

# **ACCESSORY STRUCTURE GUIDELINES**

## ***CITY OF WADSWORTH***

➤ **ZONING PERMITS** are required for all detached accessory structures such as garages, storage buildings, and pools. A zoning application accompanied by a site plan showing the dimensions of the building and distances to relative side lines, plus a \$25 fee are required to obtain a zoning certificate. Following are guidelines for accessory structure placement:

- 1) Structures unattached to the main dwelling (including sheds, pools, and decks not accessible from the dwelling) are permitted to be five (5) feet from the side and rear lines if located behind the rear house line. (The setback includes overhangs.)
- 2) Structures in front of the rear line of the house must meet general setback requirements;
  - A) 10' sideline requirements in R-1, R-2, and R-3 districts, and 8' in R-4 areas.
  - B) Side setbacks are measured to building overhangs.
- 3) Front setbacks are generally 50' in R-1 and R-2; 40' in R-3, and 20' in R-4. Planned Unit Developments have unique setbacks. Contact the Planning Department for information.
  - A) Some areas where existing housing is closer than the minimum permitted setback requirements may allow alternate setback distances. Additional information for specific situations may be obtained at the Planning Department.
  - B) Corner lots are considered to have two front setbacks and must meet those requirements.
- 4) Accessory structures shall not be located in easements without City of Wadsworth Engineering Department approval, and may not impede the flow of any yard drainage.
- 5) Maximum height allowed for accessory structures is 16'.
- 6) Maximum combined square footage of all unattached accessory structures is 1200 square feet. Combined square footage cannot exceed 50% of the square footage of the living space in the main dwelling. One 576 sq. ft. (i.e. 24'x24') garage is permitted on all lots.
- 7) Applicants whose site plans are not in compliance with zoning regulation size or location requirements may seek variance approval from the Board of Zoning Appeals.

➤ **BUILDING PERMITS** are required for any detached structure over 200 square feet. The following requirements apply to these structures:

- 1) Footers 38" deep are required for foundation support for structures over 400 square feet or have an eave height over 10'. Diameter of footer varies with design.
- 2) Posts or pier spacing is dependent on floor framing design.
- 3) Flooring members should be designed to adequately support loads.
- 4) Rafters should be designed to support loads and prevent spreading of walls.
- 5) Construction plans accompanied by a \$50.00 fee are required for building permit.
- 6) Spouting, directing roof storm water to an approved drainage outlet is required.

➤ Contact the City of Wadsworth Planning/Building Departments at 330-335-2753 for additional information.