

CHAPTER 1171

Accessory Buildings

1171.01 Definitions.

1171.02 Regulation of accessory buildings.

CROSS REFERENCES

Districts and uses generally - see P. & Z. Ch. 1135

Height districts - see P. & Z. 1163.01, 1163.02

Building Inspector - see BLDG. Ch. 1331

1171.01 DEFINITION.

As used in this chapter, "accessory buildings" shall be defined as any portable, demountable, or permanent structure, including but not limited to, tool sheds, cabanas, armadas, storage sheds, car ports, gazebos, piers, pilings, playhouses, swing sets, garden structures, and other similar outbuilding and structures exclusive of garages.

(Ord. 2016-69. Passed 12-20-16.)

1171.02 REGULATION OF ACCESSORY BUILDINGS.

Accessory building shall be permitted in all use districts, provided, however, that such accessory buildings shall be subject to the following rules and regulations governing their location, erection and construction:

- (a) No accessory buildings shall be erected without a building permit issued for such purpose by the Chief Building Inspector.
- (b) Only accessory buildings sold commercially or constructed according to plans approved by the Chief Building Inspector shall be permitted.
- (c) The maximum size of any accessory building shall be 120 square feet as measured from its external dimensions. The maximum height shall be ten feet.
- (d) Accessory buildings shall have the following flooring and base:
 - (1) Accessory buildings of wood construction, not exceeding 120 square feet total external dimensions with a floor of pressure-treated lumber, may be erected on a four inch gravel base on a reasonably level site. The base shall extend one foot beyond the entire perimeter of the building with an edging of treated timbers.
 - (2) Accessory buildings requiring flooring and base of wood construction in excess of 120 square feet as measured from its total external dimensions, upon approval of the Board of Zoning Appeals, shall be erected on a four-inch thick concrete base and four-inch high curb with embedded anchor bolts, except that the Chief Building Inspector may require a footer for larger buildings.
 - (3) Accessory buildings requiring flooring and a base of metal construction shall be anchored on a four-inch thick concrete base.

(4) Accessory buildings requiring flooring and a base of plastic construction or similar material shall be anchored pursuant to the manufacturer's instructions.

