



Mayor
Interim Administrator
Police Chief

Timothy Howard
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***ACCESSORY (Sheds, etc) ***

VILLAGE OF ENON, OHIO

PROCEDURES FOR OBTAINING A ZONING PERMIT

1. Obtain a Zoning Permit Application from the Village of Enon
 - a. Applications may be picked up at the Government Center (M-F 8a-5p), requested by mail, or downloaded from our website (www.enon-oh.gov)
2. Complete all information on the upper portion of the Zoning Application
3. Prepare a detailed site plan of proposed work to be done
 - a. Site plan should include the following information:
 - i. Existing property lines with dimensions
 - ii. Location of all existing structures on the property
 - iii. Dimensions of existing structures and total square feet
 - iv. Set backs from all property lines of existing structures
 - v. Location and dimensions of proposed construction (length,width)
 - vi. Set backs from all property lines of proposed construction
4. Obtain a site approval from the Clark County Health Department
 - a. Contact the Health Department at direct line 937-717-2451 (optin #3) or main line at 937-390-5600 to schedule a site inspection
 - b. Properties with sanitary sewer are not required to obtain Health Department approval
5. Submit required information to the Village of Enon for review
6. Applicant will be contacted after information has been reviewed
 - a. Additional information or clarification may require a scheduled meeting with Village Staff
 - b. Approved permits must be picked up at the Government Center
 - c. Required fees must be paid in full at the time the permit is issued (payments can be made by check, money order, credit card, or cash)
7. Follow up inspections will be done by Village Staff (Footer Inspections require at least a 24 hr notice)
8. Any questions, please contact the Government Center at 937-864-7870



1167.04 STANDARDS.

- a) An accessory building may be erected as an integral part of a principal building or it may be connected thereto by a breezeway or other similar structures.
- b) An accessory building may be erected, detached from the principal building. Except as provided in Section 1169.04 (b), no detached accessory building shall be erected in any required yard or court, except a rear yard, and shall not occupy more than thirty-five percent (35%) of the area of the required rear yard.
- c) For computing the percentage of occupancy of a rear yard, as required in subsection (b) hereof, if a detached accessory building is connected to the principal building by a breezeway, the ground area of such breezeway shall be considered as a part of the accessory building and be included in the computation.
- d) A detached accessory building shall not exceed one story or fourteen feet in height in any "R", "O" or "B-1" District; two stories or twenty-five feet in any other district. (Ord.74-8. Passed 10-3-74.)
- e) A detached accessory building shall be at least six feet from the side and/or rear lot lines. The distance of such buildings from other separate buildings or structures on the same lot shall be at least six feet, except that of a breezeway or other similar structure. (Ord. 93-12. Passed 12-14-93.)
- f) On a corner lot abutting in the rear the side lot line of a lot in a Residential District, any accessory building or part thereof within twenty-five feet of the common lot line shall not be closer to the side street lot line than the least depth of the front yard required on such other lot fronting the side street, and in no case shall any part of such accessory building be closer to the side street lot line than the least width of the side yard required for the principal building to which it is accessory.
- g) Except as provided in Section 1169.04 (b), any accessory building if not located in the rear yard shall be an integral part of, or connected with, the principal building to which it is accessory; and shall be so placed as to meet all yard and court requirements for a principal building of the the same height and other dimensions as such accessory building. (Ord. 74-8. Passed 10-3-74.)



ACCESSORY(Sheds, etc)

VILLAGE OF ENON

ZONING PERMIT APPLICATION

No. _____

Owner: _____ Address: _____

Zoned: Residential ☐ Business ☐ Type of Building: _____

Home Phone (_____) _____ Cell Phone (_____) _____

Nature of Work Repair ☐ Remodel ☐ Construct ☐ Other ☐

Which applies to your residence _____ Septic _____ Sewer

Is your property located on a corner lot _____ Yes _____ No

Pouring Concrete? _____ Yes _____ No

Describe (Please include measurements) _____

PLEASE SUBMIT DRAWING (including plot plan)

