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## ACCESSORY BUILDINGS

### *GENERAL CODE REQUIREMENTS*

#### **Planning & Zoning Code:**

**Section 1113.05 (m) Accessory Buildings:** An accessory building attached to the principal building, on a lot, shall be made structurally a part thereof, and shall comply in all respects with the requirements of the Zoning Ordinance applicable to the principal building.

Accessory buildings which are not a part of the main building may be built **no closer than 5 feet to the rear and side lot lines**. Detached accessory buildings must be located in the rear yard and **no closer than 10 feet to any other building**, unless approved by the Community Development Director. If the Community Development Director approves less than 10', Ohio Building Codes do not allow buildings closer than six feet unless the wall abutting such dwelling or other building has no windows or doors, and the interior of the private garage or other accessory structure is covered with a material, such as one-half inch Fire Code drywall, so as to give it a one-hour fire rating.

**The maximum building height of detached accessory buildings is limited to 15 feet.** "Building Height" is defined as: The vertical distance from the finished floor to mid-point between the eave and ridge. **Only three accessory buildings are permitted on one lot.**

The combined area of all detached accessory buildings on a lot shall not exceed 744 sq. ft., except as follows: The maximum combined area of all detached accessory buildings on a lot may be increased to a maximum of 1032 sq. ft. provided that the area shall not exceed 10 percent of the area of the rear yard of the lot.

If a detached accessory building is to be used as a private garage or carport, a hard-surfaced driveway must be installed as required by Sections 1145.05(c) and 1145.08(a).

#### **Permit Required:**

An **Accessory Structure Permit & Zoning Certificate Application** must be submitted along with two sets of plans for review.

- **For structures over 200 sq. ft.** - the Accessory Structure Permit fee for a residential submittal is calculated at a \$35 base (\$50 base for commercial), plus \$0.10 per square foot, along with a \$25 Zoning Certificate fee.
- **For structures 200 sq. ft. or smaller** - the Zoning Certificate fee for a residential submittal is \$25.00 (\$50 for commercial).

The **Accessory Structure Permit & Zoning Certificate Application** can be obtained from the City of Medina website at [www.medicinaoh.org](http://www.medicinaoh.org), through the Building Department web page. The City of Medina Building Department can be reached at 330-722-9030 or by email at [permits@medinaoh.org](mailto:permits@medinaoh.org).