



Community Development Department
 66 Mentor Avenue
 Painesville, OH 44077
 440-392-5931
permits@painesville.com

FOR OFFICE USE ONLY	
Project Address: _____	
Date Rec'd: _____	Date Entered: _____
Payment Amt: _____	<input type="checkbox"/> Cash <input type="checkbox"/> Check
Rec'd by: _____	

ZONING PERMIT

APPLICATION FOR ACCESSORY STRUCTURE

FEE - \$45.00

Deck Garage/Shed Other: _____

Property/Project Information

Residential Commercial Industrial Mixed Corner Lot

Property / Site Address: _____

Parcel #: _____ Zoning District: _____

Does the lot have existing structures? YES NO If YES, how many presently: _____

Describe existing structures on lot: _____

Check if you will be connecting into the following utilities: Electric Storm Sewer Water Line Sanitary Sewer

Square footage of project: _____

Site Improvement Costs: _____ Construction Cost: _____

Note: A site plan (drawing showing scope of work) must accompany this application.

Applicant Information

Owner (**property owner information and signature required for processing of this application**)

Name: _____ Address (if different than site address): _____

City: _____ State: _____ Zip: _____ Phone number: _____

Email address: _____

Applicant other than the owner (**property owner information and signature required for processing of this application**)

Name: _____ Company (if applicable): _____

Address: _____ Phone number: _____ Email address: _____

Are you a registered contractor in the City of Painesville? YES NO

Applicant Certification

I/we hereby agree to conform to the City of Painesville Ordinances and have read all accompanying documentation attached to this application. I also hereby certify that all statements made on this application are true and complete and that I have a legal right to make this application or to possess a written power of attorney on the above premises. I understand that issuance of this permit is for zoning only and shall not be construed as a building permit for projects.

Applicant Signature: _____ Date: _____

Owner Signature: _____ Date: _____
 (required if person **other than the owner** is submitting this application)



Community Development Department

66 Mentor Avenue
 Painesville, OH 44077
 440-392-5931
permits@painesville.com

SECTION 1119.01, 1119.02, 1119.04

By signing this application, I agree to comply with the City of Painesville Ordinances. Please note: Making application for this permit/certificate entitles Painesville Inspectors complete access to the property to conduct all necessary inspections. A site plan shall be submitted and the review procedure shall ensure development complies with the standards of the Unified Development Code (UDC). Issuance of a Certificate of Compliance (Zoning Permit) shall not be construed as a building permit for projects.

1119.01 ACCESSORY USES AND STRUCTURES.

Accessory uses and structures shall be incidental and subordinate to the main use. Accessory uses and structures shall only be permitted provided they do not alter the character or intent of the zoning district and comply with the following:

(a) General Provisions.

- (1) The accessory structure or use is customarily found in connection with a main building, structure or use that is permitted or conditionally permitted in the district in which the proposed accessory use is located.
- (2) Accessory structures shall only be constructed and accessory uses shall only be established concurrent with or after the construction of the main structure on the same lot.
- (3) In no case shall the height of the accessory structure exceed the maximum height of the main building.
- (4) Unless otherwise permitted by this Code, accessory uses and structures located within a front yard shall meet the front yard setback requirements of the main building.
- (5) An accessory structure that is attached to the main building shall be considered an integral part of the main building and shall comply with the requirements of the applicable zoning district. Any accessory structure shall be considered as an integral part of the main building if it is connected to the main building either by common walls or by a breezeway or roof.
- (6) Accessory uses and structures shall be subject to any applicable building code and fire code regulations and shall require a certificate of compliance and payment of the required fee prior to construction or otherwise commencing the use.

(b) Exemptions.

- (1) Small accessory structures such as doghouses, benches, and landscape features shall be exempt from the provisions of this section provided they do not have a footprint that exceeds 12 square feet.
- (2) Gardens and the raising of crops for the personal use of the residents, tenants, or property owners, may be grown in any yard except the front yard, without a permit.

(c) Prohibited Accessory Structures. Quonset huts, steel arch buildings, inflatable garages, and portable garages, temporary garages, portable carports, temporary carports, portable containers, converted storage or shipping containers, are prohibited accessory structures in residential and commercial districts.

(d) On lots where any single-family or duplex dwelling unit is located, no more than 60% of the rear yard may be occupied by accessory structures, including decks and pavement for driveways, patios or pools; provided, however that such structures meet all other requirements of this Code.

(Ord. 16-19. Passed 9-16-19.)

