

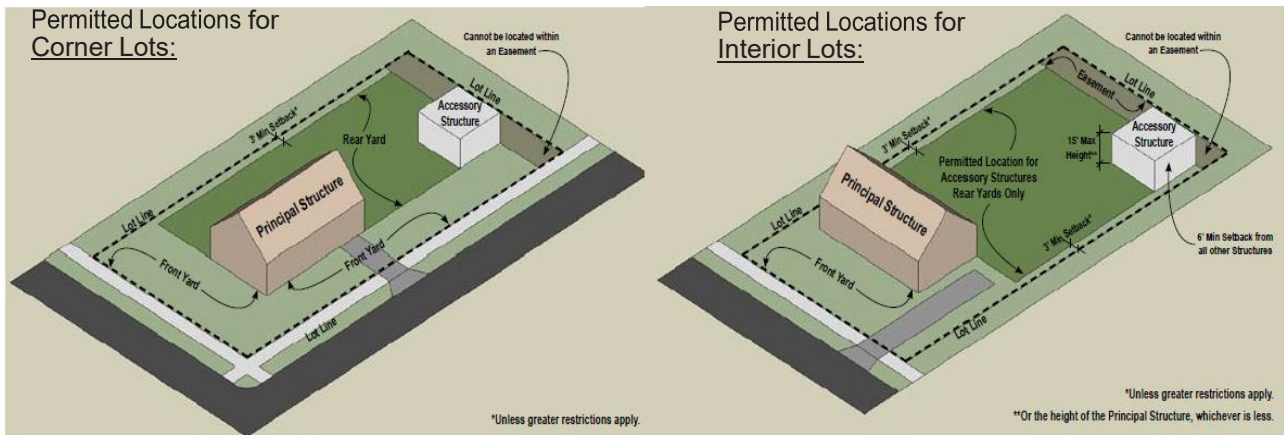
Detached Accessory Structures – General Guidelines

REQUIRED DRAWINGS AND DETAILS:

1. A site plan showing location of the structure with dimensions to adjacent property lines and structures. Plot plans for your use in creating a site plan may be obtained from the Planning & Development Department OR printed from the interactive map tool at www.ketteringoh.org/live/maps (make sure to zoom in far enough so colors of the Zoning Layers turn off).
2. Drawings or images of the proposed structure with notes indicating how the structure matches the principal structure in materials, colors, roof type, architectural and any other pertinent design elements. (structures less than 100sf are exempt from this requirement)

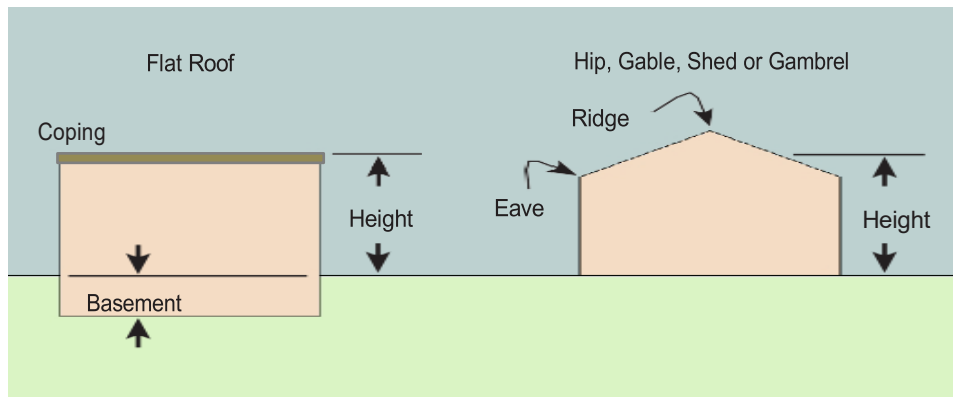
LOCATION REQUIREMENTS:

1. Permitted in rear yards only, with exceptions for corner lots. (see sketches below)
2. Not permitted within easement. (check with Planning & Development for where easements may be located)
3. Min 3ft side or rear yard setback. (see sample drawings for additional setback limitations)
4. Min 6ft from all other structures on lot.



MAXIMUM PERMITTED HEIGHT DEFINED:

1. The maximum permitted height of a Detached Accessory Structure is defined as the vertical distance from the average ground elevation across the front of the building to the highest point of the coping of a flat roof or to the mean height (between eave and ridge) of a gable, hip, shed or gambrel roof.



Detached Accessory Structures - Greater than 200sf



BUILDING PERMITS REQUIRED FOR DETACHED ACCESSORY STRUCTURES GREATER THAN 200 SF.

DESIGN/ARCHITECTURAL REQUIREMENTS:

1. A rear yard Detached Accessory structure, such as the garage shown above, successfully matches its Principal Structure by utilizing similar architectural elements and styles through the use of matching dormers, windows, roof pitch, roof overhangs, trim detailing, etc. The visual character, including color of materials, is consistent.
2. Detached Accessory Structures must also match their principal structure with at least two of the following features:
 - Architectural Style: this includes but is not limited to, the overall proportions as well as the proportions of architectural details, roof pitch overhang, window and door styles, trim features, and other architectural features.
 - Materials: this includes, but is not limited to, siding, roofing, trim work, doors, and windows.
 - Visual character: this includes, but is not limited to, dimensional sizes of brick or stone, sizing and orientation of lap board and board and batten siding, and texture of materials chosen.
3. Maximum height is 15ft or the height of the Principal Structure, whichever is less.

Detached Accessory Structures - 200sf or Less

ENCLOSED ROOFED ACCESSORY STRUCTURES

Less than 100 sf - Defined as Storage Sheds

- Only Zoning approval is required for installation.
- Only one (1) is allowed per principal structure.
- The maximum height is 12ft.
- The minimum setback is 3ft from property lines
- The minimum setback is 6ft from all other buildings on the same lot
- Storage Sheds are exempt from architectural design standards.
- Images of prefabricated “kits” from Lowes.com, HomeDepot.com, etc. may be used for making zoning application.



Greater than 100 sf but 200 sf or less - Enclosed Roof Detached Accessory Structure:

- Only Zoning approval is required for installation.
- Only one (1) is allowed per principal structure.
- Not exempt from architectural design standards.
- The minimum setback is 3ft from property lines
- The minimum setback is 6ft from all other buildings on the same lot.
- The maximum height is 15ft or the height of the principal structure, whichever is less.
- Images of prefabricated “kits,” from Lowes.com, HomeDepot.com, etc. may be used for making zoning application.

NOTE: Based on the size of your lot you are permitted to have one (1) Storage Shed as well as one (1) Detached Accessory Structure on your property if all setbacks can be met.

ANCHORING REQUIREMENTS:

1. Must be anchored by at least 2 points.
2. Common acceptable methods are shown below. Other methods as approved by the Residential Plans Examiner.

