

# Storage Shed Permit Guide

## City of Wadsworth

This guide provides information on obtaining *Storage Shed Permits* in the City of Wadsworth.

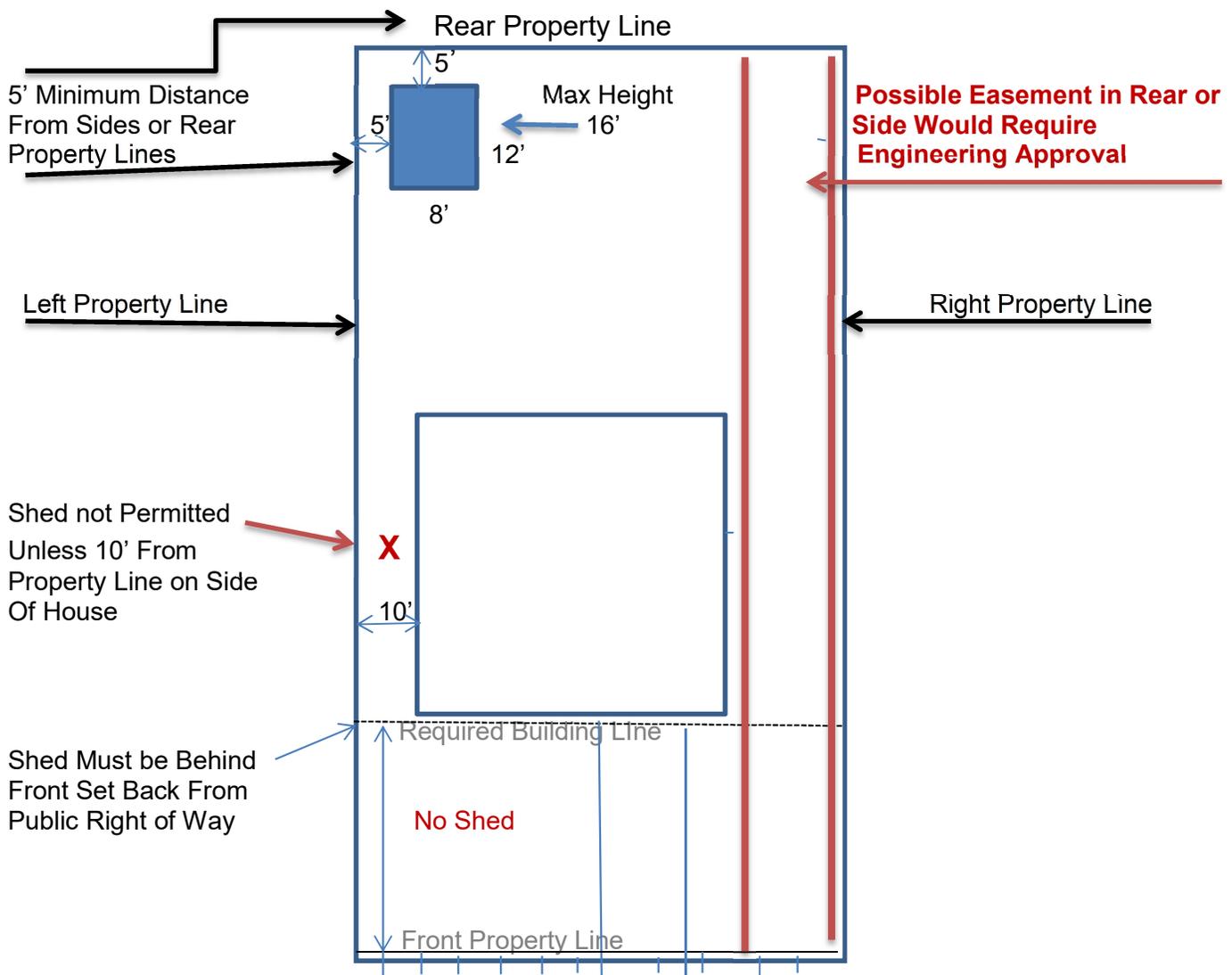
### Zoning Permits Are Required for:

- All new and replacement Storage Sheds

### Building Permits *Not* Required:

- Sheds not more than 200 square Feet.
- For sheds over 200 square feet see “Accessory Building Permits”

**Step 1) Prepare a Site Plan** for the property where the shed is to be installed. Aerial views can be found at <http://www.medinacountyauditor.org/property-search.htm> Some site plans for the property may be on file with the Building Department.



