



CITY OF TOLEDO

Department of Inspection

Division of Building Inspection

One Government Center, Suite 1600 • Toledo, OH 43604 • Phone (419) 245-1220 • Fax (419) 245-1329 •
onestopshop@toledo.oh.gov

Accessory Structures (garages and sheds)

General Requirements:

A Certificate of Zoning Compliance is required for all accessory structures, regardless of size.

1. A Building Permit is required for all accessory structures **over 200 square feet in residential 1-, 2- and 3-dwelling units, and over 120 square feet for all other occupancies.** Two copies of the structural plans and two copies of a site drawing, including property dimensions and measurements and locations of all structures on property, must be submitted when applying for a permit.
2. A maximum of two accessory buildings is allowed per lot.
3. The allowable garage size is determined by the lot size. Four car garages are permitted only on lots exceeding 12,000 square feet. On lots less than 12,000 square feet, one-, two- or three-car garages are permitted.
4. The structure must be located a minimum of 60 feet from the front property line and a minimum of 3 feet from the side and rear property lines. A maximum of 1 foot overhang is permitted into the minimum 3 foot setback.
5. The structure must be located 10 feet from the main building unless windows and doors are not opposite or parallel, in which case a minimum of 5 feet is allowable.
6. The structure can be no taller than 20 feet average mean height and is limited to one story.
7. Structure cannot occupy more than 30% of the rear yard. Total of garage and driveway areas combined cannot occupy more than 50% of rear yard.
8. No business may be conducted from an accessory building in a residential zoning district.
9. The property owner is urged to check for deed restrictions and easements and to identify those on the site plan.

Foundations:

Option A: Reinforced concrete slab on ground with 6 x 6 #10 wire mesh and thickened perimeter edge rib not less than 8" wide and 12" below grade.

Option B: Concrete slab on ground with masonry (block, brick or concrete) foundation not less than 18" below grade. No wire mesh required.

- ½" φ anchor bolts @ 6' maximum on center (Residential Code of Ohio §R403.1.6).
- Buildings greater than 400 square feet, or with an attic storage, must have a full foundation 3'-0" below grade. Attic storage is defined whenever ceiling joists are used rather than rafter ties or pre-engineered trusses.
- Buildings less than 200 sq. ft. must have a minimum 4" thick stone base.

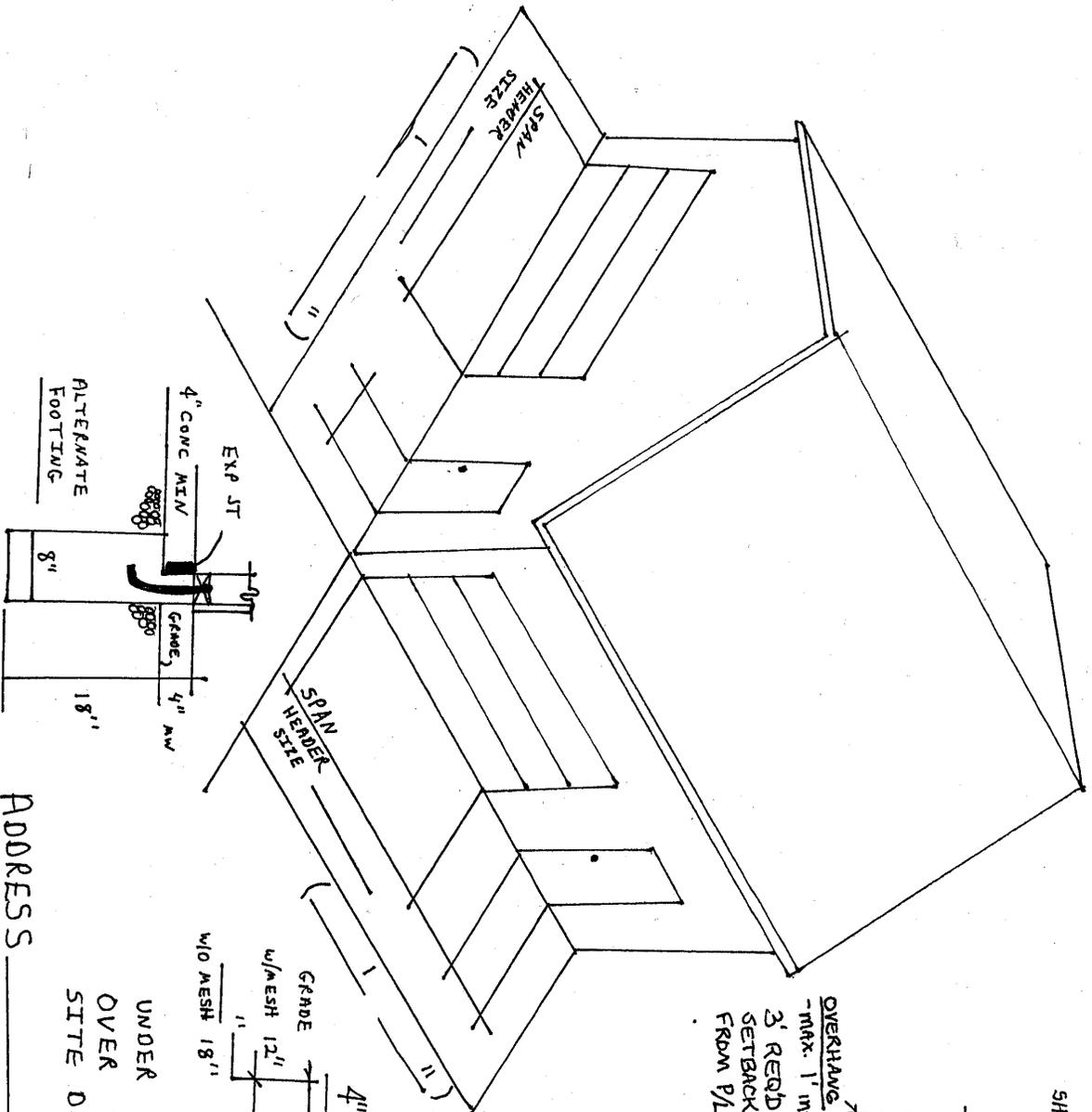
Framing:

