



RESIDENTIAL ACCESSORY STRUCTURES

PERMIT REQUIRED FOR:

- Sheds *under 200 square feet* must obtain a zoning permit prior to construction.
- Sheds *200 square feet or more* must obtain a Building and Zoning permit prior to construction.

HOW DO I OBTAIN A PERMIT?

You will need to complete an application and submit it to the **Building Department**. It will require:

1. Plot plan

Showing property lines and dimensions and the size and location of the proposed shed, indicating distances from the proposed structure to the property lines.

2. Construction Details

For sheds *200 square feet or more* please submit construction drawings showing elevation views, height and a section view.

3. Project Location Staking

Applicant must mark the proposed shed location by either spray painting or staking on the property and identifying property pins in preparation for City inspection.

4. Payment for Permit

The zoning permit fee is **\$50** and the permit is valid for one year. For sheds *200 square feet or more* additional review fees will be required.

5. Building Inspection

For sheds *200 square feet or more*, you will need to call the Building Department at (330) 689-2729 for necessary building inspections. All work must be performed in accordance with the approved plans, the Stow Zoning Code, Ohio Basic Building Code, National Electric Code, and other applicable ordinances.

QUESTIONS?

If you have any questions or require any assistance, please contact the Building Department at 689-2729 or the Planning Department at 689-2819.

SETBACK REQUIREMENTS FOR ACCESSORY USES - 1143.07(a)

Permitted Use, Structure, Building	Minimum Distance (in feet) From:				
	Yard in Which Permitted	Rear Lot Line	Side Lot Line	Street Right-of-Way Line	Principal Building
1. Any Detached Accessory Building, including a Detached Garage or any other structure ^(c)	Rear and Side ^(a)	6	6	--	12
2. Swimming Pool, private	Rear	10	10	--	--
3. Fence	Front, Rear and Side	See 1143.07(e)	See 1143.07(e)	See 1143.07(e)	
4. Decks, Patios, Porches, Steps and any other extension to the principal structure	Front, Rear and Side	(b)	(b)	(b)	--

Notes for Schedule 1143.07:
 (a) Any accessory building located in a side yard shall comply with the minimum yard setback requirements for the principal building.
 (b) Shall comply with the principal building setbacks in Section 1143.04
 (c) Driveways and walkways may be constructed up to but not on the property line

MAXIMUM AREA & YARD COVERAGE FOR ACCESSORY USES - 1143.07 (b)

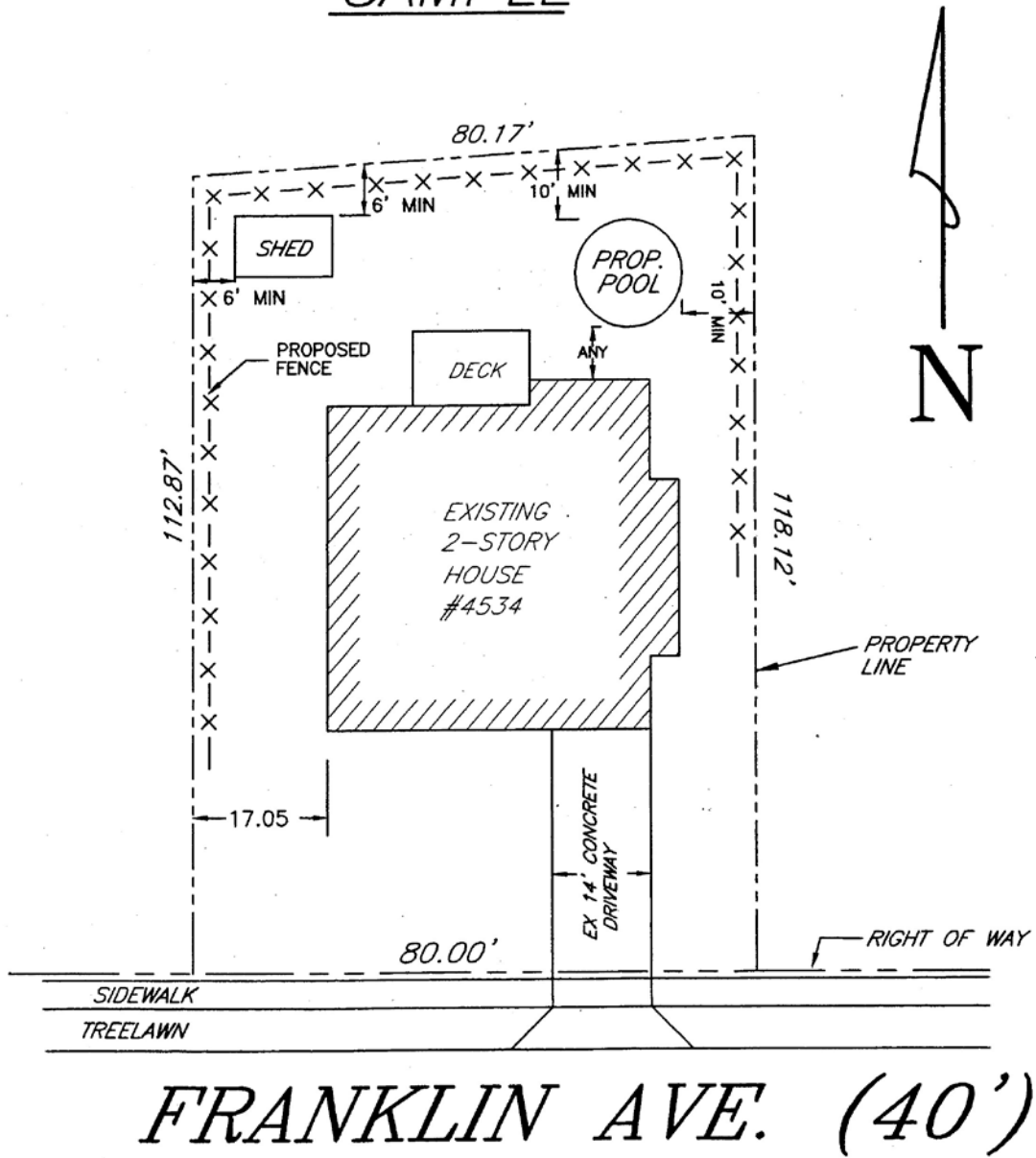
	Less than 1 acre	1-3 Acres	Over 3 Acres
Combined Floor Area of all Accessory Buildings	800 sq. ft. or 60% of the gross floor area of the principal building, whichever is less. ^(a)	15,00 sq. ft. ^(b)	3,000 sq. ft. ^(b)
Any Single Building	Same as Above	1,200 sq. ft. ^(b)	1,200 sq. ft. ^(b)
Yard Where Permitted	Side or Rear	Rear	Side or Rear
Rear/Side Setback for Buildings 800 sq. ft. or less	6 ft.	6 ft.	6 ft.
Rear/Side Setback for Buildings between 800 sq. ft. and 1,200 sq. ft.	NA	25 ft	25 ft.
Setback from Right-of-Way for any Accessory Building over 800 sq. ft.	NA	150 ft.	150 ft.

