



Roaming Shores Village

Zoning and Ordinances

THE “RAP” ON SHEDS AND DETACHED GARAGES

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Three fundamental rules exist in the Village when it comes to sheds and detached garages:

- Rule #1:** The first building on a parcel must be either a primary residence or boat house
- Rule #2:** All yard set-backs apply for accessory structures
- Rule #3:** All accessory structures – ranging from doghouses and tree forts to detached garages – must receive an approved zoning permit prior to construction

All sheds and detached garages are defined by Village ordinance (1121.18) as accessory structures.

A permit fee of \$0.25 per square foot or a maximum of **\$175** is required prior to constructing or installing an accessory structure in addition to a **\$500** refundable building deposit.

In order for a shed or detached garage to be permitted the following must also be observed:

1. It shall be no greater than 900 square feet floor area in all residential districts (In all other districts it shall be fifty (50) percent or less of the gross floor area of the principle use or structure, except where additional space is needed to comply with off-street parking requirements);
2. It shall not exceed thirty-five (35) feet in height;
3. It shall meet all yard requirements of the principal use unless otherwise specified;
4. Roof's will be gabled and the pitch must be not greater than five/twelve (5/12);
5. It shall be only a one story structure with a maximum vertical distance of ten feet to the eaves; and
6. No living facilities, including plumbing, sleeping quarters or other habitable use shall be permitted.

Exemptions:

Sheds and detached garages containing 576 square feet or less gross area are exempt from elevation or dry flood proofing standards.

Exempted structures shall:

1. Not be suitable for human habitation
2. Not be designed to have low flood damage potential
3. Not constructed and placed on a building site so as to offer the minimum resistance to the flow of flood waters;
4. Be firmly anchored to prevent flotation; and
5. Be elevated or flood proofed if housing electrical and heating equipment