

## The Three Types of Storage Structures

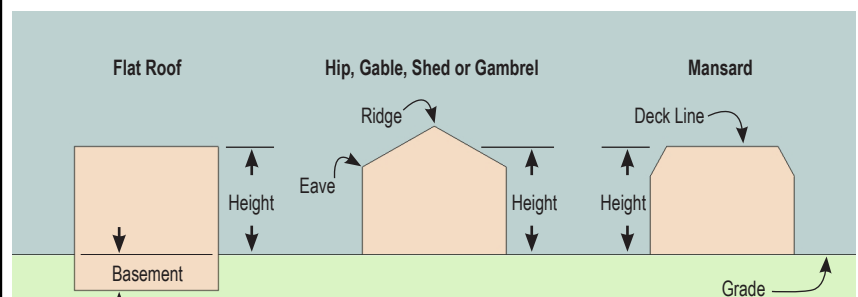
As of May 26, 2015, new rules apply to detached storage structures. The process for constructing a storage structure measuring 100 square feet in area or smaller, officially called a *Storage Shed*, has not changed and still only requires a Zoning Permit. Detached Storage structures larger than 100 square feet in area fall into the new category of *Enclosed, Roofed Accessory Structures*. For *Enclosed, Roofed Accessory Structures* up to a maximum of 200 square feet in area, a Zoning Permit is still the only requirement, however there are new design standards that must be met in order to obtain the permit. These standards are summarized on pages 3 and 4 of this document.

In addition to meeting these same design rules, *Enclosed, Roofed Structures* over 200 square feet in area also still require obtaining a Structure Permit. More information on that process is available on our website (<http://www.ketteringoh.org/departments/planning-development/building-zoning/residential-construction/>); in person at the South Building of Kettering Government Center, 3600 Shroyer Road; or over the phone at 937-296-2441.

Accessory Structure Category	Size	Permit Required	Design Standards	Maximum Height
<i>Storage Shed</i>	Less than 100 sf.	Zoning	Minimal	12 ft
<i>Enclosed, Roofed Accessory Structure</i>	Greater than 100 sf, but less than 200 sf.	Zoning	Architectural	15 ft or the height of the house, whichever is lower.
<i>Enclosed, Roofed Accessory Structure</i>	Larger than 200 sf. (Maximum size of 2,000 sf or 80% of the size of the house, whichever is least.)	Structure	Architectural	15 ft or the height of the house, whichever is lower.

### Where can detached storage structures be constructed?

- Only in a rear yard (see pg. 2 for corner lot detail).
- Not within an easement (check with Planning & Development to see where any easements may be located).
- No closer than **3 feet** to the side or rear property line
- For *Enclosed, Roofed Accessory Structures* over 200 sf only, any wall or overhang within 5 ft of a property line, must be fire rated.

