



**CITY OF MASSILLON BUILDING DEPARTMENT**  
**MUNICIPAL GOVERNMENT CENTER**  
**ONE JAMES DUNCAN PLAZA, MASSILLON, OH 44646**  
**PHONE: (330) 830-1724 \* FAX: (330) 830-1782**

**RESIDENTIAL ACCESSORY BUILDING HANDOUT**

- (a) To obtain a permit to erect an accessory building, please review the attached paperwork regarding the size and placement of accessory buildings.
- (b) Submit a completed Building Permit Application (highlighted sections only).
- (c) Submit a plot plan showing where you would like to place the accessory building on the lot. The plot plan must show how far off the property lines the accessory building will be, and also how far away from the house it will be.
- (d) If you have a picture of the accessory building, please submit that also.
- (e) Once we have received all of your paperwork, it will be reviewed by the Building Official. We will call you when the permit is ready to be picked up and tell you what the permit cost will be. This process usually only takes a day or two.

**CHAPTER 1181**  
**ACCESSORY BUILDINGS**

**1181.01 Regulations.**

**CROSS REFERENCES**

Accessory defined - see P.& Z. 1121.02(1)

**1181.01 REGULATIONS.**

Accessory buildings, except as otherwise permitted in the Zoning Ordinance shall be subject to the following regulations:

- (a) Where the accessory building is structurally attached to a main building, it shall be subject to and must conform to all regulations of the Zoning Ordinance applicable to main building.
- (b) Accessory buildings shall not be erected in any required yard, except a rear yard.
- (c) An accessory building shall not occupy more than twenty-five percent (25%) of a required rear yard, plus forty percent (40%) of any nonrequired rear yard, provided that in no instance shall the accessory building exceed the ground floor area of the main building.
- (d) No detached accessory building shall be located closer than ten feet to any main building nor shall it be located closer than three feet to any side or rear lot line.

In those instances where the rear lot line is coterminous with an alley right of way the accessory building shall not be closer than one foot to such rear lot line. In no instance shall an accessory building be located within a dedicated easement right of way.

- (e) No detached accessory building in R-1 through R-3, RT, RM-1, RM-2, O-1, O-2, B-1 and P-1 Districts shall exceed one story or fourteen feet in height.

Accessory buildings in all other districts may be constructed to equal the permitted maximum height of structures in such districts, subject to Board of Zoning Appeals review and approval if the building exceeds one story or fourteen feet in height.

(f) When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, such building shall not project beyond the front yard setback required on the lot in rear of such corner lot. In no instance shall an accessory building be located nearer than ten feet to a street right-of-way line.

(Ord. 82-1970. Passed 11-2-70.)

(g) When an accessory building in any Business or Office District is intended for other than the storage of private motor vehicles, the accessory building shall be subject to the approval of the Board of Zoning Appeals.

(Ord. 108-2003. Passed 10-6-03.)

(h) An accessory building in any Residential District for other than the storage of private motor vehicles is permitted subject to the following specifications:

LOT SIZE SQ. FT.	MAX. SHED SIZE SQ. FT.	MAX. DIM. ANY SIDE	APPROX. MAX. SHED SIZE
Up to 4000	120	12	10' x 12'
4001-7800	192	16	12' x 16'
7801-9600	252	18	14' x 18'
9601-12000	280	20	14' x 20'

Lots over 12,001 sq. ft. an additional 1% increase (10 sq. ft.). For every 1,000 sq. ft. of lot area in excess of 12,000 not to exceed ground floor square footage of primary structure including porches. This shall not include up to 1' - 0" overhang and porches. An accessory building used exclusively for the storage of motor vehicles shall not contain more ground floor area than the main structure and shall be as defined under 1121.02(30) "Garage, private" of the Massillon City Ordinance. Not more than one accessory building for other than the storage of private motor vehicles is permitted per residential lot.

(1) Permit fees.

