

Accessory structures include, but are not limited to, detached garages, sheds, gazebos, pools, etc. They typically require a zoning permit from the City of Xenia, and sometimes require a building plan approval/inspections from the Greene County Department of Building Regulation.

To obtain a permit, submit an **application** and **site plan** to the City (see bottom of page for instructions).

Below is a summary of requirements and standards for common accessory structures (Land Development Code Section 1224.01).

General

- No permit required if less than 50 sq. ft. and no electric/plumbing
- Zoning permit required if 50 - 200 sq. ft. without electric/plumbing
- Zoning and building permits required for larger structures and/or electrical connections. Plumbing service requires Greene County Public Health approval
- Building permit required (but no zoning permit) for accessibility ramps
- Must be built AFTER construction of main building
- Paved driveway required for garages
- Temporary structures such as inflatable/portable garages, shipping containers, and trailers NOT permitted as permanent accessory structures

Location

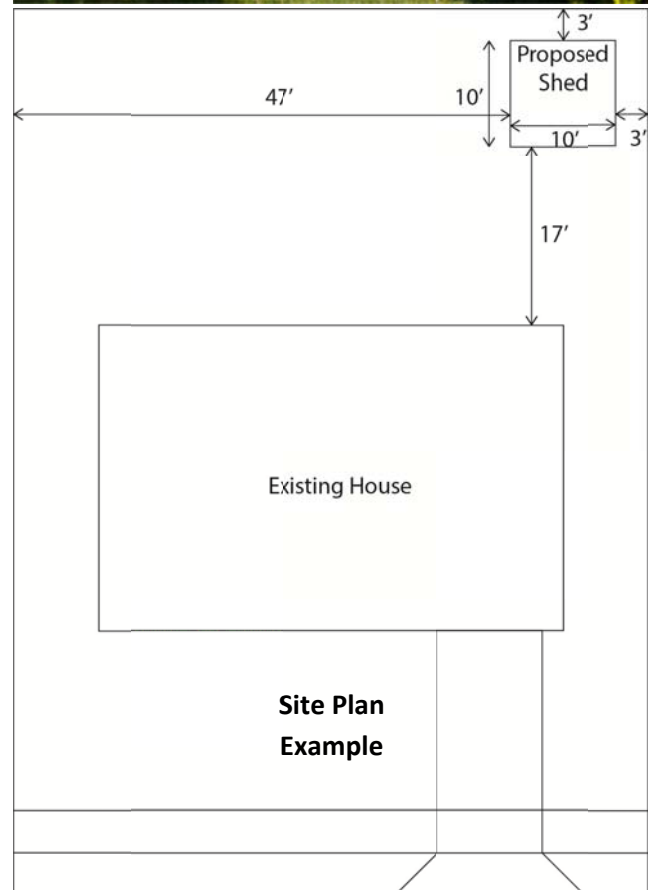
- Utility easements: Anything built in a utility easement is subject to removal by utility companies if needed for maintenance purposes. Structures cannot interfere with utility lines or required drainage. Call 811 (Ohio Utilities Protection Service) to find locations of underground utilities before digging. City staff will review easement information during permit application review
- Generally must be in rear yard and on same parcel as main building
- Detached garages/carports: At least 10 ft. from lot lines
- Structures requiring alley access: At least 10 ft. from alley
- Other accessory structures: At least 3 ft. from lot lines
- If located less than 10 ft. from the main structure: Fire-rated materials required, setback requirements same as main building

Height/Size

- Height: Maximum of 14 ft. tall (measured to midpoint between roof eaves and peak); may be increased to 18 ft. if exterior materials are similar to main building
- No more than 38% of required rear yard area in residential zones
- No more than 49% of main building floor space or 720 sq. ft., whichever is greater in residential zones
- No maximum sq. ft. in nonresidential zoning districts or for farm operations

Swimming Pools

- In-ground pools must be enclosed by minimum 4 ft. tall fence (required only at access points for above-ground pools)
- Water's edge must be at least 10 ft. from lot lines



APPLYING FOR A PERMIT? START HERE: WWW.EXPLOREXENIA.COM — CLICK PERMITS

QUESTIONS? GIVE US A CALL AT 937.372.6389 OR STOP BY AT 107 EAST MAIN STREET, XENIA, OHIO
BUILDING PERMIT INFO: GREENE COUNTY DEPT. OF BUILDING REGULATION, 937.562.7420
PLUMBING PERMIT INFO: GREENE COUNTY PUBLIC HEALTH, 937.374.5607