

CITY OF YOUNGSTOWN ACCESSORY STRUCTURES FAQ

(Last Updated 07/08/2020)



Q: Do I need a permit to add an accessory structure (e.g., decks, sheds, and garages) to my property?

A: The addition of an accessory structure is a residential alteration that requires the property owner to obtain a permit. However, minor repairs and maintenance do not require a permit.

Q: What is the permit application fee?

A: The permit application fee is \$25.00.

Q: How long does the permit process take?

A: The permit process can take 1-3 weeks. Compliance with the permit requirements will expedite the review and approval process.

Q: What else do I need to submit with my permit application?

A: Your permit application must include:

- The completed application;
- A \$25.00 check or money order made payable to the City of Youngstown; and
- A site plan (or drawing) of the proposed accessory structure.

Q: How detailed does the site plan need to be?

A: The drawing should be a to-scale drawing or photograph of your property from a “bird’s eye view” that demonstrates where the proposed accessory structure is being constructed. You can use the template site plan attached to the Residential Accessory Structure Permit Application.

Q: What do I need to know about the accessory structure to complete the application?

A: You should know the dimensions, materials, and the amount of setback you intend to have for the proposed accessory structure.

Q: What is a “setback”?

A: A setback is the minimum distance which a building or other structure must be set back from the neighboring properties and/or the street.

Q: How do I determine the setback needed for my accessory structure?

A: The setback is determined by how your property is zoned:

RS -20 (Single Family)	<u>Front (from Right of Way Line):</u> 60 feet or 35% of depth of lot, whichever is less <u>Side/Rear Yard:</u> 15 feet or 10% of lot width, whichever is less
RS-12 (Single Family)	<u>Front (from Right of Way Line):</u> 60 feet or 30% of depth of lot, whichever is less <u>Side/Rear Yard:</u> 10 feet or 10% of lot width, whichever is less
RS-7.2 (Single Family)	<u>Front (from Right of Way Line):</u> 35 feet <u>Side/Rear Yard:</u> 10 feet or 10% of lot width, whichever is less
RT-5.5 (One and Two Family)	<u>Front (from Right of Way Line):</u> 35 feet <u>Side/Rear Yard:</u> 10 feet or 10% of lot width, whichever is less
RS-3.0 (Single Family Small Lot)	<u>Front (from Right of Way Line):</u> 20 feet <u>Side/Rear Yard:</u> 5 feet

Q: Who is responsible for the property lines?

A: Please note that you are responsible for knowing your property's boundaries. You are encouraged to hire a surveyor if you are not sure of where your property lines are located.

Q: How big can the accessory structure be?

A: The total area occupied by accessory buildings shall not exceed 35 percent of the gross floor area of the principal structure or 770 square feet, plus one shed, not to exceed 120 square feet. In other words, you can have multiple accessory structures, but the total square footage of all accessory structures cannot exceed 890 feet.

Q: How tall can the accessory structure be?

A: The accessory structure's walls cannot exceed 12 feet in height, and the accessory structure's highest point (i.e., the pitch of its roof) cannot exceed 18 feet.

Q: Where can I put the accessory structure?

A: The accessory structure must be in the rear yard unless it is an integral part of the principal building to which it is an accessory.

Q: What if my accessory structure differs from any of the above requirements?

A: You can apply for a variance if your proposed fence does not meet the above-described requirements. A hearing will then be held to determine whether such a variance should be granted. Please call the Zoning Department to obtain the form to apply for this variance.

Q: Do I also need a permit from Mahoning County's Building Department?

A: Please be advised that you may need to call the Mahoning County Building Dept. 330-270-2894 to pull building permits after the zoning permit is obtained. Furthermore, **you or your contractor should call 811 before construction begins.**