1119.02 PERMITTED ACCESSORY USES AND STRUCTURES.

(a) The following table presents the permitted accessory uses and structures with reference to applicable regulations for specific uses. All uses are subject to the general provisions of Section 1119.01. A blank cell indicates that a use is prohibited in the respective zoning district.

<i>Uses</i> <i>P = Permitted</i>	<i>S-1</i> <i>R-1</i> <i>R1-60</i> <i>R-2</i>	<i>B-1</i> <i>B-2</i>	<i>B-3</i> <i>DD</i>	<i>M-1</i> <i>M-2</i>	<i>Permit/Certificate</i> <i>of Compliance</i> <i>Required</i>	<i>Standards</i>
Accessory Dwelling Unit		P	P		Yes	<u>1119.03</u>
Detached structures 12 sq. ft. or less	P	P		P	No	
Detached structures including garages carports and sheds	P	P		P	Yes	<u>1119.04</u>
Fences	P	P	P	P	Yes	<u>1119.05</u>
Gardening, personal	P	P	P	P	No	
Home Occupation	P	P	P		Yes	<u>1119.06</u>

Outdoor Dining		P	P		Yes	1119.07
Outdoor Sales		P	P		Yes	1119.08
Outdoor Storage/Bulk Sales				P	Yes	1119.09
Outdoor Vending Machines		P	P	P	Yes	1119.10
Donation Boxes		P		P	Yes	1119.11
Porch, Patio and Deck Structures	P	P	P		Yes	1119.12
Incidental Retail Sales				P	No	1119.13
Swimming Pool, private	P				Yes	1119.14
Utility Structures					Yes	1119.15
Offices				P		

(b) Standards for an accessory use not specifically listed in subsection (a) hereof shall be the same as an accessory use listed in Section [1119.01\(a\)](#) upon a finding by the Administrator that the unlisted use meets the general provisions of Section [1119.01](#) and that the unlisted use and the listed use are similar based upon the nature, size and intensity of the unlisted use when compared to the listed use. (Ord. 16-19. Passed 9-16-19.)

1119.04 DETACHED STRUCTURES.

Any accessory buildings or structures greater than 12 square feet shall comply with the following specific standards and conditions:

- (a) Accessory buildings or structures shall be limited to two structures per lot in residential and commercial districts. Accessory buildings or structures shall include detached garages, carports and sheds.
- (b) On a lot in a residential or commercial district one accessory structure shall not exceed 768 square feet and the other structure shall not exceed 300 square feet.
- (c) On a lot where any single-family or duplex dwelling unit is located, accessory buildings or structures shall be located five feet from any side yard and three feet from any rear yard.
- (d) On lots where any commercial or industrial use is located, accessory buildings or structures shall be located five feet from any side or rear yard; provided however, that any setback requirements of this Code are also met.
- (e) The maximum height shall be:
 - (1) Sixteen feet or the height of the main structure, whichever is less in residential districts.
 - (2) The height of the main structure in commercial and industrial districts
- (f) Private swimming pools shall not be subject to the requirements of this section, but shall be in conformance with Section [1119.14](#).
- (g) Accessory buildings and structures shall have roof material that complies with the appearance standards of Section [1115.06](#) and be architecturally compatible with the main building on the same lot.

1115.06 APPEARANCE STANDARDS FOR SINGLE-FAMILY DWELLINGS.

All buildings that are **accessory** to a dwelling unit in all districts shall comply with the following specific standards and conditions:

- (d) All dwelling units shall have roof material that is generally used in residential construction including: approved, clay, slate, asphalt composite shingles, and fiberglass composite shingles. **The materials are applicable to all main and accessory buildings, including garages and carports.**
- (e) Exterior siding of all dwelling units shall not have a high-gloss finish (such as polished metal but not semi-gloss paint) and shall be residential in appearance including but not limited to, clapboards, simulated clapboards such as conventional vinyl or metal siding, wood shingles, shakes, or similar material, but excluding smooth, ribbed or corrugated metal or plastic panels. **The materials are applicable to all main and accessory buildings, including garages and carports.**

All applications shall include construction plans to note color/type of roofing / siding material to be used on proposed structure to be included for review. In lieu of construction plans, a brochure or photograph that accurately depicts the colors/materials may be submitted with the application.

Fees

- (1) Any application for development review under this Code shall be accompanied by such fee as shall be specified in Section 1105.05 - \$45.00
- (2) No application shall be processed or determined to be complete until the established fee has been paid.