A. 0 to 200 Sq. Ft. \$50.00

B. 201 to ? \$50.00 plus Building permit fees

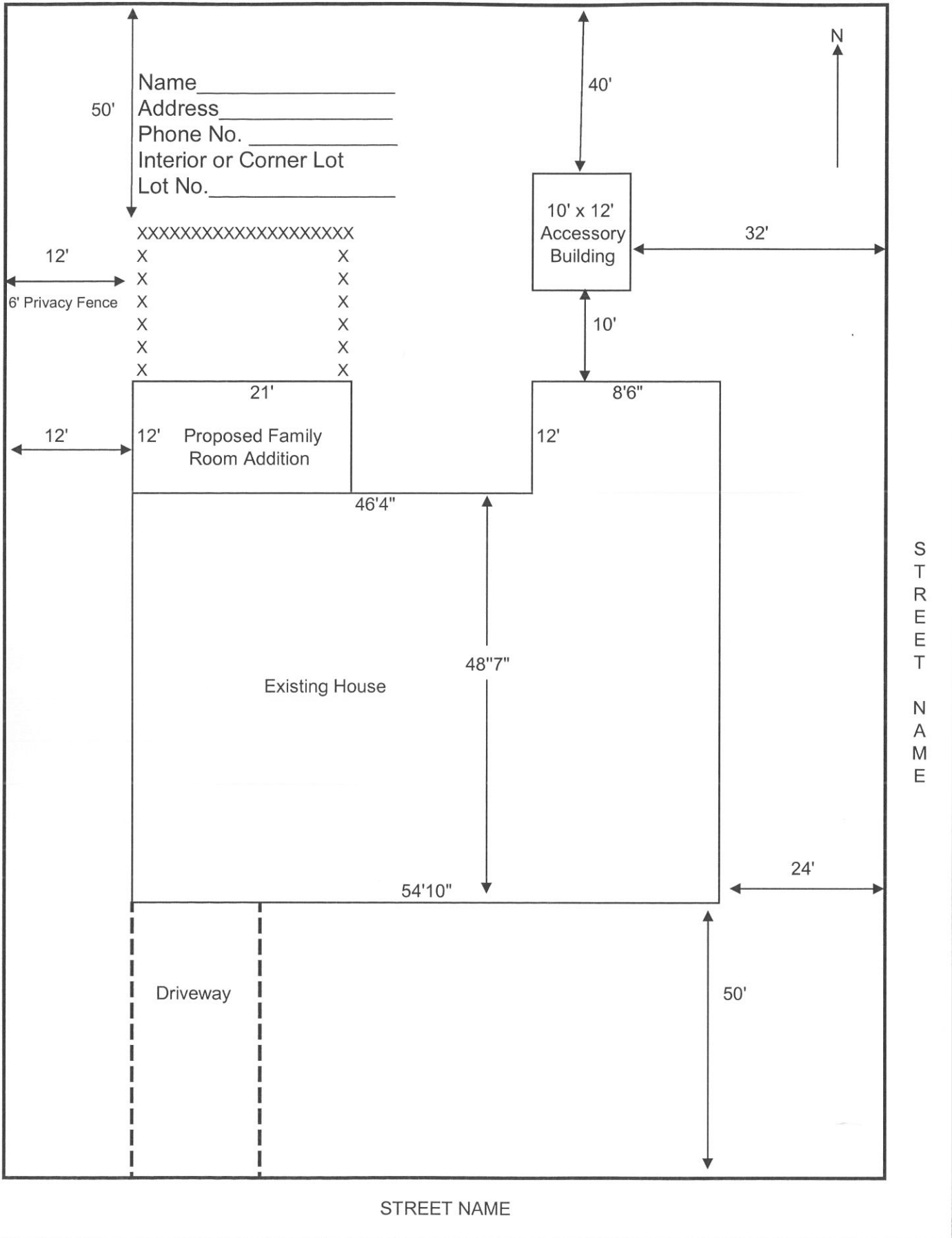
(i) The parking of a mobile home for periods exceeding twenty-four hours on lands not approved for mobile home parks shall be expressly prohibited, except that the Building Official may extend temporary permits allowing the parking of a mobile home in a rear yard on private property, not to exceed a period of two weeks. All mobile homes parked or stored, shall not be connected to sanitary facilities and shall not be occupied. (Ord. 87-2010. Passed 8-16-10.)

