



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		Staff Use	
Address:		Application Number:	
Parcel Number:		Fee:	
Zoning:	Acres:	Filing Date:	
Applicant Information		Receipt Number:	
Name:		<input type="checkbox"/> Auditor Notified	
Address:			
City:	State:	Zip:	
Phone:	Email:		
Property Owner Information		Documents	
Name:		<input type="checkbox"/> Application	
Address:		<input type="checkbox"/> Fee	
City:	State:	Zip:	
Phone:	Email:		
Documents		<input type="checkbox"/> Rendering	
		<input type="checkbox"/> Site Plan	
Accessory Building Information			
Describe the Project (Materials, dimensions, height, distance to property lines, colors, etc.)			
Documents to Submit			
Accessory Building Permit Application: Submit one (1) copy of the Accessory Building Permit Application.			
Fee: Application fee of \$50			
Rendering: Submit one (1) color copy of a rendering depicting what the accessory building will look like.			
Site Plan: Submit one (1) copy of a site plan showing the following:			
• Location of all existing buildings and structures			
• Accessory Building location, dimensions, and materials			
• Accessory Building distance to property lines			
• Property lines, easements and right-of-way			

Important Information

Applicability: An Accessory Building Permit is required for **all** sheds, pole buildings, detached garages, gazebos, etc., (and carports 200 square feet or greater). that are not agriculturally exempt pursuant to Section 1225.05(J) of the Pataskala Code. 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).
- On lots less than two (2) acres in size, the maximum square footage for accessory buildings is determined by the following formula:
 - $((\text{Gross acreage of lot} \times 600) + 120) \times 2 = \text{Maximum permitted square footage}$
 - Example $((1 \text{ acre} \times 600) + 120) \times 2 = 1,440 \text{ square feet.}$
- On lots two (2) acres or greater, there is no maximum square footage requirement for accessory buildings
- The maximum height for an accessory building is as follows:
 - 18 feet for lots less than two (2) acres
 - 25 feet for lots two (2) acres or greater
- Accessory buildings must be located in the side or rear yard. Properties with frontage on two (2) streets are considered to have two (2) front yards
- Accessory building cannot be located in a recorded easement.
- Accessory buildings must be set back from property lines:
 - 5 feet for lots less than two (2) acres.
 - 10 feet for lots two (2) acres or greater.
- Accessory buildings cannot be located on a lot without a principal structure.
- Accessory buildings must be compatible in appearance to the principal structure
- No commercial activity is permitted from an accessory building.
- Accessory buildings cannot adversely affect neighboring properties
- **It is the property owner's responsibility to determine the location of the property lines and certify the accessory building meets the appropriate setbacks at the time of installation or construction.**

Homeowners Association:

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

Building Permit:

- An accessory building may require a building permit from the Licking County Building Code Department.
- Please contact the Licking County Building Code Department at 740-349-6671 for additional information.

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.

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 (Required):

Date:

Property Owner (Required):

Date:

Zoning Inspector

Approved

Disapproved

Floodplain: Yes No

PZC/BZA:

Zoning Inspector:

Approval Date:

Expiration Date:

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