

Additions and Accessory Building in Residential Districts Drawing Requirements

Requirements:

	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>
1. Side Yards - Addition	7'	6'	10'	10'
2. Rear Yard - Addition	30'	25'	25'	25'
3. Side Yard - Accessory Building	3'	3'	3'	3'
4. Rear Yard - Accessory Building	3'	3'	3'	3'
5. Distance from the Main Building for Accessory	10'	10'	25'	25'
6. Front Lot Line setback - Accessory Building	60'	60'	60'	60'
7. Maximum Height - Accessory Building	20'	20'	20'	20'
8. Accessory buildings may not occupy more than 30% of the area of a rear yard;				
9. An addition to the front of a dwelling must meet specific front yard setback requirements;				
10. Corner lots must meet specific setback requirements;				
11. All additions require a Zoning Permit and a Building Permit. Building Permits are issued by Lucas County Building Regulations, 419-213-2990.				
12. All accessory buildings require a Zoning Permit. Accessory Buildings larger than 200 sq. ft. also require a Building Permit, issued by Lucas County Building Regulations.				
11. OUPS - (Ohio Utilities Protection Service) should be notified 3 days prior to start of construction - 1-800-362-2764 or 811				

An Addition or Accessory Structure Can Not Be Built in an Easement.

What to Show on the Plot Plan:

1. Lot lines of the property;
2. The location of the existing dwelling and the measurements from the lot lines;
3. The location of any accessory buildings and the measurements from the lot lines and the dwelling;
4. Location of any easements on the property;
5. An arrow indicating North;
6. Street in front of the dwelling and on the side if it is a corner lot;
7. Proposed location of the addition or accessory building and the measurements from the lot lines and the existing dwelling.
8. Any other structures located on the property.

You Do Not Need to Show:

1. Landscape areas or gardens:
2. Trees and bushes
3. Driveways and walks

Sample Plot Plan on Reverse Side of this Page:

Additions and Accessory Building in Residential Districts Drawing Requirements

REQUIREMENTS FOR:	R-1	R-2	R-3	R-4
Addition - Side Yard	7'	6'	10'	10'
Addition - Rear Yard	30'	25'	25'	25'
Accessory Building or Shed - Side Yard	3'	3'	3'	3'
Accessory Building or Shed - Rear Yard	3'	3'	3'	3'
Distance from Main Building	10'	10'	25'	25'
Front Lot Line Setback	60'	60'	60'	60'
Maximum Height	20'	20'	20'	20'

1. Accessory buildings may not occupy more than 30% of the area of a rear yard;
2. An addition to the front of a dwelling must meet specific front yard setback requirements;
3. Corner lots must meet specific setback requirements;
4. All additions require a Zoning Permit and a Building Permit. Building Permits are issued by Lucas County Building Regulations, 419-213-2990.
5. All accessory buildings require a Zoning Permit. Accessory Buildings larger than 120 sq. ft. also require a Building Permit, issued by Lucas County Building Regulations.
6. OUPS - (Ohio Utilities Protection Service) should be notified 3 days prior to start of construction - 1-800-362-2764

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What to Show on the Plot Plan:

1. Lot lines of the property;
2. The location of the existing dwelling and the measurements from the lot lines;
3. The location of any accessory buildings and the measurements from the lot lines and the dwelling;
4. Location of any easements on the property;
5. An arrow indicating North;
6. Street in front of the dwelling and on the side if it is a corner lot;
7. Proposed location of the addition or accessory building and the measurements from the lot lines and the existing dwelling.
8. Any other structures located on the property.

You Do Not Need to Show:

1. Landscape areas or gardens;
2. Trees and bushes
3. Driveways and walks