1. All framing members in contact with the concrete slab shall be pressure-treated lumber.
2. Exterior wall studs shall be at least 2 x 4 @ 24" on center.
3. Door headers shall conform to the Residential Code of Ohio, Table R502.5(1). For headers in non-bearing walls, a minimum of (2) 2 x 6 is required for a 1-car overhead door or (2) 2 x 12 with ½" plywood spacer for a 2-car overhead door. Headers in bearing walls require a pre-engineered beam.
4. Rafters shall be according to the Residential Code of Ohio Chapter 8. 2 x 6 rafter ties @ 4' on center maximum may be used.
5. Interior walls may be left unfinished when not in conflict with other codes.

Other:

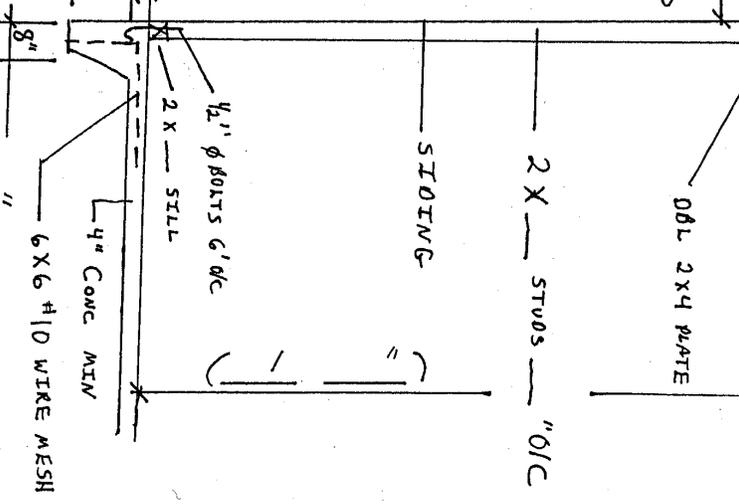
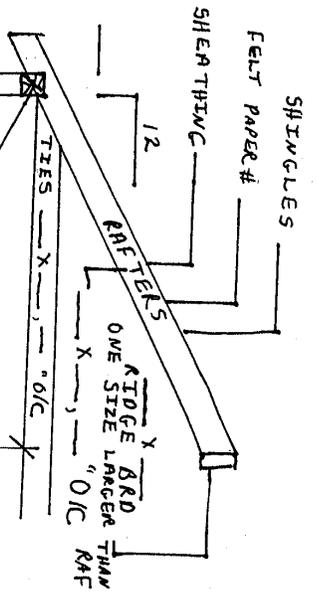
1. A side-hinged door, not less than 2'-6" wide by 6'-8" high, is required in all garages. (Residential Code of Ohio §311.4.2.2)
2. Floor surfaces shall be sloped toward the main vehicle entry door (Residential Code of Ohio §309.3).
3. Driveways constructed of concrete, asphalt or other dust-free material are required to provide access to a garage, carport or unsheltered parking space from a street or place (TMC §1107.1906).

