

SECTION 512 - ACCESSORY BUILDINGS

512.01 – Accessory Building Defined – Refer to Section 720

512.02 - Location, Number and Size of Residential Accessory Buildings

1) Unless otherwise permitted by this Zoning Resolution, a lot zoned Rural, Residential or being utilized for residential purposes as listed in Section 201, Article II, shall contain no more than two (2) accessory buildings.

2) Accessory building development standards shall be based upon the following table and requirements:

Table of Accessory Building Development Standards

LOT SIZE	SET-BACK FROM PROPERTY LINES	MAXIMUM SIZE OF ACCESSORY BUILDINGS (Total Square footage of all structures)	MAXIMUM HEIGHT
Under one (1) acre	5 feet	720 square feet	25 feet
Equal to or greater than one (1) acre but less than two (2) acres	10 feet	1,440 square feet	25 feet
Equal to or greater than two (2) acres but less than three (3) acres	20 feet	2,160 square feet	25 feet
Equal to or greater than three (3) acres but less than four (4) acres	20 feet	2,880 square feet	25 feet
Equal to or greater than four (4) acres but less than five (5) acres	20 feet	3,600 square feet	25 feet
Five (5) or more acres (non agricultural)	20 feet	4,320 square feet	35 feet

Note: Chart reads from left to right.

- a) An accessory building shall be located to the side or rear of the principal structure and shall be no closer than ten (10) feet from any part of the principal structure.
- b) In order to protect property values and encourage neighborhood stability, an accessory building shall have an exterior which is compatible in appearance to the principal building on the parcel or lot. For purposes of this resolution, trailers including but not limited to mobile homes, semi-tractor trailers and box trailers shall not be considered an accessory building.
- c) Accessory buildings shall not infringe on sanitary or water systems. The location of accessory buildings shall comply with all applicable Franklin County Board of Health and/or Ohio Environmental Protection Agency regulations.
- d) Accessory buildings shall be appropriately guttered and graded so as not to adversely affect adjacent property owners.
- e) No commercial uses shall be permitted from an accessory building unless otherwise approved as part of a home occupation or commercial/industrial rezoning request.
- f) Accessory buildings in excess of 200 square feet shall be subject to building plan approval and inspections and must have a permanent frost-free foundation as required by the Franklin County Building Code.
- g) All accessory structures less than 200 square feet are required to meet all zoning requirements for accessory structures, including size, number and setback requirements from the property lines.
- h) When two (2) accessory buildings are located on a lot in a residential zoning district or on a lot or parcel utilized for residential purposes, the sum of their square footage shall not exceed the maximum square footage permitted by this section.
- i) An accessory structure shall not cause the property to exceed the lot coverage limit of the zoning district in which it is located.
- j) An accessory building shall not be permitted in the absence of a principal structure.