Notes for Schedule 1143.07(b)
 (a) The combined total of all accessory buildings shall not cover more than 20% of the rear yard, except that any lot containing an existing dwelling may be permitted one detached garage of 480 sq. ft. or less, provided all other applicable requirements are met.
 (b) Larger accessory buildings on lots of 1 acre or more may be permitted as a conditional use in compliance with Sections 1163.01 to 1163.03 and 1163.04.

CITY OF STOW SITE PLAN INFORMATION

WHEN PREPARING A SITE PLAN FOR AN ACCESSORY BUILDING, POOL, DECK, FENCE, OR ADDITION, PLEASE SHOW ALL DIMENSIONS OF PROPOSED AND EXISTING STRUCTURES AS WELL AS DISTANCES FROM REAR YARD, SIDE YARDS, FRONT YARD, HOUSE, ETC.

SAMPLE



BUILDING PERMIT APPLICATION
ONE, TWO AND THREE FAMILY RESIDENTIAL
COMMERICAL/INDUSTRIAL/MULTI-FAMILY
ZONING CERTIFICATE, CHANGE OF OCCUPANCY

CITY OF STOW
BUILDING DEPARTMENT
3760 DARROW ROAD
STOW, OH 44224
330-689-2729 Fax: 330-689-2739

Application # _____

Permit # _____

Receipt # _____

TR: _____

ZN: _____

RW: _____

ALL APPLICANTS MUST COMPLETE SECTION 1

SECTION 1. Estimated Cost (Structure) _____ Estimated Cost (Site) _____

Job Address: _____

Owner's Name: _____ Phone: _____

Owner's Address: _____

Tenant: _____ Phone: _____

Address: _____

Architect: _____ Phone: _____

Address: _____

Contractor's Name: _____ Phone: _____

Contractor's Address: _____ Cell: _____

Description of Work: _____

FOR OFFICE USE ONLY: (TO BE COMPLETED BY BUILDING INSPECTOR/PLANS EXAMINER)

Cert. of Occupancy Required? YES NO

Approved As: _____

Cert. of Completion Required? YES NO

Use Group: _____

Gross Floor Area

Construction Type: _____

Basement/Crawl Space _____

Occupant Load: _____

First Floor _____

Fire Sprinkler Systems:

Second Floor _____

Sprinkler Provided? YES NO

Garage _____

System Demand: GPM _____ PSI _____

Porch/Other _____

Hazard Rating: _____

Misc _____

Storage Configuration: _____

Total Square Footage _____

OBC Edition: _____ RCO Edition _____

I/we hereby certify that all information contained in this application and its attachments are true and accurate to the best of my knowledge and belief. I/we hereby certify that I/we will abide by all rules, ordinances, and regulations of the Building Code of the City of Stow, the Zoning Ordinance of the City of Stow, and all applicable Ohio and U.S. codes and regulations governing the improvement for which this application is made.

