

## Other Considerations

*Permits required in all cases. This list is not intended to be comprehensive, but to highlight common permits.*



### Paved Driveway

Required for any private garage.



### Open-sided Structures

Includes a gazebo, trellis or similar structure. Gross floor area shall not exceed 4% of the rear yard or 400 sq. ft, whichever is less.



### Portable Storage Units

A maximum of one per dwelling unit.

Time on property:

- **Residential:** Not to exceed 14 consecutive days, up to two times per calendar year.
- **Commercial:** Not to exceed 30 consecutive days, up to two times per calendar year.

Must be placed on a paved surface.

Dimensions shall not exceed 16 feet (L), 8 feet (W) and 9 feet (H).



### Decks

Minimum 5-foot setback from side or rear property line.

Permitted in side or rear yard and outside of any recorded easement.



### Pools

Must be located in rear yard.

10-foot setback from side or rear lot line.

Enclosed in minimum 60" (H) fenced area with self-locking gate.

All applications may be obtained by visiting the Planning Department at the address below, by scanning the following QR code or by visiting:

[centervilleohio.gov/planning](http://centervilleohio.gov/planning)



## Covenants and Deed Restrictions

Always consult your homeowner's association or recorded plat documents for additional private restrictions for accessory structures prior to submitting an application to the City of Centerville.

**The City does not monitor or enforce private covenants and deed restrictions.**



## PLANNING DEPARTMENT

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\*This brochure is for informational purposes only and is not a substitute for the Unified Development Ordinance of the City of Centerville.

# Planning & Zoning

## Accessory Structures

General rules and regulations for sheds, garages, decks, pools and other accessory structures



[centervilleohio.gov](http://centervilleohio.gov)

## General Guidelines

This brochure provides home and business owners with general information on accessory structure rules and regulations in the City of Centerville. This information is not meant to replace the codified regulations as written in Article 9.39 of the Unified Development Ordinance.

Basic rules of thumb for accessory structures are:



### Maximum Height:

Residential: 12 feet  
Commercial: 18 feet



### Maximum Gross Floor Area:

750 sq. ft. or 20% coverage of rear yard, whichever is less  
*(residential only)*



### Yard Placement:

Front: Prohibited  
Rear: 5-foot property line setback  
Side: Outside required setback  
*(varies by zoning district)*

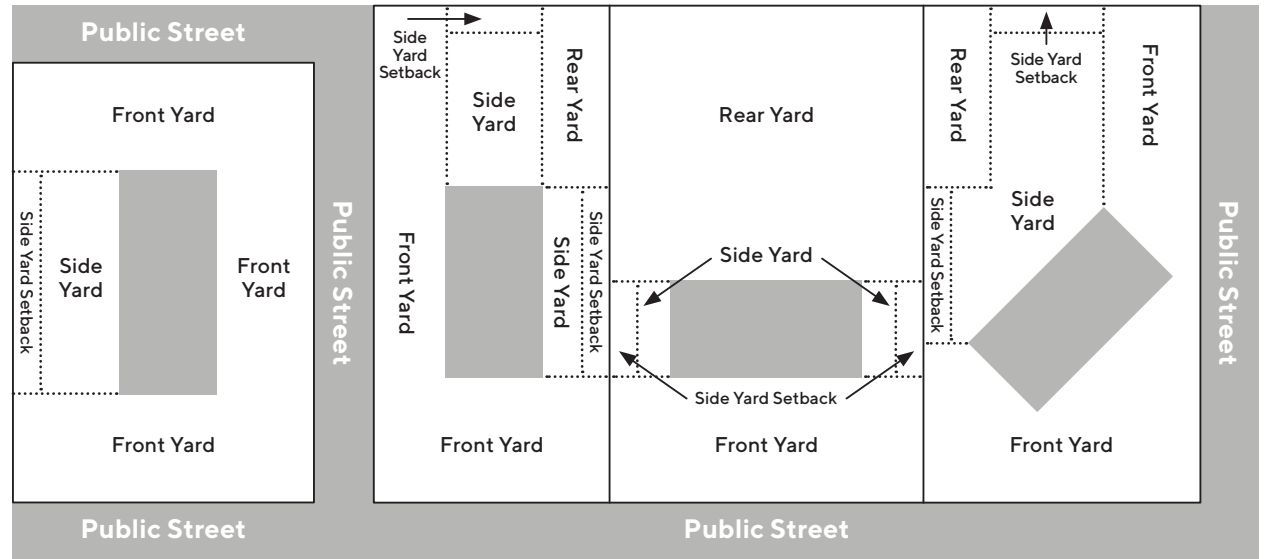
No more than one accessory structure per residence used for incidental storage.

### A PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.

Any non-permanent accessory structure in a recorded utility or drainage easement is subject to removal *(at the owner's expense)* for scheduled or emergency maintenance or repair.

## Location

Use the diagrams below to determine where to place an accessory structure on your property. Some lots may not perfectly apply to the diagrams below. Please contact the Planning Department at 937-428-4760 for clarification.



### Design: Residential

#### For structures less than 200 square feet

- Finished pitched roof of metal, shingles or clay tile
- Sided with wood, brick, stone, vinyl or any combination thereof
- *Zoning Permit required only.*

#### For structures 200 or more square feet

- Shall be architecturally consistent with character of the house, including roof material, roof pitch and facade material and color
- *Zoning and Building Permits required.*

### Design: Commercial and Multi-Family Residential

Shall meet architectural requirements of commercial buildings per Article 9.53(C) of the Unified Development Ordinance

#### For structures less than 500 square feet

- Requires Minor Site Plan administrative approval
- *Zoning and Building Permits required.*

#### For structures 500 or more square feet

- Requires Major Site Plan approval by Planning Commission
- *Zoning and Building Permits required.*