

OTHER CONSIDERATIONS

Permits required in all cases.

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 200 sq. ft, whichever is less.

Portable Storage Units

A maximum of one (1) per dwelling unit.

Time on property:

Residential: Not to exceed 14 consecutive days, up to two (2) times per calendar year.

Commercial: Not to exceed 30 consecutive days, up to two (2) times per calendar year.

Must be placed on 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 side or rear yard.

10 foot setback from side or rear lot line.

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

An Accessory Structure Application may be obtained by visiting the Planning Department at the address below or by navigating to the Department website:

www.centervilleohio.gov/government/planning-and-zoning

****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 nor enforce private covenants and deed restrictions.**



PLANNING DEPARTMENT


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Centerville, Ohio 45458

Phone: (937) 433-7151


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Disclaimer: Brochure for informational purposes only and is not a substitute for the Unified Development Ordinance of the City of Centerville.



PLANNING & ZONING



ACCESSORY STRUCTURES

February 2019

A brochure on general rules and regulations for sheds, garages, decks, pools, and other accessory structures.

(937) 433-7151

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)

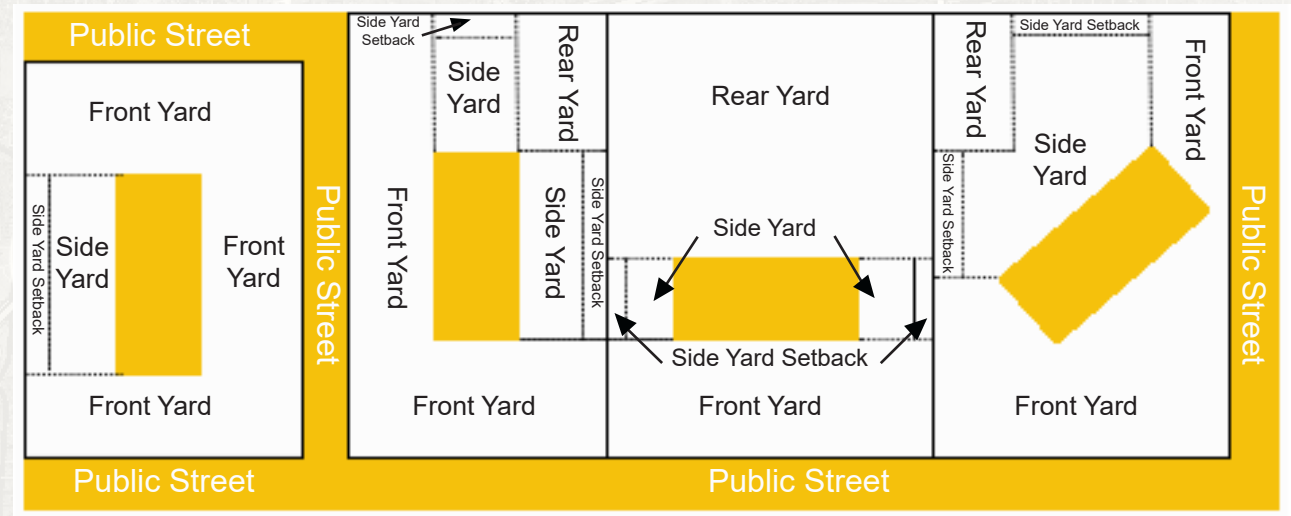
No more than one (1) accessory structure per residence used for incidental storage.

- **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. Contact the Planning Department (428-4760) for clarification.



DESIGN: Residential

For structures <200 sq. ft.

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+ sq. ft.

Shall be architecturally consistent with character of the house, including roof material, roof pitch, and facade material and color.

Zoning & Building Permits required.

DESIGN: Commercial & Multi-Family Residential

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

For structures <250 sq. ft.

Requires Minor Site Plan administrative approval.

Zoning & Building Permits required.

For structures 250+ sq. ft.

Requires Major Site Plan approval by the Planning Commission.

Zoning & Building Permits required.