CONTRACTOR'S SIGNATURE: _____

PLEASE PRINT NAME: _____ DATE: _____

RESIDENTIAL (1, 2 & 3 FAMILY DWELLINGS & ACCESSORY STRUCTURES)

****IF WORKING OUTSIDE CITY OF STOW, ADD
RESIDENTIAL MULTI JURISDICTION APPLICATION FEE: \$35.00**

\$ _____

RESIDENTIAL NEW CONSTRUCTION

BASE FEE: \$100.00
 PLUS: \$.10 per 1 square foot gross floor area
 PLUS: Add Plan Review Fee \$50.00
 PLUS: Add Engineering Site Plan Review Fee \$50.00

\$ _____
 \$ _____
 \$ _____
 \$ _____

RESIDENTIAL ADDITIONS

BASE FEE: \$80.00
 PLUS: \$.05 per 1 square foot gross floor area added
 PLUS: Add Plan Review Fee \$15.00

\$ _____
 \$ _____
 \$ _____

RESIDENTIAL ALTERATIONS/REPAIRS

BASE FEE: (Up to \$5,000 in estimated value): \$65.00
 PLUS: \$5.00 per \$1,000 in estimated value over \$5,000 (or fraction thereof)
 PLUS: Add Plan Review Fee \$15.00

\$ _____
 \$ _____ (Max \$350.00)
 \$ _____

RESIDENTIAL ACCESSORY STRUCTURES/INSTALLATIONS

Detached Accessory Structures (over 200 sq ft): \$75.00 PLUS: \$15.00 Plan Review
 Decks/Gazebos (over 30" high): \$50.00 PLUS: \$15.00 Plan Review Fee
 Foundation Waterproofing: \$50.00 Existing Electric Outlet? Yes ___ No ___
 Fireplace (masonry or manufactured): \$50.00
 Reroof / Siding: \$50.00 **NOTE:** If siding permit, per 2013 RCO 703.2, Water Resistive Barrier is Required.
 Re-Inspection Fee: \$35.00
 Owner Requested Inspection: \$35.00
 Retaining Walls (over 4 feet high): \$75.00

\$ _____
 \$ _____
 \$ _____
 \$ _____
 \$ _____
 \$ _____
 \$ _____
 \$ _____

COMMERCIAL / MULTIFAMILY

****IF WORKING OUTSIDE CITY OF STOW ADD
COMMERCIAL MULTI JURISDICTION APPLICATION FEE: \$75.00**

\$ _____

COMMERCIAL/MULTI FAMILY NEW CONSTRUCTION / ADDITIONS

BASE FEE: \$120.00
 PLUS: \$.15 per 1 square foot gross floor area
 FOUNDATION ONLY: \$150.00

\$ _____
 \$ _____
 \$ _____

COMMERCIAL ALTERATIONS / REPAIRS

Gross Floor Area: (1-2,000 sf - \$125.00) (2,001-5,000 sf - \$150.00)
 (5,001-10,000 sf - \$175.00) (over 10,000 sf - \$200.00)
 Minor Repairs - \$50.00

\$ _____
 \$ _____
 \$ _____

COMMERCIAL RE-ROOF / SIDING

BASE FEE: \$100.00
 PLUS: \$.02 per 1 square foot gross roof/wall area

\$ _____
 \$ _____

FIRE SUPPRESSION (NEW CONSTRUCTION / ADDITIONS)

BASE FEE: \$120.00
 PLUS: \$.02 PER 1 square foot sprinklered area

\$ _____
 \$ _____

OTHER

Fire Pump - \$100.00
 Hood Suppression - \$100.00 (per hood)
 Fire Alarm System: \$100.00

\$ _____
 \$ _____
 \$ _____

SUBTOTAL \$ _____

**PLEASE ADD THE FOLLOWING:
COMMERCIAL: 3% OBBS/ RESIDENTIAL: 1% OBBS**

TAX \$ _____

TOTAL \$ _____

Item	Fee Amount	Bond Amount	Inspections Required
Building			Footer, before concrete
Zoning			Foundation, before covering
Landscaping			Rough Electric before covering
Engineering			Rough Heating/Plumbing before covering
Right of Way Permits			Rough Framing, before covering
Excavate Sanitary			Insulation
Excavate Water			Final Electric
Storm Sewer Tap-In			Final Heat
Approach + Curb Cut			Final Plumbing
Sidewalk			Final Before Occupancy
TOTAL			All of the Above

Approval contingent upon the following: _____

Date Approved: _____ Plans Examiner: _____