

## 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  |            |            |            |            |

### 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:

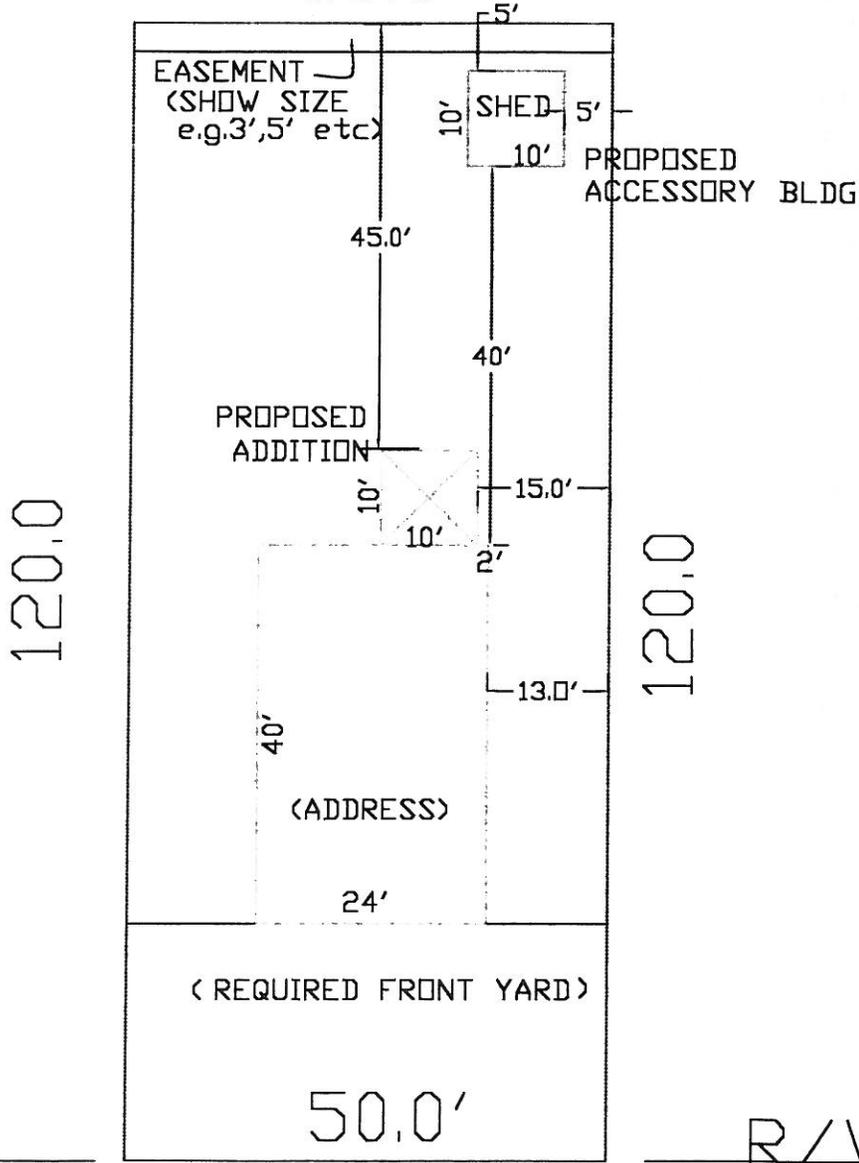
(SAMPLE)

FOR

(BLDG ADDITION/ACCESSORY BLDG)

LEGAL DESCRIPTION

50.0'



N  
SCALE : 1" =

R/W

STREET NAME