



ONE STOP SHOP

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Accessory Building Requirements (Garages and sheds)

General Requirements:

1. A Building Permit is required for all accessory buildings **over 200 square feet**. **An accessory building under 200 square feet must meet following requirements even though no permit is required.** Two copies of a site drawing, including property dimensions and measurements and locations of all structures on property, must be submitted when applying for permit.
2. A maximum of two accessory buildings per lot is allowed.
3. The size of garage allowable is determined by the size of the lot. Four car garages are only permitted on lots exceeding 12,000 square feet. On lots under 12,000 square feet, one, two or three car garages are permitted.
4. Structure must be located a minimum of 60 feet from the front property line and a minimum of 3 feet from the side and rear property lines.
5. Structure must be located 10 feet from the main building unless windows and doors are not opposite or parallel – then a minimum of 5 feet is permitted.
6. Structure can be no taller than 20 feet average mean height and is limited to one story.
7. Structure cannot occupy more than 30% of the rear yard. Total of garage and driveway areas combined cannot occupy more than 50% of rear yard.
8. No business may be conducted from an accessory building in a residential zone.
9. Check for deed restrictions and easements.

Foundations:

OPTION A: Reinforced concrete slab on ground with 6 x 6 #10 wire mesh and thickened perimeter edge rib not less than 8" wide and 12" below grade.

OPTION B: Concrete slab on ground with masonry (block, brick or concrete) foundation not less than 18" below grade. No wire mesh required.

- ½" ϕ anchor bolts @ 6' maximum o.c. (**2006 Residential Code of Ohio Section R403.1.6**)
- **Buildings 400 square feet and larger or with attic storage must have a full 3 foot foundation below grade.** Anytime ceiling joists are used instead of rafter ties or pre-engineered trusses designed for storage are used, it is considered attic storage.
- Buildings less than 200 sf must have a minimum 4" thick stone base.

Framing:

1. All framing members in contact with the concrete slab shall be pressure treated lumber.
2. Exterior wall studs shall be at least 2 x 4 @ 24" o.c. with double top plate.
3. Door headers shall conform to **2006 Residential Code of Ohio, Table R502.5(1)**. For headers in non-bearing walls, a minimum of 2 - 2x6 is required for a 1 car door or 2 - 2x12 with ½" plywood sheathing for a 2 car door. Headers in bearing walls require a pre-engineered beam.
4. Rafters shall be according to **2006 Residential Code of Ohio Chapter 8**. 2 x 6 rafter ties @ 4' o.c. maximum may be used.
5. Interior walls may be left unfinished when not in conflict with other codes.

Other:

1. A side hinge door not less than 2'6" wide by 6'8" high is required from all garages. (**2006 Residential Code of Ohio Section 311.4.2.2**)
2. Floor surfaces shall be sloped toward the main vehicle entry doorway (**2006 Residential Code of Ohio Section 309.3**).
3. Driveways constructed of concrete asphalt or other dust free material are required to provide access to a garage, carport or unsheltered parking space from a street or place (TMC 1107.1906).