



# CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A  
Pataskala, Ohio 43062

## ACCESSORY BUILDING PERMIT APPLICATION

(Pataskala Codified Ordinances Section 1221.05)

Property Information	
Address:	
Parcel Number:	
Zoning:	Acres:

Staff Use
Application Number:
Fee:
Filing Date:
Receipt Number:
<input type="checkbox"/> Auditor Notified

Applicant Information		
Name:		
Address:		
City:	State:	Zip:
Phone:	Email:	

Owner Information		
Name:		
Address:		
City:	State:	Zip:
Phone:	Email:	

Documents
<input type="checkbox"/> Application
<input type="checkbox"/> Fee
<input type="checkbox"/> Site Plan
<input type="checkbox"/> Rendering

Accessory Building Information
Describe the Project (Materials, dimensions, location, colors, etc.)

Documents to Submit
<b>Accessory Building Permit Application:</b> Submit 1 copy of the Accessory Building Permit Application.
<b>Fee:</b> Application fee of \$50. <sup>00</sup>
<b>Site Plan:</b> Submit one (1) copy of a site plan showing the following:
<ul style="list-style-type: none"> <li>• Location of all existing buildings and structures</li> <li>• Accessory Building location, dimensions, and materials</li> <li>• Accessory Building distance to property lines</li> <li>• Property lines, easements and right-of-way</li> </ul>
<b>Rendering:</b> Submit one (1) color copy of a rendering depicting what the accessory building will look like.

## Important Information

**Applicability:** An accessory building permit is required for all sheds, pole buildings, detached garages, gazebos, etc. that are not agriculturally exempt. Accessory buildings are permitted in all zoning districts.

**Accessory Building Regulations:** All accessory buildings must meet the following regulations:

- The maximum number of accessory buildings on a lot cannot exceed two (2).
- The maximum square footage for accessory buildings is determined by the following formula:
  - (Gross acreage of lot) x 600 +120 = Maximum permitted square footage
  - Example: (1 acre) x 600 +120 = 720 square feet maximum square footage
- The maximum square footage for accessory buildings on a lot is 3,120 regardless of lot size.
- The maximum height for accessory buildings is:
  - 18 feet for lots two (2) acres or less.
  - 25 feet or lots greater than two (2) acres.
- Accessory buildings must be located within the side or rear yard.
- Properties with frontage on two (2) streets will be considered to have two (2) front yards.
- Accessory buildings cannot be located in a recorded easement
- Accessory buildings cannot infringe on sanitary or water systems.
- Accessory buildings must be setback from property lines:
  - 5 feet for lots two (2) acres or less.
  - 10 feet for lots greater than two (2) acres.
- Accessory buildings must be compatible in appearance to the principal structure.
- No commercial activity is permitted from accessory buildings.
- Accessory buildings cannot adversely affect neighboring properties.
- Accessory buildings cannot be located on a lot without a principal structure.
- It is the property owner's responsibility to determine property lines and certify the accessory building meets the appropriate setbacks at the time of installation or construction.

**Home Owners Association:**

- It is important to check with the neighborhood Home Owners Association, if applicable, for any accessory building requirements they may have.
- Accessory buildings may require approval from the Home Owners Association prior to construction.

**Inspections:**

- The Pataskala Planning and Zoning Department will inspect the accessory building upon completion to ensure that it complies with the approved permit.
- To schedule an inspection please call the Zoning Inspector at 740-927-3885.

**Building Permit:**

- An accessory building may require a building permit from the Licking County Building Code Department if it is 200 square feet or greater for a residential property or 120 square feet or greater for a commercial property.
- Please contact the Licking County Building Code Department at 740-349-6671 for additional information.

## Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge and understand the requirements for an accessory building. Also, I authorize City of Pataskala staff to inspect the property as necessary as it pertains to this application.

Applicant:

Date:

Owner:

Date:

## Zoning Inspector

Approved     Disapproved

Zoning Inspector:

Approval Date:

Expiration Date:

Conditions: *The accessory building shall meet all requirements of Section 1221.05 of the Pataskala Code*