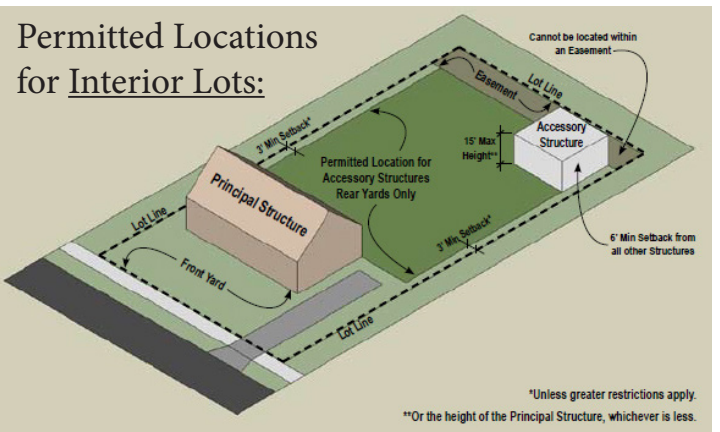
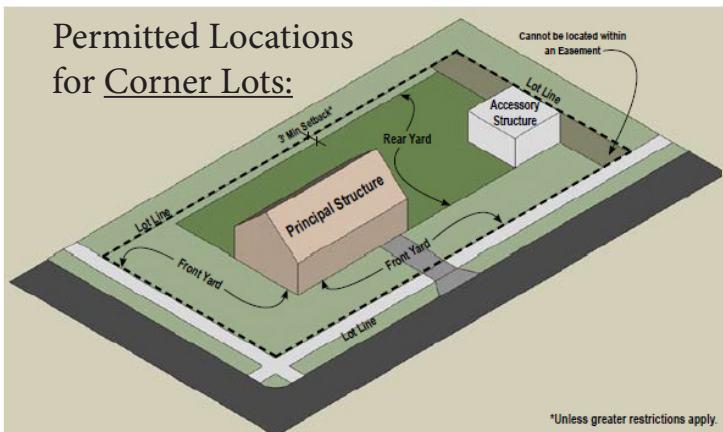
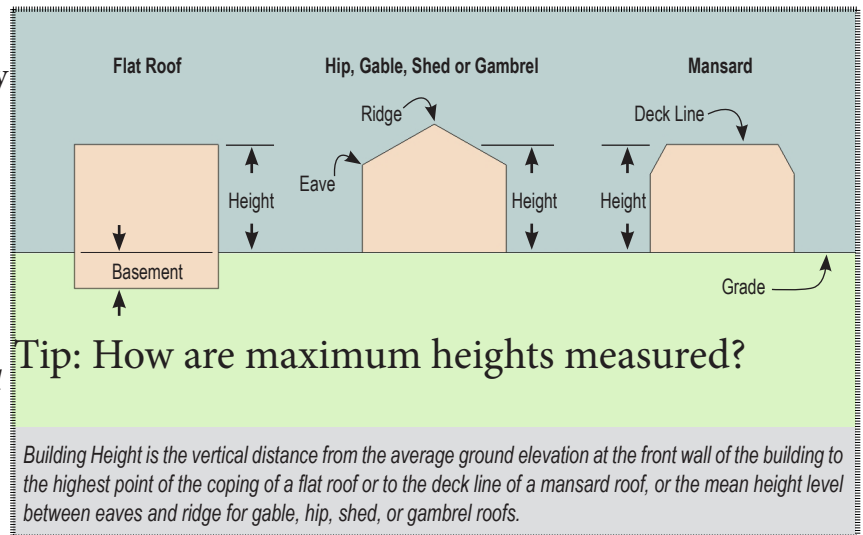


1. What type of storage structure am I building?

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.

2. Where can detached storage structures be constructed?

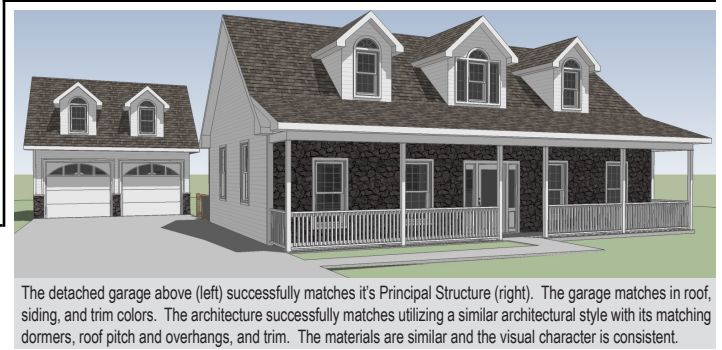
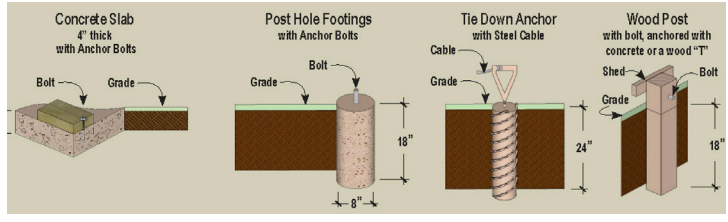
- Only in a rear yard (see below).
- Not within an easement (check with Planning & Development to see where any easements may be located).
- No closer than **3 feet** to the side or rear property line
- If a Structure Permit is required, any wall or overhang within 5 ft of a property line, must be fire rated.
- A maximum of 1 *Storage Shed* is allowed per house, but additional *Enclosed, Roofed Accessory Structures* are permitted based on the size of the lot.
- Lots may have both types of accessory structures, so long as all setbacks are met.



3. Anchoring Requirements*

*For structures requiring a Zoning Permits only; structures over 200 sf require a Structure Permit.

- **Must be anchored by at least 2 points.**
- Common acceptable methods are shown below, or other method approved by the residential plans examiner:



4. Design/Architectural Requirements

For Storage Sheds (100 sf or smaller):

- Wood or metal construction.
- Gable, Gambrel, and shed roofs permitted.

For Enclosed, Roofed Accessory Structures (larger than 100 sf):

1. **Must match principal structure in color;** this includes, but is not limited to: siding material, trim work, doors, windows frames, and roofing materials.
2. 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.

5. Required Application Materials*

*For structures requiring a Zoning Permits only; for structures over 200 sf see Structure Permit process.

1. A Plot/site 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 (make sure to zoom in far enough so the colored Zoning Layer turns off) OR provided by the Planning & Development Department.
2. **Architectural details showing how the principal structure is matched** (*Enclosed, Roofed Accessory Structures only*)
 - If using a pre-fabricated “kit,” pictures from Lowes.com, HomeDepot.com, etc. are sufficient.
 - If custom built, plans showing colors, materials, dimensions, and any other pertinent design elements.
3. Additional details and plans needed if a structural permit is required.