Name of Contractor: _____ Est Cost \$ _____

Contractor's Phone Number (_____) _____

Date Commenced _____ Anticipated Completion Date _____

APPROVED: _____ Date: _____ DENIED: _____ Date: _____

REASON FOR DENIAL: _____

To be completed by Village of Enon Employee

OFFICE CLERK _____

Date turned in: _____

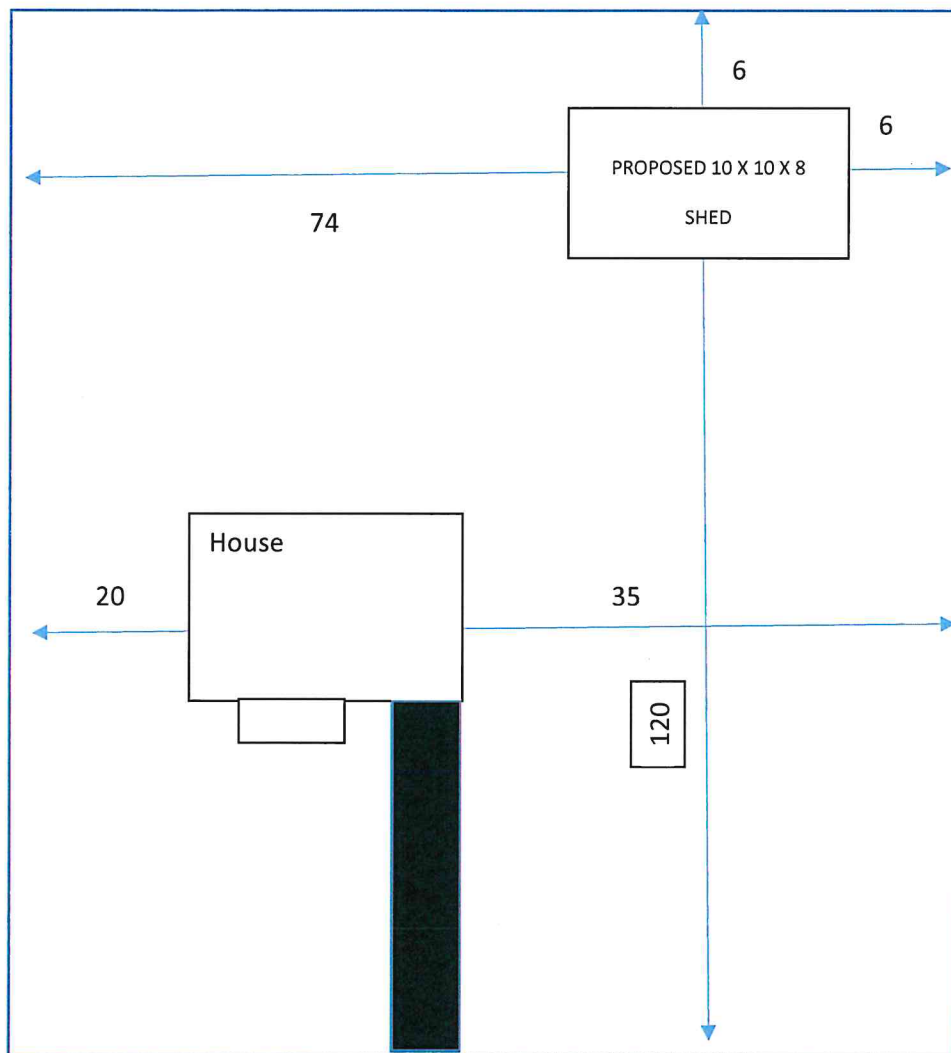
Amount Due \$ _____

Date Paid: _____

Receipt Number _____

Amount Paid: _____ Paid by:Cash ☐ Check # (_____) ☐ Credit Card _____

EXAMPLE OF A SITE APPROVAL FOR AN ACCESSORY BUILDING



DRAW THE SHAPE OF YOUR LOT (ADD THE DIMENSIONS)

LOCATION OF ALL EXISTING STRUCTURES AND TOTAL SQUARE FEET

SET BACKS FROM ALL PROPERTY LINES OF EXISTING STRUCTURES

LOCATION & DIMENSIONS OF PROPOSED CONSTRUCTION (Length, Width & Height)

SET BACKS FROM ALL PROPERTY LINES OF PROPOSED CONSTRUCTION