



**Application for a Zoning Permit for a Shed/Outbuilding
Pursuant to Whitehouse Zoning Code**

Property Owner's Name: _____ Phone No.: _____

Address: _____ Email: _____

Contractor Name: _____ (All Contractor's must be registered to perform work in the Village of Whitehouse)

Size of shed: _____ Distance from property line: _____

See reverse side for foundation requirements based on the size of your shed and the Ohio Building Code.

- Please be advised that by obtaining a zoning permit from the Village of Whitehouse, it does not release you from any deed restrictions or requirements to obtain permission from your HOA. It is suggested that you check with your HOA before proceeding with any permits from Whitehouse.
- Sheds smaller than 12 x 12, shall have a minimum setback of five feet from each lot line. Sheds 12 x 12 or larger, shall have a minimum setback of ten feet from each lot line.
- Is plot plan attached showing entire lot, residence, pools, fences, sheds, etc.? You will need to indicate on the plot plan where the shed is proposed to be located. It is possible that plot plans are on file with the Village. Ask for a copy so that you can use it to indicate where the shed will be located.
- Be aware of any utility and/or drainage easements that might be located on your property. Sheds cannot be placed in easements.
- A zoning permit fee of \$25 is due to the Village of Whitehouse when your plans are submitted. A separate building permit fee will be required by the City of Maumee, based on size as outlined on the reverse side of this form.

After submission, it normally takes 2 days for the zoning permit to be approved. You will be contacted when the permit is ready.

6925 Providence Street . PO Box 2476 . Whitehouse, Ohio 43571
Phone 419-877-5383 . Fax 419-877-5635
whitehouseoh.gov

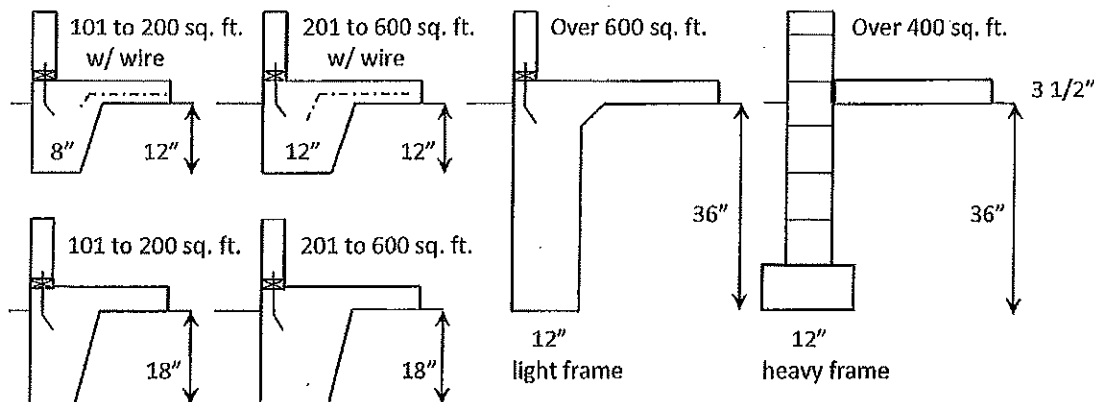
Structure: "Structure" means anything constructed, erected or placed on the land, the use of which requires a more or less permanent location on the land, or attached to something having a permanent location on the land. This includes but not limited to buildings, walls, fences, flag poles, advertising signs and billboards.

Enclosures constructed upon or placed upon a premises occupying less than thirty-six (36) square feet of surface area upon the premises and less than five (5) feet tall, shall not be considered structures and shall not require any permit or administrative approval from the Village of Whitehouse.

Structures constructed or placed upon a premises occupying more than thirty-six (36) square feet of surface area up to and including one hundred (100) square feet of surface area shall be placed or constructed upon a hard surface, e.g., concrete, gravel or upon skids with property anchoring. Said structure shall not require any additional below ground foundation. Said structure shall require a zoning permit from the Village of Whitehouse.

Structures constructed or placed upon a premises occupying one hundred one (101) square feet or greater, require a zoning permit from the Village of Whitehouse and a building permit from the City of Maumee. The Ohio Building Code also requires the following foundation:

- *Prior to the construction of a shed or garage a zoning permit shall be obtained.
- *Footers are required on all accessory buildings larger than 100 sq. ft.
- *Minimum depth for footers (rat wall) is 12" when a 6x6 #10 wire is used to reinforce the slab and footer.
- *The depth for footer (rat wall) will be 18" when no reinforcement is used.
- *1/2" anchor bolts shall be no more than 6 ft. apart and no further than 1 ft. from any corner.
- *Light framed accessory structure larger than 600 sq. ft. will require frost protection or a depth of 36" below grade.
- *All wood-framing members that come in contact with the concrete slab shall be pressure treated lumber.
- *Exterior wall studs shall be a maximum of 24" on center with a double top plate.
- *Interior walls and ceilings maybe left unfinished when not in conflict with other codes.
- *A side hinged door not less than 2 ft. 6 inches by 6 ft. 8 inches is required for all garage.
- *Driveways are to be constructed of concrete, asphalt, or other approved dust free hard surface material.





Shed Permits

This is an overview of what you will need prior to building a shed. Before proceeding with final plans, it is always recommended that you consult with Village employees to ensure all requirements have been addressed.

- Three sets of building plans, plot plans and specs. One copy will be returned to you after approval and one is kept in a permanent file at Village Hall. Plans should include your name, address and phone number.
- Please be advised that by obtaining a zoning permit from the Village of Whitehouse, it does not release you from any deed restrictions or requirements to obtain permission from your HOA. It is suggested that you check with your HOA before proceeding with any permits from Whitehouse.
- Indicate all structures on your plot plan, including house, pool, deck, fence, proposed shed, etc. also show how far from your property lines you intend to place the shed. A shed smaller than 12x12 shall have a minimum set back of 5 feet from each lot line. A shed 12x12 or larger shall have a minimum set back of 10 feet from each lot line.
- Size of shed and construction value. Depending on the size, a foundation may not be necessary. See attached Section 1270.02 (259) for foundation requirements.
- Contractor name, address and phone number. All contractors must be registered with the Village of Whitehouse.

After submission, it normally takes 3 – 4 days for the Chief Building Official to approve the plans. You will be contacted when the permit is ready.

Total fees due when plans are submitted:

Base Fee	=	\$ 50.00	
Plus .10 per square foot	=	\$	
Plus State of Ohio 1% fee	=	\$ _____	
		\$	(payable to City of Maumee)
Zoning Fee	=	\$ 25.00	(payable to the Village of Whitehouse)

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