

***Definition of Terms:***

“Building Permit” means an official document issued by the Division of Building Inspection authorizing construction to begin in accordance with approved construction drawings.

“Building Setback Areas” (front, rear, side) means the area within the property between the property lines and the setback lines where no building is generally permitted.

“Construction Drawings” means the set of drawings showing the complete plans, elevations and details of the proposed construction.

“Covenants” means the governing regulations of a specific subdivision plat, which are enforced by the property owners of that plat.

“Deed Restrictions” means any limitations placed on a property in the official property deed.

“Lot Line” means the property lines bounding the lot on all sides.

“Outbuilding or Accessory Structure” means any detached building or structure, such as garages sheds, barns, etc.

“Subdivision Plat” means the official record of lot divisions of a specific area.

“Surveyed Plan” means a plan showing the complete layout of the property as done by a surveying company.

“Zoning Certificate” means an official document issued by the Planning Department verifying compliance with the Zoning Ordinance.



THE CITY OF MIDDLETOWN  
ONE DONHAM PLAZA  
MIDDLETOWN, OHIO 45042

***Phone Numbers:***

|                         |                |
|-------------------------|----------------|
| Planning Department     | (513) 425-7922 |
| Engineering Department  | (513) 425-7935 |
| Building Inspection Div | (513) 425-7973 |



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***DESIGN AIDS***  
*for*  
***OUTBUILDINGS***

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## OUTBUILDINGS

On residential lots, any planned outbuilding or accessory structure with an area greater than 200 square feet will require both a Certificate of Zoning Compliance and a Building Permit.

The Zoning Certificate must be obtained first and is issued by the Planning Department. The following must be submitted and reviewed by the Zoning Official before a Certificate can be issued: a dimensioned site plan showing the location of all structures, existing and proposed, any existing easements and all property boundaries. The name and address of the property owner, builder, and designer if applicable, should also be included in the packet of information. You should also be aware that a surveyed site plan might be necessary depending on your proposed layout and existing site conditions.

An application for Building Permit must be submitted to the Building Inspection Division. Information submitted with the Permit application must include two sets of both the site plan and detailed construction drawings of the building. The owner or contractor can apply for the building permit. Electric, Plumbing or HVAC permits may also be necessary depending on your proposed scope of work. You must be the **owner AND occupant** of the house where the outbuilding is being constructed to obtain permits and perform any electric, plumbing or HVAC work.

A Building Permit guarantees that the work being done will be inspected by the City's Building Inspectors for compliance with state and local safety requirements.

You may find the following guidelines helpful in the design and layout of your new outbuilding:

- Outbuildings less than 200 square feet should be staked down. Any outbuilding above 200 square feet must have foundations and footers.
- Overall height is limited to 15ft or one story.
- Outbuildings must be located at least 3ft from side or rear property lines and 6ft from the dwelling.
- Outbuildings cannot be located within any front yard setback. Remember corner lots have two front yards that meet this restriction.
- Outbuildings cannot cover more than 35% of the rear yard setback area, and they cannot be located within any public utility easement.

Each subdivision may have additional regulations in their covenants or deed restrictions. Our Engineering Department may have copies of the covenants and regulations for certain subdivisions.

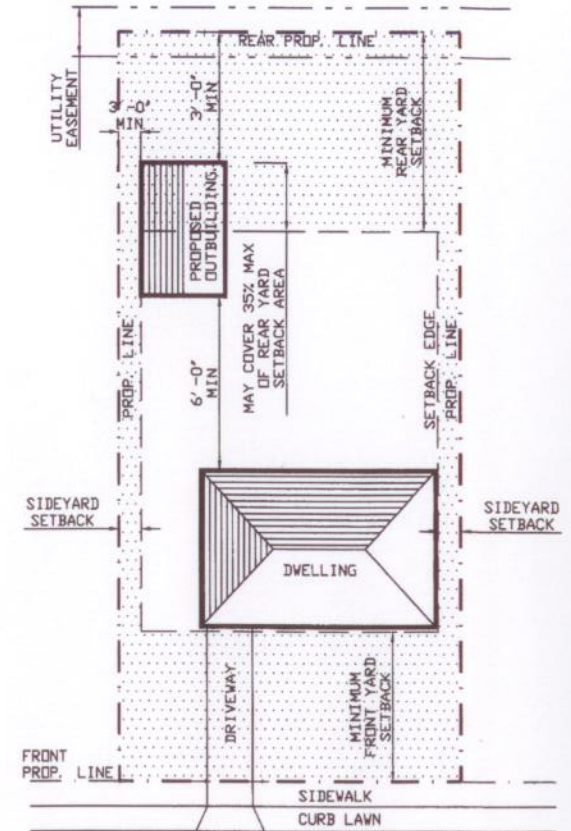
### Definitions of Zoning District Designations:

DS: Suburban Dwelling District. For suburban and rural areas within the City, but beyond the scope of complete Municipal Utility Services.

D1: Low Density Dwelling District. For single family residential uses in urban areas with complete Municipal Services. Minimum lot area = 18,000 S.F.

D2: Low Density Dwelling District. For single family residential uses in urban areas with complete Municipal Services. Minimum lot area = 13,000 S.F.

D3: Medium Density Dwelling district. For residential uses in urban areas with complete Municipal Services. Lot areas vary from 9,000 S.F. to 15,000 S.F. depending on usage.



SIDE YARD SETBACKS VARY BASED ON EACH ZONING DISTRICT:

- DS 10 feet
- D1 8 feet
- D2 7 feet
- D3 6 feet

### MINIMUM SETBACK REQUIREMENTS IN FEET

|            | DS | D1 | D2 | D3 |
|------------|----|----|----|----|
| FRONT YARD | 50 | 40 | 35 | 30 |
| REAR YARD  | 50 | 50 | 40 | 30 |