

**Administrative Requirements:**

1. Zoning certificates are required for storage buildings under 200 square feet. Building permits are required for storage buildings over 200 square feet.
2. A plot plan showing all structures including the proposed location for the storage building, the measurements to the property lines and the measurements to other structures on the lot must be submitted.
3. Complete the Special Flood Hazard Area Development permit application if in a flood zone.
4. Drawings, to scale, showing the proposed method of construction and the size of the storage building shall be submitted for all buildings that exceed 200 square feet in area.
5. Storage buildings that exceed 200 square feet in area shall be installed on a footer – foundation or pier system. Footers shall be 8" wide, 16" wide and 32" deep. If pier footers are used, they shall be 12" round and 32" deep and the location of the piers will depend on the size of the shed.
6. All sheds (regardless of size) built in the flood plain shall be securely anchored to the ground by a footer-foundation, pier or cable-stay system.
7. Separate permits are required for any additional work.
8. Sheds shall not exceed fifteen (15 ft.) in height and shall be placed in the rear yard.
9. Sheds shall be located a minimum of 5' from house and all property lines (additional restrictions on corner lots) and shed placement on easements is discouraged.

**General Information:**

All work performed must be in accordance with approved plans, the Zoning Ordinances, the Residential Code of Ohio (RCO) or the Ohio Building Code (OBC) and all other applicable laws and ordinances. Any permit shall become invalid if the authorized work remains uninitiated; or is suspended or abandoned throughout any six-month period.

**Inspections Required:**

**Twenty-four-hour** notice is required for any inspection. To request an inspection, please call 937-859-5783.

1. **Location and Footing Inspection:** After footing is excavated and forms are set and before footing is poured, property lines must be established.
2. **Final Inspection:** When the all work covered by the permit is completed.