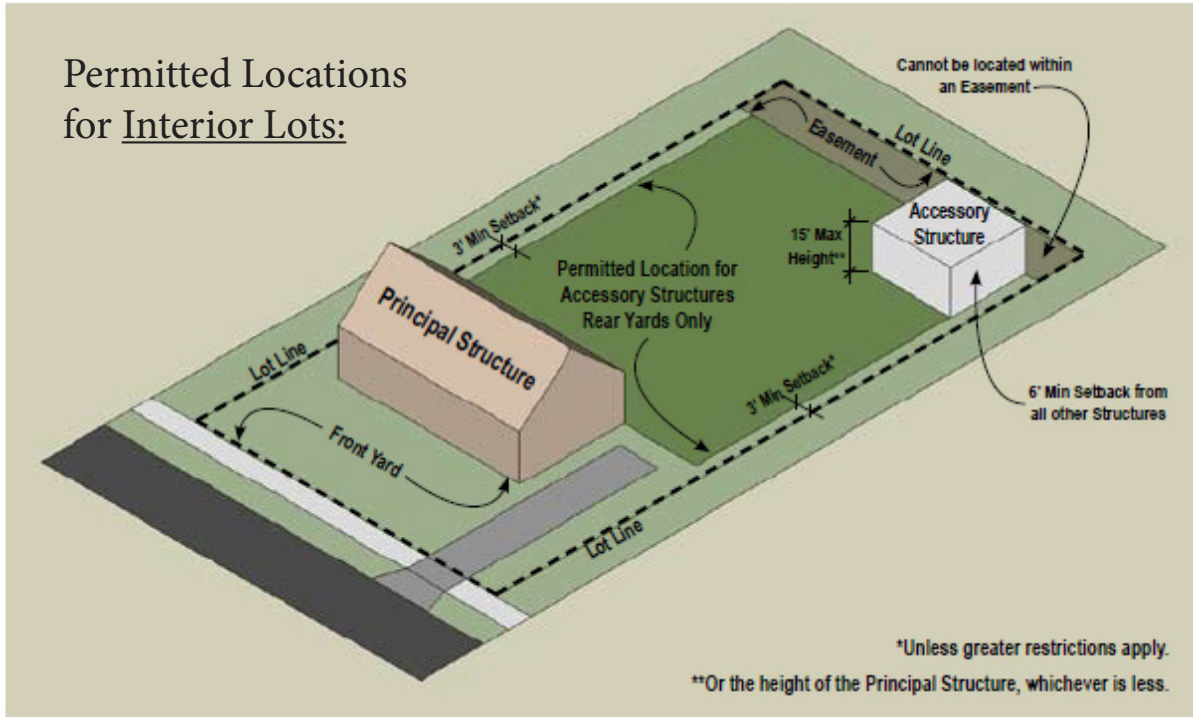


#### How are maximum heights measured?

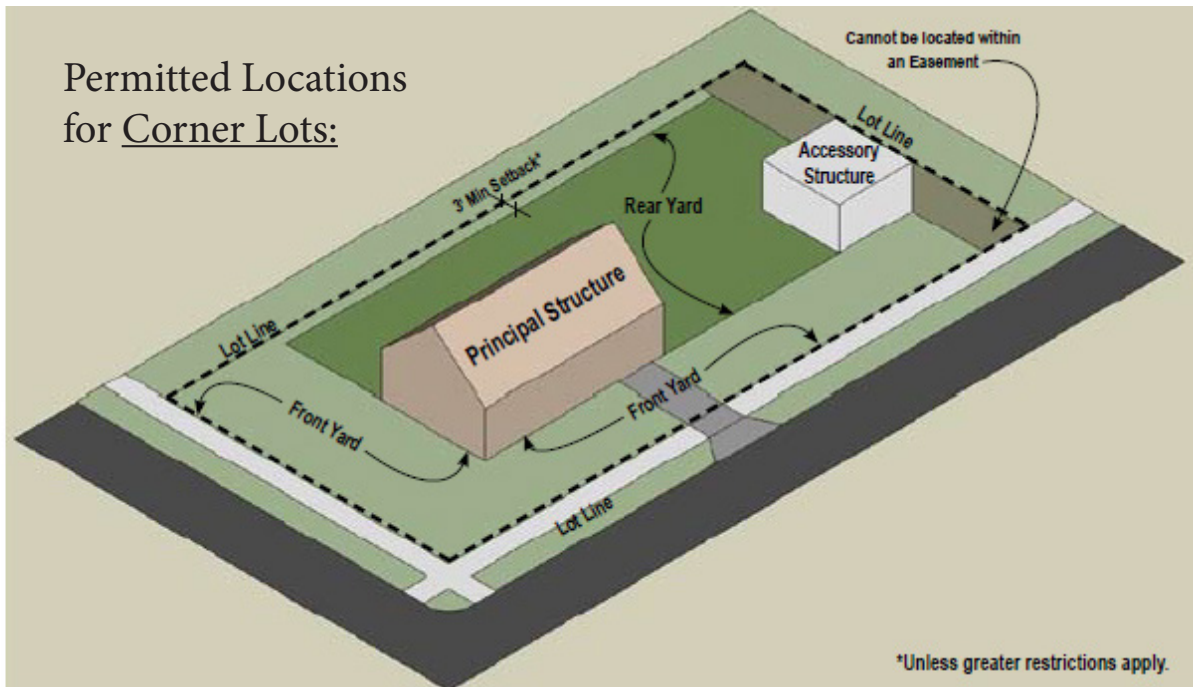
*Building Height is the vertical distance from the average ground elevation at the front wall of the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or the mean height level between eaves and ridge for gable, hip, shed, or gambrel roofs.*



Permitted Locations  
for Interior Lots:



Permitted Locations  
for Corner Lots:



