

AGENDA

November 5, 2018

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of October 1, 2018

Board of Zoning Appeals Cases

CASE NO. 2018-34

Residents Kevin and Genevieve Bishop, property owners of 7720 Creekwood Lane, are seeking a variance from Village Code Section 154.14. The variance would allow for the construction of two 6' high wooden gates and an 8' high deer fence surrounding the rear yard.

Planning Commission - Accessory Structure Regulations

A discussion of proposed changes to the Village Zoning Code relating to accessory structures, including but not limited to structures with over 200 square feet of floor space that are covered or have a roof such that they are not open to the sky, such as large sheds or garages, and other detached covered structures.

Citizen to Speak: James Blust, 8455 Lynnehaven Drive

New Business

Adjournment

MINUTES OF THE REGULAR MEETING OF THE AMBERLEY VILLAGE
BOARD OF ZONING APPEALS/PLANNING COMMISSION
HELD AT THE AMBERLEY VILLAGE MUNICIPAL BUILDING
MONDAY, OCTOBER 1, 2018

Chairperson Richard Bardach called to order a regular meeting of the Amberley Village Board of Zoning Appeals/Planning Commission held at the Amberley Village Municipal Building on Monday, October 1, 2018 at 7:00 P.M.

Roll was called: PRESENT: Richard Bardach, Chairperson
 Rick Lauer
 Susan Rissover
 Scott Rubenstein
 Scott Wolf

ALSO PRESENT: Kevin Frank, Esq., Solicitor
 Scot Lahrmer, Village Manager
 Nicole Browder, Clerk
 Wes Brown, Zoning & Project Administrator

Chair Bardach welcomed everyone to the meeting and led them through the pledge of allegiance.

Chair Bardach asked if there were any additional corrections to the minutes of the September 17, 2018 meeting minutes. There being none, the minutes were accepted as submitted.

Case No. 2032

Chair Bardach introduced the application from James and Annette Blust, property owners at 8455 Lynnehaven Drive, who are seeking a variance from Village Code Section 154.12 (C).

Wes Brown, Zoning & Project Administrator for the Village, provided the staff report for the application. He informed the Board that the variance would allow for an accessory structure to be constructed in the rear yard with the principal access facing the street.

Mr. Brown stated the plans submitted are for the construction of a 32'x36'x16' steel pole barn in the rear yard of the Blust's residence with the principal access facing east toward the street. He noted the property is located in Residence B.

Mr. Brown shared the applicant's stated purpose for the pole barn is to store equipment and a vehicle for their real estate investment business. Village Code section 159.171 states that equipment for a properly licensed trade or business must be stored behind the structure in an enclosed outbuilding or accessory structure.

Mr. Brown stated the proposed pole barn meets the minimum setback requirements of 12' from the side property line (north) and 12' from the rear property line (west) and the maximum square footage requirements.

Mr. Brown shared that during a phone conversation with Mr. Blust, the applicant explained the pole barn would be two-toned in color on the front and both sides, vertical steel siding with no windows, two garage doors on the front (facing the street), one door sized at 14'x14' and the

second door sized at 9'x10'. There would also be a single walk-through door on the right side near the front corner.

Mr. Brown explained the proposed structure does require a variance from zoning code section 154.12 (C) to allow the principal access to face east toward Lynnehaven Drive.

Mr. Brown read from the applicant's letter that the pole barn will be mostly behind the house except for approximately 4' to 5' which would be visible from the street. Additionally, if the pole barn were situated in another direction, it would be costlier and cause the removal of trees, take up a majority of the yard, and increase the cost to extend the driveway.

Mr. Brown stated that according to the Village Code, the structure would be permitted if not for the east facing doors, therefore a variance is required for the structure to be built as proposed.

Chair Bardach invited the applicant, James Blust, to address the Board. Mr. Blust stated that he felt everything was covered well and noted he runs two businesses for which the pole barn will store related equipment.

Ms. Rissover asked if there were photos of the proposed pole barn. Mr. Brown shared photos that he located online to provide a representation of a pole barn, similar to what has been proposed. It was noted that photos were not submitted as part of the application.

Ms. Rissover expressed her concern for clarity on the height of the structure. The application notes the height at 16' and she felt with the bay doors being 14' that a height of 16' may not be accurate and would result in a height above 16 feet. She then asked for the maximum size allowed by code.

Mr. Brown stated that the height maximum can be up to 35 feet, and the square footage can go up to 1,500 square feet (1,000 square feet for parking and 500 square feet for storage).

Applicable portions of the Village Code Section 154.12 were read for reference:

154.12 ACCESSORY STRUCTURES

(C) Accessory buildings may be built in a required rear yard not nearer to a rear or side lot than the side yard requirement for such lot. Principal access may not face any street, road, or highway.

(D) Accessory structures shall not cover a total of more than 30% of a required rear yard without prior approval of the Board of Zoning Appeals.

154.25 USE REGULATIONS

(2) Accessory buildings and uses customarily incidental to single-family occupancy. No accessory building or garage shall be constructed in such manner that its principal access faces any street, road or highway. Except as hereinafter provided for garages, no accessory building shall have floor space in it greater than 1,000 square feet or 25% of the floor space of the principal residence located on the property where the accessory building is located, whichever is less.

(3) Unless upon application the Planning Commission has authorized a larger space:

(a) No structures or buildings, whether an accessory to or part of or attached to a dwelling, containing bays or areas designed or used for storage of

automobiles, other motor driven vehicles or trailers, shall be constructed singly or in combination so as to contain more than 1,000 square feet of floor space or floor space to accommodate more than four automobiles, other motor driven vehicles or trailers, whichever is less.