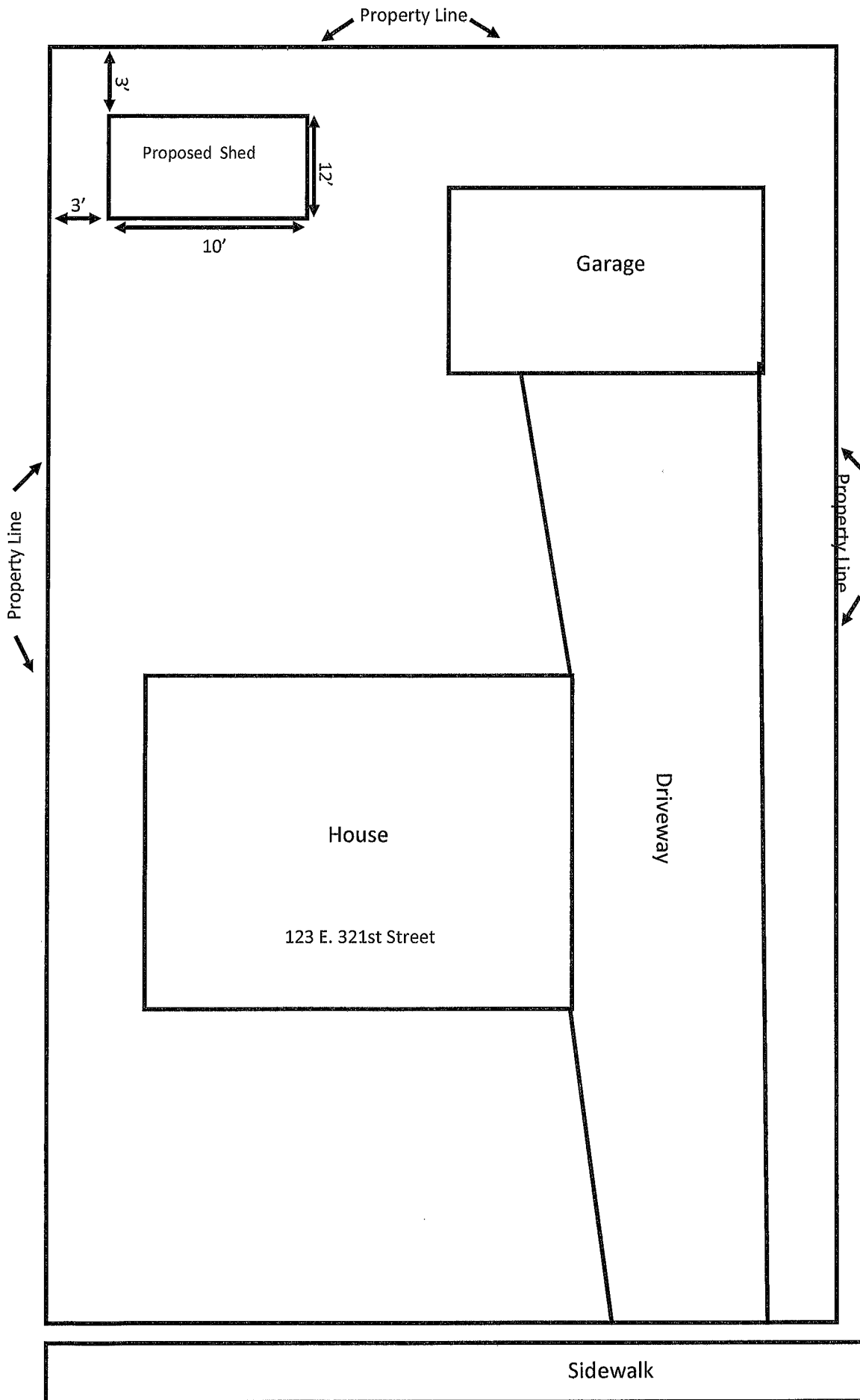
(e) Accessory buildings shall be a minimum of three feet from the side property lines and three feet from the rear property line, whether the house has an attached garage, a detached garage or no garage. In no event shall an accessory building be permitted in a front yard, regardless of whether the house has an attached garage, detached garage or no garage. Further, no accessory building shall be less than ten feet from any dwelling or any other resident's structures.

(f) When an accessory building is to be constructed on a lot having either a house with an attached garage or no garage, then such accessory building shall be located at least three feet, but no more than ten feet, from the rear property line, provided, however, that if such rear property line abuts a side property line, then the accessory building shall be at least ten feet from the abutting side line.

(g) No more than one accessory building requiring flooring and base (exclusive of detached garage) shall be permitted on a lot.

(h) The only lots upon which an accessory building shall be permitted are those upon which a habitable house is found.

(Ord. 2016-59. Passed 12-20-16.)



Accessory Structure
Information

1. Maximum 120 sq. feet , external dimensions. Maximum 10' high.
2. Accessory Structure to be located in rear yard.
3. The base shall extend one foot beyond the entire perimeter of the building with an edging of treated timbers.
4. Wood construction with 4 inch gravel base.
5. Metal construction with 4 inch concrete base
6. Accessory structures shall be located at least 10' from an abutting line, when rear property abuts a side property line.
7. No Accessory Structure shall be less than 10' from any dwelling or any other resident's structure.
8. Accessory Structure can only be located on a lot upon which a habitable house is found.
9. Accessory Structure shall be located a minimum of 3' from side and rear property lines.
10. No more than one Accessory Structure requiring flooring and base (exclusive of detached garage) shall be permitted on a lot.
11. This shed is of plastic construction, to be installed per manufactures instructions.

