

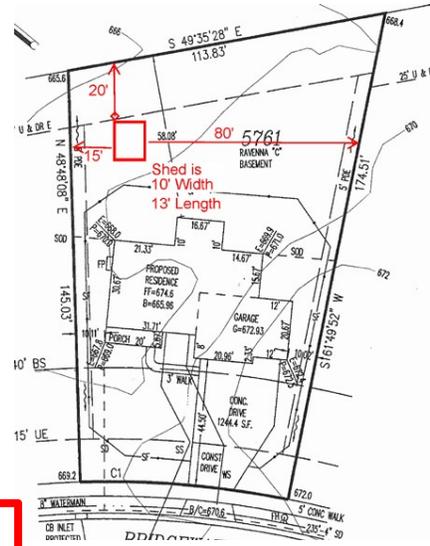
# ACCESSORY STRUCTURES

## Zoning Permit Requirements:

A zoning permit is required for all accessory structures such as swimming pools, decks, and sheds.

## Complete a Zoning Permit Application and submit it to the Development Department with the following:

1. A **plot plan** or recent aerial photograph with property lines that shows the proposed accessory structure location and the distances from each property line. Reliable sources for aerial maps can be found at the county or city website.
2. A **drawing of the proposed structure** noting height and material is also required.



**T3 Pine**

**9.5 Feet**

3. A **building permit application** with plans or specifications of the structure, if required.

## Basic zoning rules applicable to accessory structures:

All accessory structures shall meet the following standards:

- Directly serve the principal use or structure;
- Be clearly incidental and subordinate to the principal use and structure;
- Be owned or operated by the same person or business as the principal use or structure;
- Be located on the same lot or parcel as the principal use or structure;
- Be located in the rear yard unless specific additional requirements permit other yards;
- When considered in conjunction with the principal use or structure, the accessory use or structure shall not violate and provisions of the Planning and Zoning Code;
- May only be constructed after the principal use or building has been established on the lot; and
- Any accessory structure shall require a zoning permit.
- Accessory structures that are to house vehicles shall be located so that access can be made to the accessory structure over a paved surface such as a driveway.

## Standards for the A-1, A-2, and all "R" Residential Zoning Districts

The following requirements apply to accessory structures located within any residential zoning districts:

### Height

Accessory uses may not exceed 40 ft in height in the A-1 or A-2 districts and 20 ft in residential districts.



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233 South Main Street, Monroe, Ohio 45050  
(513) 539-7374 x1020

### Architectural Standards

Any enclosed accessory structure must meet the architectural standards established in **Chapter 1210: Architectural Standards** of the Planning and Zoning Code. New accessory buildings shall be constructed of materials similar to the materials used on the principal dwelling or may, in all cases, be constructed of:

### Accessory Use Materials List

- **Solid wood siding** – cut from solid wood, siding planks can be rectangular, tapered or cut with a special profile by the mill. Such material does include wood clapboard but does not include engineered wood products such as Oriented Strand Board (OSB), hardboard, and veneered plywood.
- **Shakes siding** - includes wood such as cedar or fiber cement material fabricated by machine cutting in uniform lengths, widths and thicknesses, and installed in uniform overlapping courses.
- **Brick** – A molded rectangular block of clay and/or shale mix baked in a kiln until hard and used as a building and paving material. The material may be solid traditional brick, brick veneer, or mortarless cement brick.
- **Stucco** – composed of sand, water & cement plastered to a wire mesh and may come with an acrylic finish. Synthetic stucco based on an acrylic resin is also permitted.
- **Stone** - A hard, solid, nonmetallic mineral or earthy matter that may be real or manufactured.
- **Fiber cement** - made from portland cement mixed with ground sand, cellulose fiber, and other additives and is often referred to as HardiPlank®
- **Plastic or vinyl (siding)** - Vinyl siding is plastic exterior cladding. This term also includes accessory structures that are entirely manufactured of plastic material and commonly available at hardware stores.
- **Metal** – Includes any decorative painted metal panel with an exterior treatment that is flat, fluted, striated, ribbed, or aggregated embossed, but does not include corrugated (galvanized) sheet metal in a traditional wave pattern.
- **Concrete is not permitted as a material type for exterior elevations**
- Decks, gazebos, pergolas, and similar structures must be constructed from materials that are complementary to the principle structure.



Example of a **Permitted** Accessory Use



Example of **Prohibited** Accessory Use

**Applicants are reminded this handout does not serve as a substitute for any of the City of Monroe's adopted ordinances and is intended only as a guide.**



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### Setbacks

All accessory structure under twelve (12) feet in height shall be set back a minimum of five (5) feet from the side and rear lots lines.

All accessory structures twelve (12) feet and height shall be sat back a minimum of ten (10) feet from the side and rear lot lines.

### Lot Coverage

The cumulative floor area of all detached garages, utility/storage sheds, gazebos, and above ground swimming pools shall not exceed **50% of the floor area of the principal structure**. Additionally, the total of all structures and paved areas cannot exceed **35% in the R-1 District and 30% in the R-2 District of the lot**.

### Number

There shall be **no more than three (3) detached accessory structures** on one lot.

### Decks

Attached and detached decks shall be subject to the setbacks in **Section 1204.05: Site Development Standards**. Enclosed or primarily enclosed structures shall meet the setback requirements of the primary dwelling.

## Requirements for Business and Industrial Zoning Districts

The following requirements apply to all accessory structures located within any business or industrial zoning districts:

### Height

An accessory use or structure may not exceed 35 feet in height.

### Setbacks

A detached accessory building shall not encroach on any required buffer.

### Number

There shall be no more than three (3) detached accessory structures on a lot where the principal building is 200,000 square feet or less. One additional accessory building may be permitted for every 100,000 square feet of principal building floor area in excess of 200,000 square feet.

### Lot Coverage

The total of all accessory buildings, structures, and uses shall not occupy more than 35% of the area of the rear yard.

## Additional Approvals:

Additional approvals including, but not limited to, Building Permits may be required.

For more information regarding accessory uses please refer to **Section 1205.01: Accessory Uses** of the Planning and Zoning Code.

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