

Zoning Standards for Residential Additions

Quick Reference Guide

There are several provisions of the Kettering Zoning Code (KZC) applicable to residential additions; including, but not necessarily limited to: setbacks from property lines and other structures, design requirements, and locational standards.

Determining Setback Requirements

When exploring the possibility of constructing an addition onto your home, the **first** step is finding out which pattern district your home is located within in order to determine the setback requirements applicable to your property. An interactive Pattern District map is available on Kettering's website: <https://www.ketteringoh.org/kettering-interactive-zoning-map/> or staff members of Kettering's Planning and Development Department can assist in determining which Pattern District your property is located within.

Design Standards

Once the setback requirements are determined, the addition must be designed to fit within the required setbacks while also meeting the design/architectural guidelines of the KZC. The general design standards applicable to residential additions can be found in Section 1149.03.10 – Infill Standards, which reads as follows:

When required, residential structures that are not part of a New Housing Development shall adhere to the following standards:

- A. *Principal Structures shall not exceed the height of adjacent Principal Structures by more than 20'.*
- B. *Structures shall be consistent with the predominant character of their neighborhood in terms of materials, texture, scale, architectural style, orientation and location of the front entry, orientation and location of the garage, and orientation and location of garage doors.*
- C. *Additions shall generally match their principal or attached structures in color; this includes, but is not limited to, siding material, trim work, doors, window frames, and roofing materials.*
- D. *Additions shall generally match their principal or attached structure's design. In order to accomplish this, additions shall match their Principal Structure with any two of the following features:*
 1. *Architectural Style: this includes, but is not limited to, the overall proportions as well as the proportions of architectural details, roof pitch and overhang, window and door styles, trim features, and other architectural features;*
 2. *Materials: this includes, but is not limited to, siding, roofing, trim work, doors, and windows;*
 3. *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.*

Other Standards

Depending upon the proposed use (i.e. garage, living space, etc...) of the addition, further standards may apply, such as maximum floor area for garage/incidental storage areas. Contact the Kettering Planning & Development Department to discuss these standards in greater detail.

Note: This guide is not an exhaustive list of all applicable standards in Kettering Codified Ordinances and other applicable laws that may impact the construction of residential additions in the City of Kettering. This document is meant to serve as a general guide for residents.

If there are any questions regarding this information, please contact Kettering's Planning & Development Department by phone at 937-296-2441 or by email at kettpond@ketteringoh.org.