submitted in this application are true and correct to the best of my knowledge and that the property owner is responsible for locating and verifying all property lines and boundaries. I hereby consent to the inspection of the subject property and of any buildings or structures to be constructed in conjunction with this application. Any deviation from the approved plans will require submission and approval of the revised plans.

 Signature of Applicant

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, gazebo, propane tank).

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

- To receive an accessory structure permit, a zoning permit application must be completed in full and submitted to the Planning and Zoning Department along with the application fee. The permit must show all existing and proposed accessory structures.
- If the accessory structure exceeds 200 square feet, a full set of construction drawings along with three copies of a site plan drawn to engineering scale (e.g. 1 inch = 30 feet) is required.
- 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 over 200 square feet.

Accessory Structure Requirements

- 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.
- Accessory structures may not be placed closer than ten feet to any side or rear property line or within ten feet of an alley and may require larger setbacks if easements require.
- Accessory structures may not exceed 16 feet in height measured to the roof peak.
- Maximum size: Within any residential district, the sum of the footprint of all accessory buildings shall not exceed 600 square feet, except in the case where the footprint of the principal structure is greater than 1,200 square feet, the sum of the footprint of all accessory buildings shall not exceed 50% of the footprint of the principal structure, or 900 square feet, whichever is less. In cases where the lot size is one acre or greater, the sum of the footprint of all accessory buildings shall not exceed 50% of the footprint of the principal structure, or 900 square feet, whichever is greater. Within commercial districts, excluding I-1 and I-2 districts, there shall be no more than one accessory building, which shall not have a footprint greater than 100 square feet.

Prohibited accessory structures

Quonset huts, steel arch buildings, inflatable garages, and portable garages, temporary garages, portable carports, temporary carports, portable containers, converted storage or shipping containers, and semi tractor trailers used for storage (with or without wheels) are prohibited accessory structures in residential and commercial districts.

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.