

Accessory Structures

The Miami County Zoning Resolution allows property owners to construct 2 additional structures on their property. Our department refers to these additional structures as accessory structures, and will require a permit based on a few criteria.

Accessory Structures include:

- Pole Barns
- Workshops
- Garages
- Sheds

What do I need for a permit?

Size: The maximum size of your build is dictated by the acreage of your property.

Section 7.10 (to the right) of the Miami County Zoning Resolution shows the maximum square footage and minimum setback for specific acreage.

If your parcel exceeds 10 acres then you are not subjected to a maximum square footage or number of buildings.

The structure must be at least 10 feet away from the main dwelling and other accessory structures.

7.10 MAXIMUM GROSS FLOOR AREA FOR ACCESSORY BUILDINGS

	<u>Acreage</u>	<u># of accessory buildings permitted</u>	<u>Max sq. ft. for accessory on lot</u>	<u>Setback</u>
1.	.183-.275	2	672 sq. ft.	5'
2.	.276-.716	2	900 sq. ft.	5'
3.	.717-1.5	2	1200 sq. ft.	5'
4.	1.5-3.0	2	1600 sq. ft.	5'
5.	3.001-4.99	2	2000 sq. ft.	10'
6.	5.0-10	2	2600 sq. ft.	10'
7.	10+	-	-	10'

All accessory buildings 200 square feet or less shall not require a zoning permit but shall be included when figuring the total square footage requirements for a lot.

Any lot under 10 acres shall have no more than 2 accessory buildings.

Each accessory building shall be located no closer than 10 feet from another such accessory building.

No accessory building shall exceed the height of the main dwelling.

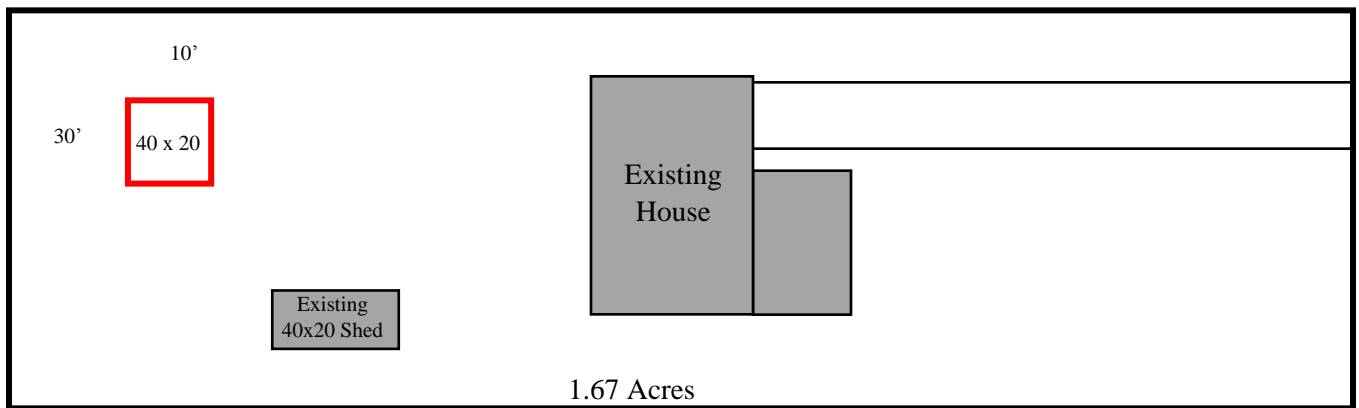
No truck trailer bodies or cargo containers shall be considered as an accessory structure or permanent storage building.

Miami County Planning and Zoning Guides

Site Plan: In order to receive a permit from our department you will need to provide a site plan. The plan itself should include:

- The location of the new structure
- The setbacks from the property lines
- Any other accessory structures and their square footage
 - This does include existing sheds of 200 square feet or less
 - Existing accessory building square footage will feed into the overall total

The site plan itself does not need to be professionally drawn. You can use a google maps image or, preferably, an aerial image from the auditor's website. The location can be noted with a box or square showing the location you are planning on building your structure.



Later Additions

Additions, such as a lean to or a porch, with a roof will add onto that structures floor area. Meaning that it can possibly push the structure over the maximum amount and may need a variance.

What happens if I want to go over the maximum amount?

If you wish to go over the required maximum square footage then you would need to apply for a zoning variance. The process itself requires a separate application and approval during a public meeting of the Board of Zoning Appeals. There is a \$225 application fee to initiate this process and your attendance is required at the public meeting.

If you think your project may require a variance, the process should be discussed as soon as possible with a staff member to determine application requirements, project timeline, etc.