

CITY OF BRECKSVILLE
REGULATIONS FOR RESIDENTIAL SHEDS AND DETACHED GARAGES

<u>ZONING:</u>	<u>R-60</u>	<u>R-40</u>	<u>R-30</u>	<u>R-20</u>
Distance to wall of main building:	10'	10'	10'	10'
Distance to rear and side lot lines:	10'	10'	10'	10'

NOTE: THE REQUIREMENTS FOR CORNER LOTS WILL DIFFER.
CHECK WITH THE BUILDING DEPARTMENT FOR THOSE SETBACKS.

Storage sheds are permitted only in the rear yard.

Construction:

- The maximum area of a detached private garage shall be 660 square feet. The maximum area of any other accessory building shall be 144 square feet
- Maximum height is 15'.
- Sheds can be constructed on concrete footer, concrete slab or wolmanized wood floor.
- Studding or rafters shall be no greater than 24" on center.
- Detached garages are required to have a hard surface driveway.

Application procedures:

In order to make an application for a building permit for a storage shed, you must submit two sets of plans, in person, which will include:

- A site plan which shows the parcel, location of existing house and proposed location of storage shed indicating the distance of the shed from the rear and side property lines
- Construction plans showing how the shed will be constructed and what it will look like when it is completed

When these plans are submitted, an application for a building permit is completed in our office and the 10-day waiting period begins.

<u>Fees:</u>	Shed/Garage.....	\$ 40.40
	Electrical	\$ 50.50 (if any)
	Plumbing	\$ 50.50 (if any)

Inspections: 24 hours notice is required

Foundation	(if any)
Plumbing	(If any)
Electrical	(if any)
Final	Notify the building department when construction is completed.

An inspector will stop by to inspect the completed shed. Check your property deed to be sure a storage shed is permitted. All contractors must be licensed before any permits can be issued.