GARAGE PLAN



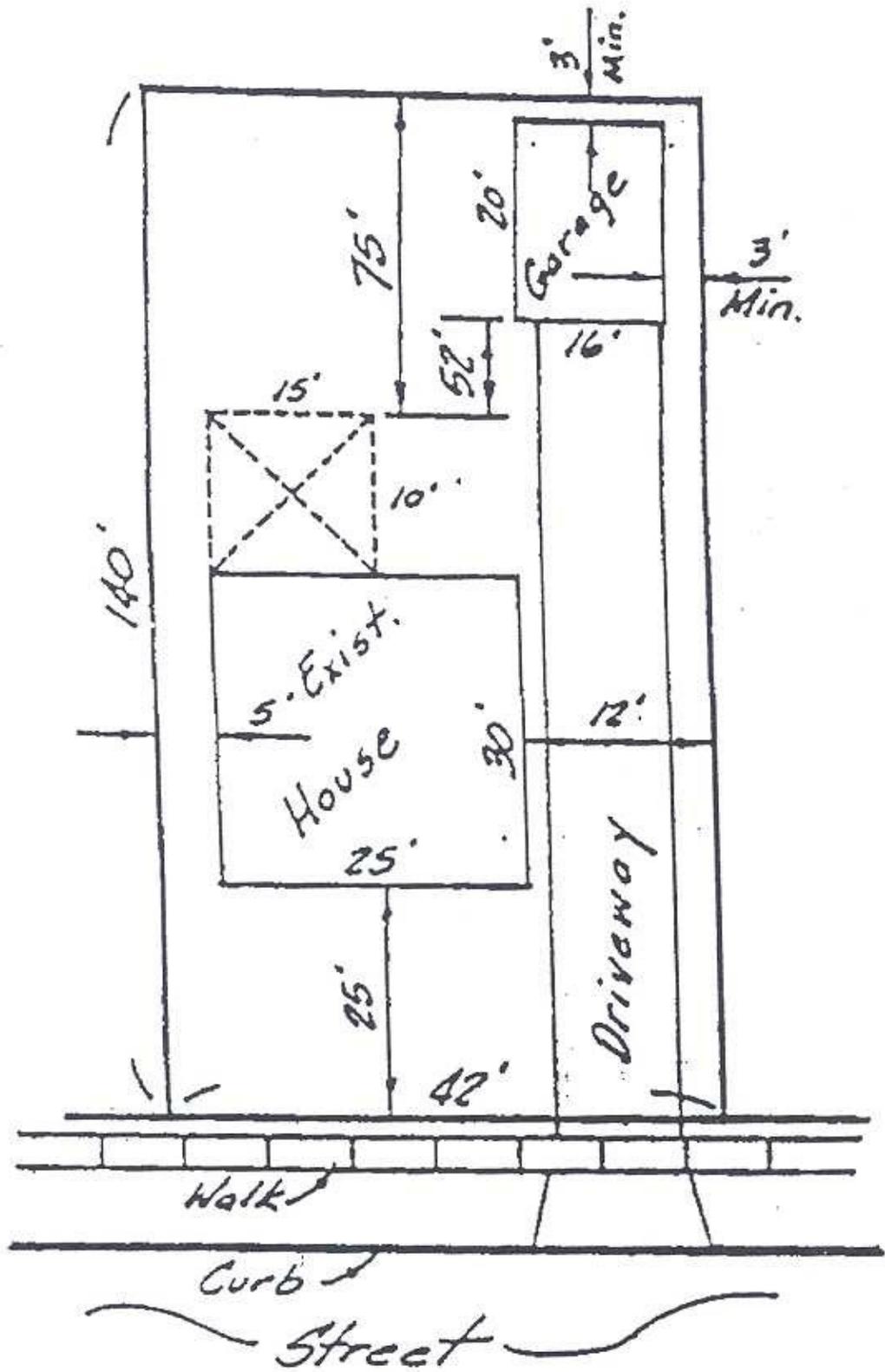
OVERHANG
-MAX. 1' INTO
3' REAR
SETBACK
FRDM P/L

GRADE
w/ MESH 12"
w/10 MESH 18"



UNDER 401 SF - 18" FOOTER ALLOWED
OVER 400 SF - 3' FOUNDATION REQUIRED
SITE DRAWINGS IS ALSO REQUIRED

ADDRESS _____



SITE PLAN SAMPLE