

**CITY OF CUYAHOGA FALLS, OHIO
DIVISION OF PLANNING AND ZONING**

**BRIEF OUTLINE OF ZONING CODE REQUIREMENTS
FOR
DETACHED GARAGES AND OTHER ACCESSORY BUILDINGS
IN RESIDENTIAL DISTRICTS**

A building permit application for a detached garage or other accessory building requires prior approval of its location and design by the Division of Planning and Zoning of the City of Cuyahoga Falls, located on the third floor of the Municipal Building. Generally, detached garages or accessory buildings (storage sheds, gazebos, mini-barns, play houses, dog houses) are permitted in most residential districts subject to the following requirement: (C.O. 1132.01; Table 1132-2; C.O. 1142.02C; ORD. 62-2009):

- Most city properties are limited to a total of two (2) detached accessory structures on one lot.
- Combined floor area of all accessory buildings cannot exceed 10% of the total lot area, and this size may be exceeded depending on zoning classification. For instance, standard lots of 6,000 SF may have up to 750 SF of accessory buildings, suburban lots 1/4 acre or more, 1,000 SF.
- Walls shall be wood, stone, brick, plastic, or vinyl siding similar to that of the house. Metal is not permitted on structures larger than 80 square feet.
- Maximum height allowed is 15 feet with a roof pitch no more than 25% greater than the house.
- Minimum distance of 6 feet from the rear of the house without fireproofing, or attached with a breezeway and fireproofed.
- Rear yard location minimum setbacks are : 5 feet from rear lot line and 3 feet from side lot line on lots under ½ acre; 10 feet or more on lots over 1/2 acre; 15 feet on lots 1.5 acres or more.
- A door height maximum of 9 feet or less.
- Replacement garages shall be for 2 (two) vehicles or 400 square feet minimum unless demonstrated that the lot shape, size, topography or mature trees prevent such size.
- Carports are allowed in multi-family structures only.

Furthermore, in computing the maximum permissible total floor area for new accessory building(s) or garage(s) the floor areas of any existing attached or detached garages and storage sheds is computed into the allowable total.

Entrances of detached garages on corner lots must be at least 20 feet from the street property line or as further stipulated by established building setback requirements. All accessory buildings greater than 280 square feet or garages used for motor vehicle storage must have concrete floors.

A new home with or without a garage must have a paved drive and approach at the time the house is constructed.

Some other extensive regulations for Rural Residential, (R-R) and Large Lot Residential (R-1) in Ward 8 also apply.

Specific and different regulations also apply to attached garages. If you have any further questions regarding this generalized outline, please call the Planning and Zoning Division at 330-971-8135. Thank you.