

## 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.

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