### \*Proposed Shed Locations May Involving the Following Special Considerations:

- › Sheds not meeting the requirements of zoning code require approval from the Board of Zoning Appeals.
- › Sheds encroaching into a City utility easement require prior approval from the Wadsworth Engineering Department before zoning approval is granted.
- › Corner lot sheds may require additional approval form the Safety Director.

## ACCESSORY STRUCTURE GUIDELINES

**ZONING PERMITS** are required for all detached accessory structures such as garages, storage buildings, and pools. A Building/Zoning Permit Application and a Zoning Certificate 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;
  - 10' sideline requirements in R-1, R-2, and R-3 districts, and 8' in R-4 areas.
  - 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.
  - 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.
  - Corner lots are considered to have two front setbacks and must meet those requirements.
4. Accessory structures shall not be located in easements without the 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'x 24') garage is permitted on all lots.
7. Applicants whose site plans are not in compliance with the zoning regulations size or location requirements may seek variance approval from the Board of Zoning Appeals.
8. Legally existing accessory structures with masonry foundations may be rebuilt on the same foundation if sound; if no dimension of the building is increased; and construction begins within 2 years of demolition.

**BUILDING PERMITS** are required for any detached structure over 200 square feet. Following are some requirements that apply to these structures:

1. Structures less than 5 feet from a property line require a fire rated wall on that side.
2. 38" deep footers are required for support of light frame buildings over 600 square feet, or with an eave height over 10'. Lesser structures - 12" deep. Diameter of footer varies with design.
3. Foundation depends on size and type of construction design.
4. Any flooring members must be designed to adequately support loads.
5. Trusses and rafters must be designed to support loads and prevent spreading of walls.
6. Directing roof storm water to an approved drainage outlet is required.

**APPLICATIONS / FEES / PERMIT ISSUANCE.** A site plan, construction plans (if over 200 sq. ft.), plus completed building and zoning permit applications accompanied by a permit fee of \$25.00 for zoning permit only, and an additional \$50.00 + 15¢ a square ft. for structures over 200 sq. ft., are required to obtain a zoning and building permits. Permits are generally issued within 1-3 working days.

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

## ***Step 2) Permit Application Submission & Payment***

- Please submit the zoning application & or site plan at this time by email or mail with an email address included.
- Payments (checks) may accompany the applications if mailed, or be made after permit approval with a credit card by phone.

(Sheds - Zoning Permit = \$ 25.00 Total)

- Receipts and permits will then be returned by email if possible or mailed.
- Please email or call the office for instructions on handling large sets of plans, or with other questions.

**Application Submission:**    [jstefl@wadsworthcity.org](mailto:jstefl@wadsworthcity.org)    **330-335-2753**

**Checks Payable to:**    City of Wadsworth

**Mailing Address:**    Building Department  
City of Wadsworth  
120 Maple Street  
Wadsworth, OH 44281

**PERMIT APPLICATION** ↓

# RESIDENTIAL BUILDING/ZONING PERMIT APPLICATION

## CITY OF WADSWORTH 330-335-2753

PERMIT ISSUANCE \_\_\_\_/\_\_\_\_/\_\_\_\_

PERMIT # \_\_\_\_\_

### Applicant Information – (Applicant is the Owner or Contractor)

APPLICANT/(Owner/Contractor) \_\_\_\_\_ EMAIL \_\_\_\_\_  
JOB ADDRESS \_\_\_\_\_  
PROJECT DESCRIPTION \_\_\_\_\_  
OWNER \_\_\_\_\_ PHONE \_\_\_\_\_  
OWNER ADDRESS \_\_\_\_\_  
CONTRACTOR \_\_\_\_\_ PHONE \_\_\_\_\_  
CONTRACTOR ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_  
ESTIMATED COST OF CONSTRUCTION \$ \_\_\_\_\_ (Cost of Materials and Labor. Excludes Lot.)

