



Founded 1875

# Village of LaGrange

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LaGrange, OH 44050  
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## Application for Zoning Permit for ACCESSORY BUILDING Storage / Garage / Pavilion

To the Village of LaGrange,

The undersigned hereby applies for a zoning certificate for the following use, to be issued on the basis of the representations contained herein, all of which the applicant certifies as true and correct:

Residential       Commercial

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Location Address: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Permanent Parcel #: \_\_\_\_\_ Contractor: \_\_\_\_\_

Estimated Cost: \_\_\_\_\_ Foundation: \_\_\_\_\_

Please attach the following:

1. A scaled drawing of the location of the accessory building (storage/garage) and all buildings and decks with dimensions of each.
2. Include all property lines with dimensions and the accessory building's distance from them.
3. Include distance from accessory building to other buildings.
4. A description of the building including height.

It is the responsibility of the property owner to determine the property line through location of property pins.

In addition to the information provided heron, the applicant for this zoning certificate shall provide all necessary drawings, notes, specifications, approvals, and other necessary information as required by the Village of LaGrange Zoning Code, and Subdivision Rules and Regulations.

**Application fee: Residential-\$35.00; Commercial- \$100.00** is due to the Village of LaGrange at the time of the application.

(OVER)

This permit shall become void if work is not started within one year and/or substantially completed within two and one-half years of the date of issuance.

**To insure proper location and lot requirements, it is required that the building be staked out and inspected prior to the issuance of the permit.** Call the Zoning Clerk to schedule inspection. An inspection will also need to be performed after completion.

**If electricity is run to the building** a Building Permit must be obtained. The building permit will ensure proper inspection after completion. Building Permit application can be obtained from the Village of LaGrange Zoning Clerk.

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Applicant Signature

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Date

## ACCESSORY BUILDING

### DEFINITION

A subordinate building located on the same lot, the use of which is incidental and accessory to that of the main building or use, with the exception of landscaping. If a temporary building is placed on a property to provide extra space for expansion of a use, the temporary build shall also be an accessory structure.

### BUILDING PERMIT:

Buildings larger than 200 square feet will need a building permit.

### PERCENTAGE OF LOT COVERAGE

All buildings including accessory buildings and enclosed structures shall not cover more than a percentage of the gross area of the lot:

Single Family Residential –20%	Two Family Residential – 20 %
Multiple Family Residential – 30%	General Business District – 30%
Central Business District – 75%	Light Industrial – 40%
General Industrial – 40%	Institutional Development – 70%

### ACCESSORY BUILDING RULES

1. In residential districts one story detached garages or other accessory buildings may be located five (5) feet from side and rear of property lines and must be at least twenty (20) feet parallel to the back of the principal building.
2. The accessory building may occupy the equivalent of two-thirds (2/3) of the living space of the principal dwelling but shall not exceed 850 square feet.
3. The storage building must be at least as far back as the front setback of the principle building if placed in a side yard.
4. A garage must be at least twenty (20) feet to the rear of the principle dwelling.
5. Zoning rules of the Village take precedence over deed restrictions. It is your responsibility to determine your deed restrictions.
6. If the building contains electric, a Building Permit must be obtained. This will insure an inspection of the electric after the complete of the building.
7. To insure proper location of building, you are to call for an inspection after the storage building is staked out and before construction begins.
8. You are to call for inspection after the storage building/garage is completed.

## ZONING ORDINANCES

### 103.04 GENERAL YARD REQUIREMENTS

Except as herein provided, every required yard shall be open and unobstructed and shall not be reduced or diminished in area so as to be smaller than prescribed by this Ordinance.

#### **Yard for Single Building:**

No required yard or other open space around a building shall be considered as a yard or open space for any other building. No required yard or other required open space on an adjoining lot shall be considered as providing the yard or open space on the lot whereon a building is to be erected or established.

#### **Yard Exceptions:**

Fences, Hedges and Walls

One Story Garages as Accessory Buildings

**In residential districts one story detached garages or other accessory buildings may be located five (5) feet from side and rear property lines and twenty (20) feet parallel to the back of the principal building. The accessory building may occupy the equivalent of two—thirds (2/3) of the living space of the principal dwelling but shall not exceed 850 square feet. The accessory building may not exceed eighteen feet (18 feet) at its highest point from grade level**

## 103.10 REGULATION OF ACCESSORY USES AND BUILDINGS

It is the purpose of Section 103.10 inclusive of this ordinance, to regulate accessory uses in order to promote the public health, safety, and welfare. It is the intent of these sections to permit such uses to be established and maintained in a manner which makes them compatible with principal uses and harmonious with the existing environment.

- A. General Requirements. **Except as otherwise** provided in this ordinance, an accessory use or structure shall be permitted in association with a principal use or structure provided that
1. It shall be forty-five percent (45%) or less of the gross floor area of the principal use or structure.
  2. It shall not contain or be used as a dwelling unit.
  3. It shall meet all yard requirements of the principal use, except as modified by the District Regulations, if applicable.
  4. It shall not exceed thirty-five feet (35 ft.) in height.
  5. Attached garages shall be considered part of the main structure and must comply with the setback and area requirements of the zoning district. Detached garages and all other accessory structures must be located in the side or rear yard no closer than five (5') from the property line. 20' parallel from the rear of the Building.
  6. Buildings or structures or uses that are accessory to the uses permitted in one district shall not be permitted in a district of a more restrictive classification.
- B. Dwellings as Accessory Uses. Mobile homes or manufactured housing units shall not be permitted as accessory uses in any district.
- C. Retail Sales and Service as an Accessory Use. Retail sales and services are permitted as accessory uses when clearly incidental to the principal use. With the exception of restaurants in conjunction with a motel, such uses shall be conducted wholly within the principal building and without exterior advertising or display. These activities shall be conducted solely for the convenience of the employees, patients, patrons, students, or visitors and not for the general retail public. In hospitals and clinics, these accessory uses may include drug stores, florists, gift, and book shops; and in cafeteria institutional settings, office buildings, hotels, country club houses, and airports, such activities may include gift and book shops, restaurants, cafeterias and coffee shops, lounges, pro shops, beauty and barber shops.
- D. Accessory Buildings Used for Storage. Accessory buildings used for storage shall not include the use of temporary structures including tents, trailers, mobile homes, auto or truck bodies, beds, boxes, trailers, truck caps and campers, or railroad cars whether affixed to a permanent foundation or not. Accessory buildings used for storage shall otherwise meet all other zoning setback, height, area, and percent of lot coverage requirements for the particular use or district in which located and shall be maintained in good condition.