For Office Use Only

Date: _____

Permit #: _____

Receipt #: _____

Amount: _____

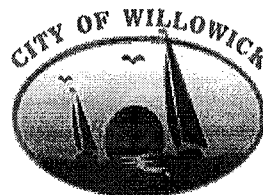
Issued By: _____

City Of Willowick

31230 Vine St. Willowick Oh 44095

Permit Application

440-516-3000



Type Of Permit

☐ Concrete ☐ Waterproofing (exterior only) ☐ Sewer
☐ Roof (non structural) ☐ Siding ☐ Shed ☐ Fence
☐ Temporary Sign ☐ Sign Face Change
☐ Sidewalk ☐ Driveway ☐ Apron ☐ Other

Detailed Work Description:

OWNER

ADDRESS

CITY

STATE

ZIP

PHONE(HOME)

WORK

CONTRACTOR

COMPANY

ADDRESS

CITY

STATE

ZIP

AGENT

PHONE

Are you currently registered with the City of Willowick ☐ Yes ☐ No

Date work will begin: _____ Completed: _____ Estimated Cost: \$ _____

I state that the undersigned will notify the Zoning Department to inspect the following: forms prior to pouring concrete, sewers, drain tile, waterproofing before backfill, fence post holes before concrete and all final inspections of all work performed. It is the responsibility of the permit holder to make the necessary arrangements for all inspections with the Zoning Department. I agree to abide by all the conditions herein contained and to comply with all laws and ordinances of the City Of Willowick and the laws of the State of Ohio if applicable and said agreement is a condition of said permit.

Applicant's Signature

Date

Print Name

Date: _____
 Bldg Permit #: _____
 Amt of Contract: _____
 Receipt #: _____
 Job Location: _____

REGIONAL INCOME TAX AGENCY
Building Dept Registration of Contractors
 (To be Submitted with Application of Building Permit)
MUNICIPAL INCOME TAX
CITY OF WILLOWICK

Contractors Name: _____
 Address: _____
 City: _____
 Fed ID# or Soc Secur #: _____

Type	Contractor	Address	SSN# or Fed ID#	Contract Amt	Estimated Wages:
Carpentry				\$	\$
Masonry				\$	\$
Excavation				\$	\$
Septic Tank or Sewer				\$	\$
Hot Roofing				\$	\$
Plumbing				\$	\$
Sheet Metal				\$	\$
Electrical				\$	\$
Refrigeration				\$	\$
Air Conditioning				\$	\$
Warm Air Heating				\$	\$
Steam Vapor				\$	\$
Hot Water				\$	\$
Dry Wall or Plastering				\$	\$
Demolition				\$	\$
Landscaping				\$	\$
Painting & Decorating				\$	\$
Other				\$	\$
Total				\$	\$

Chapter 751.08

Homeowner's Exception to Contractor Registration
Requirements

...such work is actually performed by the property owner or members of the owner's immediate family, same being defined as the owner's spouse, child, grandchild, sibling or parent, and the work is performed without compensation. Any work performed by the property owner shall be subject to all of the provisions of the City Building Code and to all inspections required under the Code. (Ord. 74-36. Passed 5-20-74).

PLEASE NOTE-Signature Required:

I, the undersigned, hereby state and affirm the following:

- If I subsequently hire anyone outside my immediate family, whether compensated or not, I am responsible to see that this individual or entity is registered as a contractor with the Willowick Building Department. If I keep the permit in my name, I am considered the "General Contractor" and retain full responsibility for the work performed.
- If I receive uncompensated help from my immediate family for this project and damages are incurred either to property or person, I take full responsibility for the work performed.
- I understand that all interior plumbing work requires a permit from the Lake County Health Department and the work is to be inspected and approved by the same; and that plumbing contractors must be registered with the Willowick Building Department.
- 751.99 PENALTY. Any person or contractor who performs or authorizes the performance of work in the City without first complying with the provisions of this chapter shall be fined not more than five hundred dollars (\$500.00) or imprisoned not more than thirty days, or both.

Applicant's Signature

Date