



# Roaming Shores Village

## Zoning and Ordinances

### THE “RAP” ON SHEDS AND DETACHED GARAGES

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Three fundamental rules exist in the Village when it comes to sheds and detached garages:

- Rule #1:** The first building on a parcel must be either a primary residence or boat house  
**Rule #2:** All yard set-backs apply for accessory structures  
**Rule #3:** All accessory structures – ranging from doghouses and tree forts to detached garages – must receive an approved zoning permit prior to construction

All sheds and detached garages are defined by Village ordinance (704-07-18) as accessory structures.

A permit fee of \$0.25 per square foot or a maximum of **\$175** is required prior to construction.

**In order for a shed or detached garage to be permitted the following must also be observed:**

1. It shall be no greater than 1,200 square feet floor area in all residential districts (In all other districts it shall be fifty (50) percent or less of the gross floor area of the principle use or structure, except where additional space is needed to comply with off-street parking requirements);
2. It shall not exceed twenty-five (25) feet in height to the peak; 16' to bottom of ceiling joist
3. It shall meet all yard requirements of the principal use unless otherwise specified;
4. Roof's will be gabled and the pitch must be not greater than six/twelve (6/12);
5. It shall be only a one story structure. Maximum width of 32'
6. One half bathroom(no shower or tub) and one floor drain first tied to an oil/water separator, properly vented and tied into the Village sanitary sewer is allowed.
7. It shall not contain or be used as a dwelling unit. Owner must sign an affidavit to that affect.
8. No more than one accessory structure per lot may contain a toilet or lavatory.

#### **Exemptions:**

Sheds and detached garages containing 576 square feet or less gross area are exempt from elevation or dry flood proofing standards.

#### **Exempted structures shall:**

1. Not be suitable for human habitation
2. Not be designed to have low flood damage potential
3. Not constructed and placed on a building site so as to offer the minimum resistance to the flow of flood waters;
4. Be firmly anchored to prevent flotation; and
5. Be elevated or flood proofed if housing electrical and heating equipment