

Accessory structures include, but are not limited to, detached garages, sheds, gazebos, pools, etc., and typically require a zoning permit from the City of Xenia and sometimes a building permit from the Greene County Department of Building Regulation. The following is a summary of permitting requirements and zoning standards for common accessory structures (Section 1224.01 of Land Development Code).

Learn more and/or apply for permits...

- Online: Go to above website and click on How Do I -> Apply for -> Building or Zoning Permit.
- Phone or in person: For zoning permits, see above phone number and address. For building permits, call 937-562-7420 or visit 667 Dayton Xenia Road.
- Can apply online or in person for zoning permits. Must apply in person for building permits.

General

- 50 sq. ft. or less without electric/plumbing: No permit required.
- 50 - 200 sq. ft. without electric/plumbing: Zoning permit required.
- Larger structure and/or electrical connections: Zoning permit and building permit required.
- Must be built AFTER construction of main building.
- Accessibility ramps: No zoning permit required but possible building permit required.
- Paved driveway required for all garages.
- Temporary structures such as inflatable/portable garages, shipping containers, and trailers NOT permitted as permanent accessory structures.

Location

- Avoid utility easements - Contact City for easement information and call 811 (Ohio Utility Protection Service) to find locations of underground utilities before construction.
- Generally must be in rear yard and on same parcel as main building.
- Detached garages/carports must be at least 10 ft. from lot lines.
- Structures requiring alley access must be at least 10 ft. from the alley.
- Other accessory structures must be at least 3 ft. from lot lines.
- If located less than 10 ft. from the main structure, the accessory structure must be protected with fire-resistant material and meet the same yard setback requirements as the main building.

Height/Size

- Maximum of 14 ft. tall; may be increased to 18 ft. if exterior materials are similar to main building.
- In residential districts, total sq. ft. of accessory structures may not exceed 38% of required rear yard and 49% of main building floor space.
- At least 720 sq. ft. of accessory structures allowed for all residential properties.
- No maximum sq. ft. in nonresidential zoning districts or for farm operations.

Swimming Pools

- Minimum 4 ft. tall fence required to enclose.
- Fence required only at access point(s) for above-ground pools at least 4 ft. tall.
- Pools must be at least 10 ft. from lot lines (measured to water's edge).