(j) All mobile home or camping trailers owned by residents of the City and stored on their individual lots shall be stored only within the confines of the rear yard and shall further respect the requirements of this chapter applicable to Accessory Buildings, insofar as distances from principal structures, lot lines, and easements are concerned. All mobile homes parked or stored, shall not be connected to sanitary facilities and shall not be occupied.

(k) There shall be an existing primary structure on the property before the placement of any accessory structure.

(Ord. 108-2003. Passed 10-6-03.)

# SAMPLE PLOT PLAN



CITY OF MASSILLON, OHIO  
Department of Public Safety—Building Division

FEE \$ \_\_\_\_\_

Application for Building Permit

Date \_\_\_\_\_

TO THE INSPECTOR OF BUILDINGS:

Application is hereby made for PERMIT to erect a structure as herein described:

The acceptance of which shall constitute an agreement on Owner's part to abide by all conditions herein contained, and to comply with all Ordinances of the City of Massillon and the laws of the State of Ohio relating to the work to be done hereunder:

Owner _____	Address _____	Phone _____
Elec. Contr. _____	Address _____	Phone _____
Plumb. Contr. _____	Address _____	Phone _____
Heating Contr. _____	Address _____	Phone _____
Gen. Contr. _____	Address _____	Phone _____

LOCATION AND DESCRIPTION OF BUILDING AND PROPERTY

Street and No. _____	Footer _____
_____ Side of Street. Sublot No. _____ Allotment _____	Foundation _____
Lot } _____ ft. front _____ ft. deep on the _____ side being } _____ ft. rear _____ ft. deep on the _____ side	Rough(s) _____
	Additional _____
Number of stories _____ and basement _____ Estimated Cost Complete \$ _____	Penalty _____
Size of Building: Width _____ Depth _____ Total Height _____	Other _____
Type of Construction: <input type="checkbox"/> FRAME <input type="checkbox"/> COMPOSITE <input type="checkbox"/> MILL <input type="checkbox"/> SLOW BURNING <input type="checkbox"/> FIRE PROOF	Base _____
Sq. ft. of contents _____ How is building to be occupied? _____ CLASS OF BUILDING _____	\$0-\$100,000, \$.50/100 _____
Is Street Curb in to establish grade in front of building? _____ Bldg. grade necessary _____	Over \$100,000 \$1.00/1000 _____
	Subtotal _____
	1 or 3% BBS _____
	Total _____

Remarks \_\_\_\_\_

Signature of Applicant \_\_\_\_\_

The applicant, agent, owner of this building and the undersigned... (1) Agrees to conform to applicable laws of the City of Massillon and State of Ohio. (2) Responsible to verify that the job location is within the city limits. (3) No refund will be issued. (4) The address is correct. (5) Responsible for making arrangements for all inspections. (6) General contractor shall notify all utility companies involved in the site no more than ten days and no less than 48 hours in advance of excavation. (ORC 3781.28)

Building Permit

YOU ARE HEREBY GRANTED PERMISSION to: ☐ Repair ☐ Raze ☐ Remodel ☐ Erect

a structure at \_\_\_\_\_

in the City of Massillon, Ohio, in accordance with your application on file in this Department, said structure to be completed by \_\_\_\_\_. Until that time you have permission to occupy one-third of the street in front of said lots. If the sidewalk is obstructed, a temporary sidewalk, four feet in width at least, as high as the curb line, must be constructed around the obstruction and the side towards the street to be tightly boarded up to 3 feet in height above the walk, but at all times, you are to comply with all ordinances of the City of Massillon and the laws of State of Ohio relative to the construction and erecting of buildings.

AND IN ADDITION THERETO, the recipient of this permit shall indemnify and save harmless the City of Massillon or any private individual or corporation that may be damaged through erection of the structure.

\_\_\_\_\_, Building Official