

CITY OF RICHMOND HEIGHTS
DEPARTMENT OF
BUILDING, ZONING, AND HOUSING
216-383-6312

GUIDELINES
FOR
ACCESSORY BUILDING
CONSTRUCTION

SHEDS

The zoning code permits a shed on residential lots as follows:

<u>LOT SIZE</u>	<u>SHED SIZE</u>
15,000 square feet or less	120 square feet
More than 15,000 square feet	1% of lot size (not to exceed 240 square feet)

In all cases the sheds shall be located no closer than ten (10) feet to a rear and side lot line and no closer than twenty (20) feet to any other structures on adjacent properties. The maximum height is limited by the zoning code to eight (8) feet for a flat roof and eleven (11) feet otherwise. See attached sample site plan.

Most sheds are pre-assembled or come in the form of a kit, and require a permit for a fee of \$50.00.

Your application must include the following:

- Permit application
- Two sets of plans including a site plan and construction plans.
- A kit will contain directions which you will submit to the Building Department for approval.

GARAGES

The zoning code limits garage space regardless of whether or it is attached, detached, or a combination of both, to 24' x 36', which is equal to three garage spaces.

ATTACHED GARAGES

An attached garage is permitted to be no closer than six (6) feet to the side property line, provided the total side yards for the lot is not less than 20% of the width of the lot. Example: Lot width = 75 feet
$$75 \text{ feet} \times 20\% = 15 \text{ feet}$$

Attached garages are an addition to the main structure and must be constructed as such.

DETACHED GARAGES

The zoning code limits the location of the detached garages by requiring minimum setbacks of ten feet from the side and rear property lines.

The building code requires that the entire interior of a detached garage be dry walled for fire protection if the garage is constructed within ten (10) feet of any structure. If the detached garage is constructed more than ten (10) feet from any structure, the drywall is not required.

Other requirements:

A hard surface driveway (asphalt or concrete) is required from the street to the detached garage. (This may include the existing driveway).

Footer depth shall be *no less than* eighteen (18) inches below grade with a four (4) inch curb.

A minimum four (4) inch thick concrete slab with 6 x 6 #8/8 welded wire fabric is required for a garage floor. A monolithic footer/slab pour is permitted.

Any exposed electrical wiring shall be constructed within an approved conduit.

Gutters and downspouts for roof drainage are required to be run to a centralized storm sewer system if available.

A maximum height shall not exceed one story or fifteen (15) feet.

Permits are required to insure proper plan review for compliance with adopted codes and standards and to provide for inspection of foundation, flooring and rough carpentry and electric.

Zoning code regulations permit a single detached accessory structure on a residential property regardless of the type (i.e., garage or shed).