



## City of Aurora, Ohio - Planning, Zoning and Building Division

129 W. Pioneer Trail, Aurora, OH 44202 330.562.9564 Fax: 330.562.9719 www.auroraoh.com

### ACCESSORY BUILDINGS (200 SQ. FT. OR SMALLER)

#### APPLICATION SUBMITTALS

**ACCESSORY STRUCTURES 200 square feet or smaller**-- storage sheds, detached garages, pole buildings, animal shelters or other similar structures require submittal of the following:

1. Completed Building Permit Application.
2. A \$25.00 non-refundable deposit. Make checks payable to City of Aurora.  
**NOTE:** *This is an application deposit only. Additional fees may be owed upon issuance of permit.*
3. Two Sets of Plans. (The brochure for a pre-fab shed is acceptable.)
4. A Site Plan.
5. Photograph of the house.
6. Approvals necessary prior to issuance of a permit:
  - a. Zoning
  - b. Planning, Zoning and Building Division Director
7. All contractors/subcontractors must be registered with the Planning, Zoning & Building Division.
8. Inspections required:
  - a. Rough Mechanicals (as needed)
  - b. Final (for Zoning Compliance)

# City of Aurora, Ohio

## ZONING REQUIREMENTS FOR ACCESSORY BUILDINGS

1. Any Accessory Building must be built:
  - After the main residence is constructed
  - In the rear yard, completely behind all attachments to the dwelling, including a deck, etc.
  - At least 15' from the dwelling and all attachments, including a deck, etc.
  - At least 10' from the rear property line. *Exception: in the R-5 district, it is 8' from the rear.*
  - At least 10' from the side property line. *Exception: in the R-5 district, it is a 6' minimum on one side, both sides must total a minimum of 16'.*
  - Detached garages used to store vehicles must meet the setback requirements of the principal building. Call Office for setback information at 330-562-9564.
2. No more than two Accessory Buildings can be built on any residential lot.
3. If the **lot size is less than one acre**, the Accessory Building **must be**:
  - Maximum of 576 square feet
  - Maximum of 15' in height
4. If the **lot size is at least 1 acre but less than 1.5 acres**, the Accessory Building **must be**:
  - Maximum of 1,000 square feet
  - Maximum of 15' in height
5. If the **lot size is at least 1.5 acres but less than 3.0 acres**, the Accessory Building **must be**:
  - Maximum of 2,000 square feet
  - Maximum of 15' in height
6. If the **lot size is at least 3.0 acres and up to and including 5.0 acres**, the Accessory Building **must be**:
  - Maximum of 2,000 square feet
  - Maximum of 25' in height
7. If the **lot is over five acres** and is occupied by a dwelling or other permitted use, the accessory building **must be**:
  - Maximum of 3,000 square feet
  - Maximum of 25' high in height
8. On a corner lot, the Accessory Building must conform to the required setbacks for the principal building on both frontages.
9. **If the Accessory Building (animal pen or shelter) is to be used for small animals/household pets:**
  - It must be in the rear yard
  - It must be more than 20' from a side property line
  - It must be more than 10' from a rear property line
  - A Shelter must be smaller than .5% of the minimum lot size and less than 10' high
  - A Pen must be less than 6' high
  - A combination of a Shelter and Pen must have a total area of less than 1% of the minimum lot size
10. **If the Accessory Building is to be used for animals other than household pets:**
  - It must be on a lot not less than three acres
  - It must be at least 100' from any property line

**THIS IS A SUMMARY OF GENERAL REQUIREMENTS**

PERMIT # \_\_\_\_\_  
Temporary Permit # \_\_\_\_\_  
Zoning \_\_\_\_\_



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**BUILDING PERMIT APPLICATION  
ACCESSORY BUILDINGS (200 SQ. FT. OR SMALLER)**

**PLEASE PRINT:**

Project Address: \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Email: \_\_\_\_\_

Owner's Address (if different than above): \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

General Contractor Name: \_\_\_\_\_ CR# \_\_\_\_\_\*

Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_ Cell \_\_\_\_\_ Email: \_\_\_\_\_

\*Contractor Registration Number

**PROJECT INFORMATION:**

Type of Project: \_\_\_\_\_

Project Cost: \$ \_\_\_\_\_ Height \_\_\_\_\_ Length \_\_\_\_\_ Width \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_

Please match your residence in color/materials as close as possible.

Foundation Type \_\_\_\_\_ Electric: Yes \_\_\_\_\_ No \_\_\_\_\_

No. of Existing Accessory Structures on Property: \_\_\_\_\_

Square Foot of those structures: \_\_\_\_\_ HOA approval? \_\_\_\_\_ Please include.

Acceptance of the permit herein applied for shall constitute an agreement on my/our part to abide by all conditions herein contained and to comply with all ordinances of the City of Aurora and the laws of the State of Ohio relating to all work to be done thereunder; and said agreement is a condition of said permit.

