



CITY OF AVON

Building Department

36600 Detroit Road · Avon, OH 44011 · Phone (440) 937-7811 · Fax (440) 937-7824 · www.cityofavon.com

SHED PERMIT GUIDELINES

Zoning Permit Fees:

\$25.00 Permit fee Zoning Enforcement Officer Review

1. A zoning permit is required for a shed / storage building with a maximum of 200 square feet. If the shed / storage building is **larger than 200 square feet, a Zoning Permit and a Building Permit will be required.**
2. All work to be performed under the regulations of the Avon Codified Ordinance 1262.08
3. Work not being done by the homeowner must be done by a registered contractor. Any work done by a contractor requires the contractor to be registered and licensed.

Permit Application

Complete permit application form with all pertinent information, including the estimate cost of the proposed project.

Additional Requirements

1. Please provide a TOPO (topographic plat of your property, which can be found on the County Auditor's Website), or ask our Building Department for help if necessary.
2. Draw on the TOPO showing the set-backs where the structure will be located on the property.

Any questions or concerns, please direct to the Avon Zoning Enforcement Officer:

Jill Clements

Phone: 440-937-7810

Email: jclements@cityofavon.com

Fee: \$25.00 (Ord. No. 125-24)

Receipt # _____

By: _____



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Application for Zoning Permit ~ ZONING PERMIT PLAN REVIEW NUMBER _____

() Residential () Commercial () Industrial () Special Use () Variance

PROJECT DESCRIPTION / <i>The undersigned hereby applies for a permit to perform the following work:</i>		
<i>Total Square Footage (house /garage /other)</i>	<i>Construction Type:</i>	<i>Use Group:</i>
<i>Total Estimate Cost</i> \$		<i>(Note: This estimate will not affect cost of permit)</i>

PROPERTY INFORMATION / JOB SITE	
<i>Address:</i>	
<i>Permanent Parcel Number:</i>	<i>Zoning Classification:</i>
<i>Development Name, if applicable:</i>	

OWNER INFORMATION	CONTRACTOR INFORMATION
<i>Name:</i>	<i>Name:</i>
<i>Address:</i>	<i>Address:</i>
<i>City , State/ Zip Code:</i>	<i>City , State/ Zip Code:</i>
<i>Email:</i>	<i>Email:</i>
<i>Phone:</i>	<i>Phone:</i>

Signature of Applicant/Agent: _____ Date: _____

The above application for Zoning Permit has been reviewed for compliance with ACO Chapter 12, Planning & Zoning Codes

By _____
Jill Clements, Zoning Enforcement Officer

Date _____

By _____
Emily Hanson, C.B.O / Floodplain Administrator

Date _____

and was: () Approved () Denied () Referred to Zoning Board of Appeals () Other

ACO 1226.04 This Zoning Permit expires on _____ unless construction begun or an extension has been granted by the Zoning Enforcement Officer.

Description/Comments _____

- (e) Design and Improvement Standards. In a Western Reserve Development, the design standards contained in Chapter 1246 and the improvement standards contained in Chapter 1248 may be modified as follows, provided that such modifications are approved by the City Engineer, the Planning Commission and, when required, the County Health Department:
- (1) Sidewalks shall not be required, and each lot shall be exempt from the provisions of Sections 1248.04 and 1246.05 regarding installation of sidewalks.
 - (2) Street lighting shall not be required, and each lot shall be exempt from the provisions of Section 1248.07 regarding installation of street lighting.
 - (3) Provided there is not adverse effect on health, safety or welfare, the following modifications shall also be permitted:
 - A. Storm sewers shall not be required, and the provisions of Section 1248.10 regarding storm sewers shall not apply, with the exception of Section 1248.10(c) which requires compliance with Chapter 1042 of these Codified Ordinances.
 - B. Storm drainage systems utilizing swales shall be permitted, notwithstanding the provisions of Section 1248.10.
 - C. The storm drainage fee authorized by Section 1042.03 shall be reduced proportionately as determined by the Planning Commission and the Zoning Enforcement Officer in accordance with Section 1042.03(a)(2).
 - D. Individual sanitation systems for each lot shall be permitted, and the provisions of Section 1248.09 regarding sanitary sewerage systems shall not apply, except for Section 1248.09(e) which requires compliance with Chapter 1042 of these Codified Ordinances.
- (f) Application. All lots of record existing as of February 8, 1999 shall be excluded from the application of the provisions of this section.
(Ord. 58-01. Passed 5-29-01.)

1262.08 ACCESSORY USE REGULATIONS.

Buildings, structures and uses accessory to dwelling units shall conform to the standards contained in this section.