PLANNING AND DEVELOPMENT DEPARTMENT

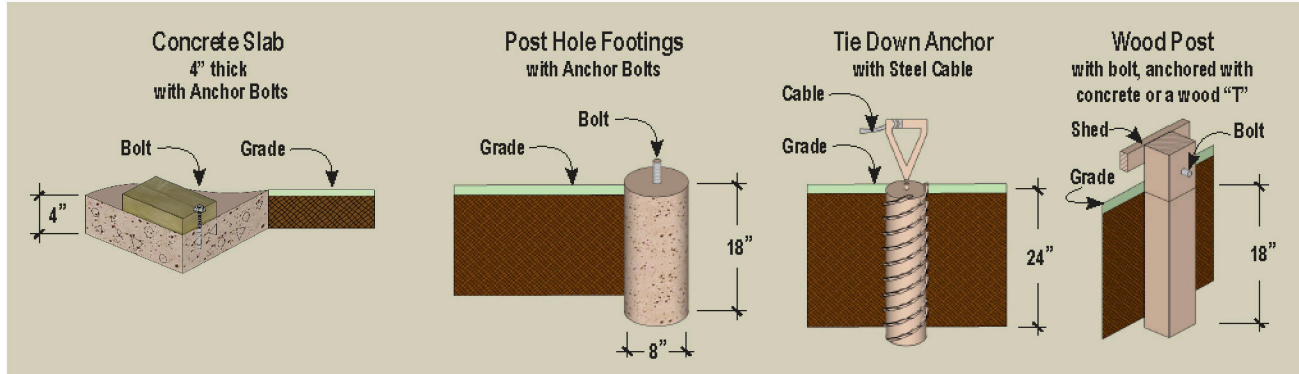
- A maximum of 1 *Storage Shed* is allowed per house, but *Enclosed, Roofed Accessory Structures* are permitted based on the size of the lot (see table below)
- Lots may have both types of accessory structures, so long as all setbacks and other requirements are met.

Number of <i>Enclosed, Roofed Accessory Structures Allowed</i>	Minimum Lot Area Required
1	3,000 sf
2	40,000 sf
3	100,000 sf
4	200,000

## Design Standards and Anchoring Requirements

### Design Standards for Storage Sheds:

- Wood or metal construction
- Gable, Gambrel, and shed roofs permitted.
- **Must be anchored by at least 2 points. Common acceptable anchoring methods are shown below:**



### Design Standards for Enclosed, Roofed Accessory Structures (less than 200 sf):

- Must match principal structure in color; this includes, but is not limited to: siding material, trim work, doors, windows frames, and roofing materials.
- Must also match the design of the principle 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.
- See below for example of matching architectural style and color for a detached garage.
- **Same anchoring requirements as for Storage Sheds as seen above.**

Design Standards for Enclosed, Roofed Accessory Structures (greater than 200 sf):

- Architectural requirements are the same as for *Enclosed, Roofed Accessory Structures (less than 200 sf)*.
- **Structural permit required**



The detached garage above (left) successfully matches its Principal Structure (right). The garage matches in roof, siding, and trim colors. The architecture successfully matches utilizing a similar architectural style with its matching dormers, roof pitch and overhangs, and trim. The materials are similar and the visual character is consistent.

## Required Application Materials

1. Two copies of a plot plan, **showing location of the shed, and estimated distance from property lines**. Plans can be printed from the interactive map tool at [www.ketteringoh.org/live/maps](http://www.ketteringoh.org/live/maps) (make sure to zoom in far enough the colored Zoning Layer turns off) OR provided by the Planning and Development Department.
2. **Architectural details showing how the principal structure is matched**, are required for all *Enclosed, Roofed Accessory Structures*.
  - If using a pre-fabricated “kit,” pictures from [Lowes.com](http://Lowes.com), [HomeDepot.com](http://HomeDepot.com), etc. are sufficient.
  - If custom built, plans showing colors, materials, dimensions, and any other pertinent design elements.
3. Payment by cash, check/money order (to the City of Kettering), or credit/debit (MasterCard and VISA):
  - **\$45.00** for a *Storage Shed* or an *Enclosed, Roofed Accessory Structure (less than 200 sf)*
  - *Enclosed, Roofed Accessory structure (greater than 200 sf)*

<b>\$220.20</b>	201-600 sf
<b>\$353.50</b>	601-800 sf
<b>\$444.40</b>	801-1000 sf
<b>\$646.40</b>	1001-1500 sf
<b>\$848.40</b>	1501-2000 sf
4. **Additional details and plans needed if a structural permit is required.**

When shed construction is complete....

- Call 937-296-2441 to schedule a final zoning inspection.
- Homeowner does not need to be present if the shed is accessible (no locked gates, dogs, etc.) and it is a Zoning Permit only.