Applicant Signature \_\_\_\_\_

Sign & Print Name

Owner/Agent

**ALL CONTRACTORS/SUBCONTRACTORS MUST BE REGISTERED WITH THE CITY OF  
AURORA BEFORE PERMITS ARE ISSUED.**

NAME AND ADDRESS

GENERAL	_____	CR#	_____
CARPENTER	_____	CR#	_____
ELECTRICIAN	_____	CR#	_____
CONCRETE	_____	CR#	_____
OTHER	_____	CR#	_____
OTHER	_____	CR#	_____

(Contractor Registration Number)

**FOR PLANNING, ZONING & BUILDING DIVISION USE ONLY**

DATE APPLICATION RECEIVED \_\_\_\_\_

RECEIVED BY \_\_\_\_\_ DEPOSIT AMT. **\$25.00**

CHECK NO. \_\_\_\_\_ CASH \_\_\_\_\_ CREDIT CARD \_\_\_\_\_

Shed <200	\$	30.00
Res Zoning	\$	<b>25.00</b>
SUBTOTAL	\$	55.00
<b>Deposit -</b>	<b>\$</b>	<b>25.00</b>
TOTAL	\$	30.00

PERMIT PAID BY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

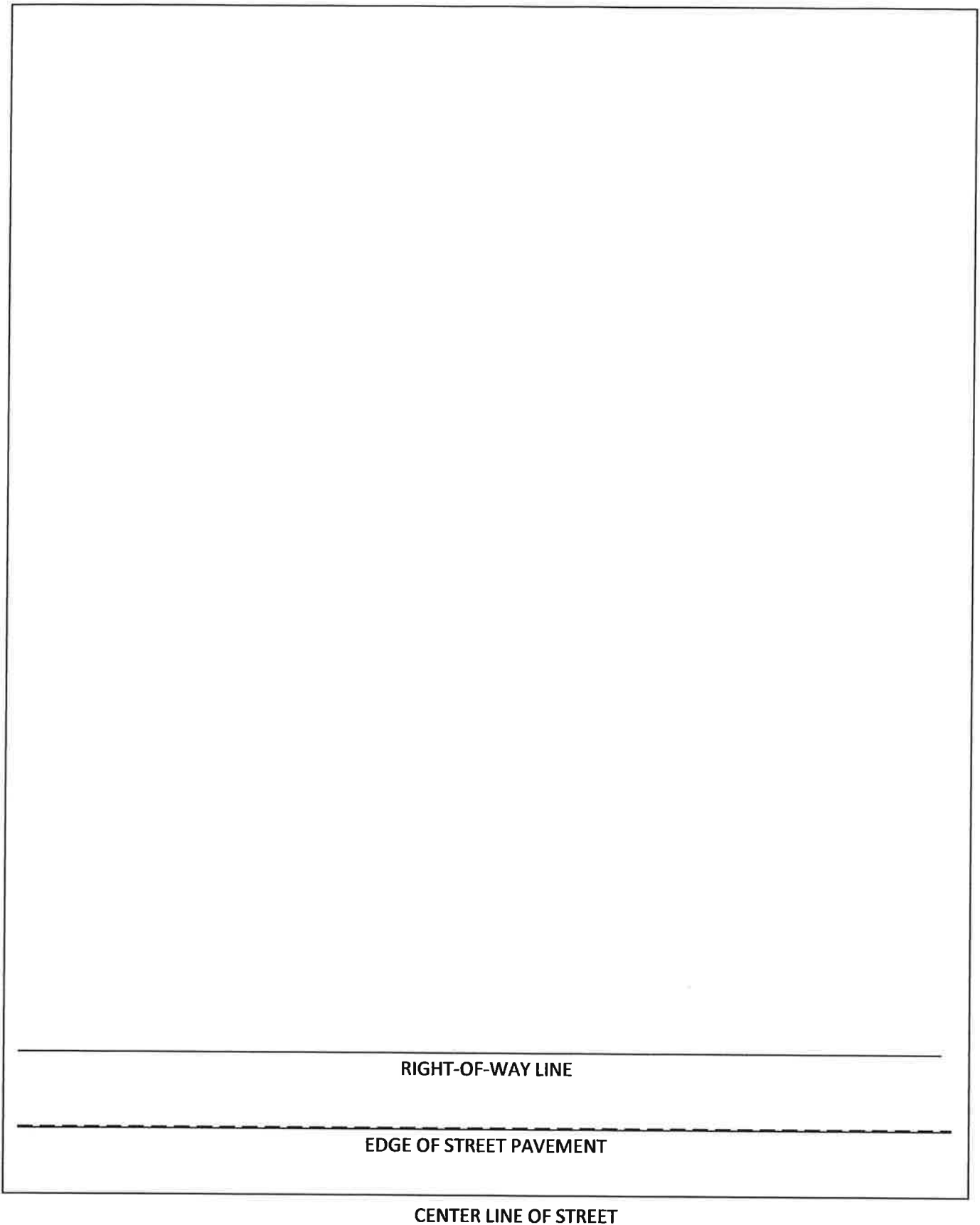
DATE: \_\_\_\_\_

CHECK# \_\_\_\_\_

CASH \_\_\_\_\_ CREDIT CARD \_\_\_\_\_

**\*Do Not Tax Zoning Permits.**

# SITE PLAN



1. SHOW LOCATION OF ALL EXISTING STRUCTURES: HOUSE, GARAGE, DRIVEWAY, ACCESSORY BLDGS., ETC.
2. SHOW LOCATION OF PROPOSED STRUCTURE AND HOW MANY FEET FROM ALL PROPERTY LINES

Accessory structures may be placed in the rear yard and must be more than 15' from the primary structure and at least 10' from any rear lot lines or side lot lines.

