

Utility Buildings/Sheds (Chapter 1350)

- No more than 1 per parcel
- No larger than 10x12 (120sq.ft.)
- No taller than 12 ft.
- Location: Ten (10) feet from the rear wall of the house, three (3) feet from any lot line. On a corner lot the Utility Building shall be Twenty Five (25) feet from the side lot line and ten(10) feet from the rear lot line.
- Permit required with site plan and drawings/ photo of the shed, no 1% fee required.

A shed between 10X12 (120 sq. Ft.) and 10X19.75 (199 Sq. Ft.) is required to go before BZA for a variance or can be built as an Accessory Structure (see section below).

Accessory Structure (Chapter 1149)

Structures 10X20 (200 Sq, Ft.) and above are accessory buildings and shall be constructed per the Residential Code of Ohio.

- No more than 30% of the rear yard can be used for accessory buildings or uses.
- Size is limited to the scale for detached garages based on house sq. ft.
- No taller than 18 ft.
- Location: Ten (10) feet from the rear wall of the house, three (3) feet from any lot line. On a corner lot the Utility building shall be Twenty Five (25) feet from the side lot line and ten (10) feet from the rear lot line.
- Permit required with site plan and full construction drawings, 1% fee assessed.

1149.06 Detached Garage

House Area (living space)	Detached Garage allowed
1,999 or less	700 sq. ft.
2,000 to 3,999	1,000 sq. ft.
4,000 to 5,999	1300 sq. ft.
6,000 and larger	1,600 sq. ft.

Existing Garage Floors/Foundations that are monolithically poured shall be replaced in their entirety. The City of Bay village will not accept saw cutting and pinning of garage floors except under the direction of a structural engineer. Stamped engineered drawings would be required to saw cut and replace a monolithically poured garage floor.

City of Bay Village Building Department

Detached Garage Code Requirements

REGISTRATION REQUIRED?

- Homeowner No
- Contractor Yes
- Sub-Contractor Yes

PERMITS REQUIRED

- Electrical Yes
- Building Yes
- Concrete Yes

INTENT TO BUILD REQUIRED

- 10 day minimum posting
- Allows for plan review
- Allows for neighbor inquiries

SURVEY REQUIRED

- Only if property line is in dispute

PLANS REQUIRED

Submit 2 complete sets which include:

- Plans must be drawn to scale
- Complete plot plan; Show all structures
- No more than 30% of rear yard can be used
- Structural section detail
- Framing plan
- Foundation plan
- Elevation view
- Provide square footage of main dwelling
- Provide cut sheets for all engineered lumber
- If more than 1 story, storage above, or masonry walls, footing must extend below frost line. 42"

Code and Zoning requirements are based on

- Codified Ordinances of the City of Bay Village, chapters 11 and 13
- Residential Code of Ohio, chapters 1 thru 10
- Regional Dwelling House Code, chapter 53

* Subject to change without notice.
Information contained here is deemed reliable,
but not guaranteed.

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OTHER UTILITIES IN GARAGE? PERMITTED

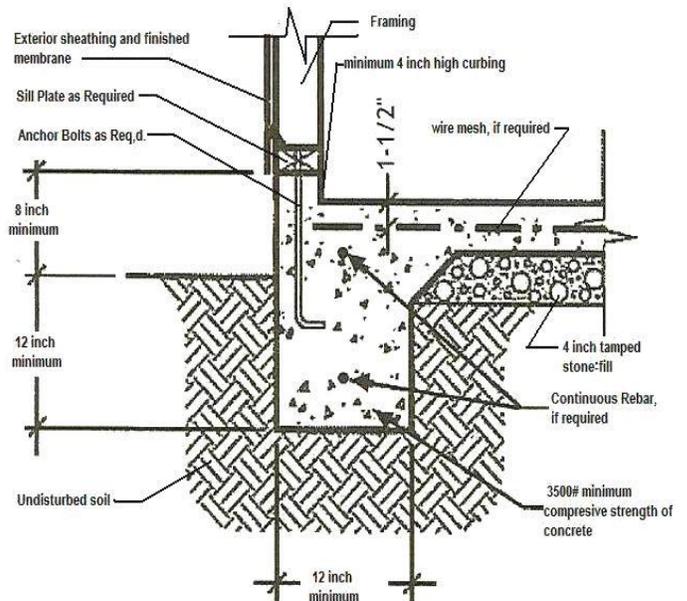
Must submit separate design plans and obtain permits

CODE REQUIREMENTS

- Storm drain Not Required
- Floor drain Not Required
- If drain is existing – MUST be connected to Sanitary
- Gutters Required
- Curb height 4 inches
- Footings *SEE BELOW*
- Service Door Required
- Sill plates PTW or sill seal
- Anchorage:
 - J-Bolts ½" X 12" min., 6ft. o/c, 12" from ea. corner, minimum 2 per sill
 - Eng. Straps Per Manufacturer
- Wire Mesh Required, unless using a fiber mix
- FRAMING Same as 1 story dwelling unit
- EXT. FINISH As permitted by Code
- CONCRETE? 3500# minimum compressive strength

ZONING

- Minimum size: 10 x 20 feet
- Maximum size: See C.O. 1321.05
- Maximum height 18 feet
- To side lot line: Minimum 3 feet
- To rear lot line: Minimum 3 feet
- From rear of main 10 feet



STANDARD DETACHED GARAGE FOOTING DETAIL

If more than 1 story, storage above or masonry walls, footing must extend below the frost line