- (a) Maximum Area and Number of Accessory Buildings. The maximum area and number of accessory buildings and structures shall comply with the standards set forth in Schedule 1262.08(a). For the purposes of this section, "accessory building" means a building, other than a dwelling unit and an attached garage, which is in excess of 30 square feet. For the purposes of this section, all measurements shall be based on the foundation. Attachment to the dwelling unit does not exclude a storage structure from being classified as an accessory building.

Schedule 1262.08(a)
MAXIMUM AREA AND NUMBER OF ACCESSORY BUILDINGS

	<u>Lot Size</u>		
	<u>Less than or Equal to 2 Acres</u>	<u>2.01 Acres to 5 Acres</u>	<u>Greater than 5 Acres</u>
(1) Maximum area of detached garage	500 sq. ft.	(b)	(b)
(2) Maximum area of all other	2% of lot area ^(a)	2% of lot area ^(c)	2% of lot area ^(c)
(3) Maximum number of detached accessory buildings (including detached garage)	2	3	4
<u>Notes to Schedule 1262.08(a).</u> (a) The total square footage of all detached accessory buildings (excluding "(c)" detached garage) on a parcel shall not exceed the first floor area of the dwelling. (b) The square footage of the garage shall not exceed the square footage of the first floor area of the dwelling. (c) Two percent (2%) of the lot area minus the detached garage.			

- (b) Minimum Setback Requirements for Detached Accessory Buildings. A detached accessory building shall be located as set forth in Schedule 1262.08(b). Any accessory building attached to the dwelling unit shall conform to the yard requirements of the lot.

Schedule 1262.08(b)

ACCESSORY BUILDING SETBACK REQUIREMENTS

	<u>Lot Size</u>		
	<u>Less than or Equal to 2 Acres</u>	<u>2.01 Acres to 5 Acres</u>	<u>Greater than 5 Acres</u>
(1) Yard in which accessory building is permitted	Rear	Rear	Front, Side and Rear
(2) Minimum setback from:			
A. Front lot line	NA	NA	100 feet
B. Side lot line	5 feet	5 feet ^(a)	5 feet ^(a)
C. Rear lot line	5 feet	5 feet ^(a)	5 feet ^(a)
<u>Notes to Schedule 1262.08(b).</u> (a) If building exceeds 500 square feet, setback shall be 12 feet or equal to the length of the wall adjacent to the property line, whichever is greater. NA = Not Applicable.			

- (c) Minimum Yard Requirements for Accessory Structures. All accessory structures, other than accessory buildings regulated in division (a) and (b) of this section shall be located as set forth in Schedule 1262.08(c), provided that such accessory structure complies with all other accessory use regulations set forth in this section.

Schedule 1262.08(c)
MINIMUM YARD REQUIREMENTS FOR ACCESSORY STRUCTURES

<u>Use</u>	<u>Yard in Which Structure Is Permitted</u>	<u>Setback from Lot Line:</u>		
		<u>Side</u>	<u>Rear</u>	<u>Front</u>
(1) Unenclosed entrance, deck or patio ^(a)	Front, Side, Rear	5 feet	5 feet	50 feet
(2) Supplemental paved area for parking or outdoor storage of vehicles ^(b)	Front, Side, Rear	5 feet ^(d)	5 feet	20 feet ^(e)
(3) Driveway ^(c) , sidewalk	Front, Side, Rear	5 feet	5 feet	0 feet
(4) Swimming pools	Side, Rear	10 feet	10 feet	
(5) Basketball hoops (poles/backboards)	Front, Side, Rear	0 feet	0 feet	12 ^(f) feet
(6) Outdoor recreational equipment	Side, Rear	10 feet	10 feet	
(7) Ice rinks	Side, Rear	10 feet	10 feet	
(8) Fences, walls	Front, Side, Rear	0 feet	0 feet	0 feet

Notes to Schedule 1262.08(c).

- (a) Including but not limited to, stairs, ramps, platforms, landings, porches and patios, not extending above the first floor. Any entrance feature designed specifically to aid and assist the handicapped, as defined in Chapter 1222, shall be excluded from the requirements of this Section.
- (b) See also Section 1292.19.
- (c) In cases of side-load garages, the setback from the adjoining property line facing the garage shall be two feet.
- (d) Setback from adjoining property line in the area between the front lot line and the building line shall be two feet.
- (e) Except for basketball hoops, poles and backboards as set forth in Subsection (5).
- (f) Or half the distance between the legally established front yard building line and the right-of-way, whichever is greater.
- (g) Ten feet for houses set back less than 40 feet from right-of-way.

- (d) Fences and Walls. Fences and walls shall be constructed according to the requirements set forth in Section 1294.08, except for fences erected as