\*FRONT SETBACK..... \_\_\_\_\_ BASEMENT AREA ..... \_\_\_\_\_  
\*LEFT SETBACK..... \_\_\_\_\_ FIRST FLOOR LIVING AREA..... \_\_\_\_\_  
\*RIGHT SETBACK..... \_\_\_\_\_ SECOND FLOOR LIVING AREA..... \_\_\_\_\_  
\*REAR SETBACK..... \_\_\_\_\_ GARAGE AREA ..... \_\_\_\_\_  
\*HEIGHT ABOVE GRADE..... \_\_\_\_\_ TOTAL BUILDING AREA (SQ. FT.) ..... \_\_\_\_\_

(\*SETBACKS INCLUDE OVERHANGS, CHIMNEYS ETC.)

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE NAMED PROPERTY OR THAT I HAVE BEEN AUTHORIZED BY THE OWNER OF RECORD TO MAKE THIS APPLICATION AS HIS AGENT; AND I CERTIFY THAT ALL INFORMATION FURNISHED ON THIS FORM IS ACCURATE; AND I AGREE TO CONFORM TO ALL APPLICABLE CODES OF THE JURISDICTION; AND OBTAIN FINAL INSPECTION APPROVAL BEFORE OCCUPANCY OF THE STRUCTURE. I CERTIFY THAT THE CODE OFFICIAL, OR HIS REPRESENTATIVE, SHALL HAVE AUTHORITY TO ENTER AREAS COVERED BY THIS PERMIT AT ANY REASONABLE HOUR TO ENFORCE PROVISIONS OF THE APPLICABLE CODES. I UNDERSTAND WHAT INSPECTIONS ARE REQUIRED, AND WHEN, AND HOW TO REQUEST AN INSPECTION.

- CALL THE CITY OF WADSWORTH AT 335-2753 FOR BLDG., ELECTRIC, HVAC, INSPECTIONS.
- CALL MEDINA CO. HEALTH DEPT. AT 723-9668 FOR ALL PLUMBING PERMITS.

SIGNATURE OF Owner/Agent DATE



PRINT NAME

### Official Use Only – Do Not Write Below This Point

Use \_\_\_\_\_ Conditional 

Plan. Com. Approval ..... Date \_\_\_\_\_ Zoning District \_\_\_\_\_  
B.Z.A. Approval ..... Date \_\_\_\_\_ Parcel # \_\_\_\_\_  
In Flood Hazard Area?..... Yes \_\_\_\_\_ No \_\_\_\_\_ City Lot # \_\_\_\_\_

### Fee Computation

CONSTRUCTION BASE FEE .....	\$ _____ . _____	BP
TOATAL BUILDING AREA (SQ. FT.) .....	(x \$.15) \$ _____ . _____	BP
FIREPLACE OR ADDITIONAL HVAC.....	(\$25.00 ea.) \$ _____ . _____	BP
ZONING PERMIT FEE .....	\$ <b>25 . 00</b>	ZP
RECREATION ACQUISITION FEE .....	\$ _____ . _____	DA
RECREATION DEVELOPMENT FEE .....	\$ _____ . _____	DR
DEMOLITION FEE .....	\$ _____ . _____	PM
OTHER.....	\$ _____ . _____	_____
OTHER.....	\$ _____ . _____	_____
OTHER.....	\$ _____ . _____	_____
<b>TOTAL PERMIT FEES.....</b>	<b>\$ _____ 25 . 00</b>	

ZONING OFFICIAL / DEPUTY APPROVAL DATE

BUILDING OFFICIAL / DEPUTY APPROVAL DATE