



Accessory Structures in the R-1 Zoning District

Fact Sheet

Effective July 21, 2017

An accessory structure is a non-habitable structure either attached to or detached from and subordinate to the principal dwelling of a lot and located on the same lot. Garages, storage sheds, workshops, gazebos, cabanas, and greenhouses are examples of accessory structures.

Is a zoning permit required for an accessory structure?

Yes, a zoning permit is required for all accessory structures. A building permit is also required for structure greater than 200 square feet in size. Building permits are issued by the Trumbull County Building Department located at 159 East Market Street in Warren. You can reach them by calling (330) 675-2467.

What are the restrictions on detached accessory structures?

❖ LOCATION:

- An accessory structure shall be located in the rear yard only.
- Located at least ten (10) feet from the rear lot line.
- An accessory structure that is 200 square feet in size or less shall maintain a minimum distance of five (5) feet from all side lot lines.
- An accessory structure greater than 200 square feet in size shall follow side setback requirements for the principal

dwelling of that R-1 zoning district, which is generally ten (10) feet.

- Located at least ten (10) feet from the principal dwelling and from other accessory structures.

❖ HEIGHT:

- The maximum height of an accessory structure that is 200 square feet or less in size is twelve (12) feet.
- The maximum height of an accessory structure that is greater than 200 square feet in size is twenty-two (22) feet. However, in no case shall the height of the accessory structure exceed that of the principal dwelling.

❖ SIZE:

- The total floor area of all accessory structures cannot exceed 75% of the habitable floor area of the principal residential dwelling.
- The total floor area of all accessory structures on un-platted parcels greater than two (2) acres in size cannot exceed 125% of the habitable floor area of the principal residential dwelling.

- ❖ **NUMBER:** No more than three (3) detached accessory structures are permitted for each individual lot; only two of which may be used for storage purposes. A garage is considered storage.

- ❖ **CARPORTS** are permitted only if attached to a garage or other structure.

What are the restrictions on attached accessory structures?

- ❖ Attached accessory structures, such as an attached garage, must comply with the same setback requirements as the principal dwelling:
 - Forty (40) feet from front lot line
 - Forty (40) feet from rear lot line
 - Ten (10) feet from side lot lines
- ❖ An attached accessory structure cannot exceed 50% of the habitable floor area of the principal dwelling, or 576 square feet, whichever is greater.
- ❖ The height cannot exceed thirty-five (35).

Where can I get a zoning permit application?

The application portal can be accessed at <https://howland.portal.iworq.net/portalhome/howland>

What information will I need to provide along with the permit application?

You will be required to submit a diagram or a site plan that shows the proposed location of the accessory structure, the distance between the accessory structure and the side and rear property boundaries, and an elevation drawing of the building that shows the height. It is strongly recommended that a professional survey of your property boundary be done for any home improvement project requiring a zoning permit. In some circumstances, the zoning staff may require it. If you own the property, you may already have a mortgage survey in your possession.

What is the permit fee?

See the current fee schedule <http://www.howlandtownship.org/fee-schedule>

Contact information:

Howland Township Zoning Department
 205 Niles-Cortland Road
 Warren, Ohio 44484
 (330) 856-5223

Sample Site Plan

