



GUIDE TO ACCESSORY BUILDINGS & STRUCTURES

ACCESSORY BUILDINGS/STRUCTURES DEFINED

Accessory Building- a building or structure detached from a main building and used for purposes incidental to those of the main building.

Structure- anything constructed with a fixed location on or in the ground including but not limited to sheds, gazebos, pavilions, and swimming pools.

ACCESSORY BUILDINGS & STRUCTURES (SECTION 1165.01)

Setback Requirements for All Districts

- Buildings or structures 125 square feet or less - minimum five (5) ft. side & rear setback
- Buildings or structures 125 square feet or more - minimum ten (10) ft. side & rear setback
- Building or structures 576 square feet or more - shall meet the minimum requirements established for the main building structure as outlined in section 1155.01 Schedule of District Regulations with a rear setback of 20 ft.
- For lots less than 60 ft. in width, the minimum side yard setback shall be five (5) ft. For lots less than 115 ft. in depth, the minimum rear yard setback shall be five (5) ft.
- Other accessory structures such as swimming pools and decks shall meet the required setbacks for accessory buildings and comply with applicable building code requirements.

Corner Lots (Section. 1165.04)

- In any district, the front of a corner lot shall be deemed the shorter of the two sides fronting on streets.
- The minimum setbacks on the side facing the side street shall be 35 ft. except in commercial zones where it shall be 30 ft.
- The minimum lot width for corner lots shall be 15 ft. greater than the width required for interior lots within the same zone.

Single Family Residential, Residential Village Green & Conservation Districts Only

- Maximum Building Height: for accessory buildings or structures shall not exceed 15 ft. measured from the finished grade to the roof line.
- Sheds, Gazebos, Pavilions: the maximum floor area shall not exceed 15 percent of the total floor area of the dwelling unit as found on the Lake County Auditor's Property Card. All dwelling units shall be permitted 200 sq. ft. for a storage building with no more than two (2) storage buildings permitted per lot or developmental unit consisting of multiple parcels.
- Detached Garages & Carports: shall not exceed three (3) percent of the total lot area. Lots or developmental units consisting of multiple parcels shall be permitted one (1) 576 sq. ft. detached garage or carport. A detached garage or carport must be accessible by a driveway constructed from asphalt, concrete or other permeable type pavers approved by the City.
- Additional Floor Area Allowances: 50 percent of the permitted floor area for a storage building may be allocated toward the construction of a larger detached garage, while fifty 50 percent of the permitted floor area for a detached garage may be allocated toward the construction of a larger storage building.

- Where any part of the accessory structure is attached to the main building by way of breezeway or other similar connections, the accessory structure shall not be considered part of the main building for purposes of determining maximum height and/or area.
- The floor area for accessory structures including detached garages, carports and storage buildings shall not exceed the total floor area of the main structure or dwelling unit.
- Accessory structures erected for permitted institutional uses shall not exceed 576 sq. ft. unless approved by the Planning Commission as part of a site development review.
- No accessory structure shall be erected upon any parcel that does not have a main building.
- Demolition of a principal structure also requires the demolition of the accessory structures unless the demolition is a part of an approved building permit for the reconstruction of the principal structure.
- Demolition permits issued for the principal structure shall include conditions requiring the removal of any accessory structures.
- Refer to your Homeowners Association guidelines for additional restrictions.

Commercial & Industrial Districts

- Except as outlined in section 1165.01 above, all other regulations pertaining to accessory buildings in commercial and industrial districts shall comply with applicable district regulations.

MAXIMUM LOT COVERAGE (SECTION 1157.11)

- In any R-1, R-2, R-3, R-4 or R-5 district, the maximum coverage area of any lot covered by structures, shall not exceed 30 percent of the total lot area.

OBTAINING A PERMIT

Instructions:

Submit one (1) application form, a set of drawings, and any supplemental information that may be required to assure compliance with the accessory building regulations found in the City of Mentor Code of Ordinances, Section 1165.01.

Submission Requirements Include

- Drawings of the accessory building, including information in regard to roofing, siding finish materials and building height.
- Information relating to the flooring and foundation
- A site plan identifying the location and dimensions of the accessory building or structure and the proposed distance to property lines.
- The Lake County Property Record Card (provided by staff)

Fees

A permit fee of \$30 is required for structures less than 200 square feet in area. Fees for structures in excess of 200 square feet are determined by the Building Department.

FOR QUESTIONS REGARDING ACCESSORY BUILDINGS OR STRUCTURES, CONTACT THE PLANNING DEPARTMENT AT 440-974-5740