(b) No automobiles, other motor driven vehicles or trailers shall be parked or stored in such structures or buildings unless owned and used by the occupants of the dwelling to which the structure or building is accessory or is a part of or attached.

(c) The above restriction shall not include or be applicable to any area intended for the storage of lawn equipment provided the floor space of such area is no greater than 500 square feet.

Chair Bardach asked what type of greenery existed between the homes. Mr. Blust explained there were some trees and the split rail fence is no longer there. He added that he will be selecting a two-toned color to make it look nice. He stated that neighbor's property behind him is wooded and his nextdoor neighbors did not have a problem with it.

Chair Bardach asked if there were any members of the audience present to speak on the application.

Beth Hammergren, 8435 Lynnehaven Drive, expressed that she was not in agreement with the construction of the pole barn and noted the following concerns:

Size: She noted the square footage will be 1,152 square feet and she did not understand why it had to be so large. She asked if business will be run from the structure or what is the intended use.

Location: She stated the applicant did not accurately plot the location of the pole barn on the photographs. She is concerned that there may be other discrepancies in the plans. She noted the 3-4 feet of the front garage door will be visible.

Direction: She asked what type of drainage plan is in place for the additional water running off of the structure, noting the drainage already runs toward her property. She asked if downspouts were being installed and where those would be directed.

Trees and aesthetics: She stated she was told by Mr. Blust that they are not tree people. She stated several trees have been removed from the Blust property and there are plans to remove more. She stated that he has also informed her that there are plans to add a sunroom to the home. She commented that the large white pole barn does not fit the neighborhood and the tree removal that has occurred is detrimental to her property.

Ms. Hammergren stated to the Board that if the building is approved she cannot ask for trees to be planted to screen the pole barn since they are not tree people and stated she would be asking for a variance to install a privacy fence.

Mr. Wolf asked staff if there were any concerns related to the square footage. Mr. Brown stated there was not and there is a section that provides exceptions for garages to exceed 1,000 square feet, up to 1,500 square feet including storage.

Mr. Rubenstein asked if the applicant could put the structure in the backyard without a variance if the doors were not facing the street. Mr. Brown confirmed that, yes, the applicant could do so without a variance in that scenario.

Vern Wright, 3580 Sorrento, commented that he is the second property south of the Blust property. He stated his concern was aesthetics. In his opinion, the proposed pole barn was an industrial building constructed of metal or tin that will be 16 feet high and larger and taller than any home in the neighborhood. He interpreted the code as stating that residents can build large sheds not exceeding 1,000 square feet. He was also concerned with the number of trees and bushes removed from the Blust property. He stated that his property will be a direct view of the pole barn, and it will be an industrial looking building. He commented he did not feel this was the intent of the community and he moved here five years ago because of the nice landscape and well-kept yards. He stated he was also concerned about his property values.

Steve Slenn, 3560 Sorrento, shared a copy of a certified survey of his property with the Board. He stated his property spans 5-6 homes along Lynnhaven and he has complete privacy. Photos of Mr. Slenn's view of the Blust property was shared on the smartboard screen where his tree line and greenery could be observed. Mr. Slenn stated he is not concerned with it other than the five months of the year when he will not have green screening. He commented that he spent a considerable amount of money in the 90s to build his home and he does not want to see the pole barn. He stated that he would want to build a privacy fence if he has to see it. He also stated that he does not want to prevent anyone from doing what they want, but he does not want to look at it.

Mr. Wolf asked Mr. Slenn if he believed the pole barn would impact his property value and Mr. Slenn stated he felt that it would. Mr. Slenn emphasized that every has a shed, but this is different and belongs on a farm. Mr. Slenn stated that small landscaping that could screen it will not grow in for 5-8 years. He stated that only quick solution would be a privacy fence and that is what he would ask to install if the pole barn is approved.

Mr. Brown then displayed photos on the smartboard screen of the Wright's property views toward the Blust's property.

Chair Bardach invited the applicant back to address the Board. Mr. Blust stated that as property owners they keep to themselves and do not pay a lot of attention to neighbors. He stated that the issue is not whether or not he will build it, but a matter of the doors facing the street. He commented that just because there's been a rule in place for a long time and he wants to do something different doesn't mean it shouldn't be done. He stated that he felt the new construction would increase his property value.

Ms. Rissover stated that as a professional in real estate she would not agree that this would boost the property's value.

Chair Bardach asked if the Village received any communications regarding this application. Mr. Lahrmer stated that he did receive correspondence from Shirlene Wright, 3580 Sorrento Drive. He read the following email from Ms. Wright into the record:

Regarding the variance request for 8455 Lynnehaven Drive. We are residents of 3580 Sorrento Drive, second property south of 8455 Lynnehaven Drive. We have a corner lots with virtually no back yard, with a clear view from our living

space to where the 36x32x16 (1,152 square foot) rural style metal barn is to be erected. Per the Amberley Village website, an outdoor shed is considered an accessory structure in the Amberley Village Zoning Code. These buildings are highly regulated in the interest of preserving the aesthetic beauty of our neighborhoods. You can build a large shed, but it cannot cover more than 30 percent of the area of your required rear yard and cannot exceed 1,000 square feet. Taking into consideration our view from our kitchen and family room would have been thoughtful of the Blusts. Maybe they would be kind enough to plant a row of large evergreens to hide their metal shed. We are extremely disappointed and are shocked that Amberley Village does not have a restriction on such a structure.

Mr. Lauer commented that he drove by the property and noticed across the street there was another accessory structure—a shed or guesthouse. He stated it was very attractive, the doors did face the street, however, it is more in keeping with the neighborhood. He stated that he did not think the application was accurate in regarding the structure height, specifically the peak. He stated it is likely 20 feet high and may be higher than the house. He stated he does not think it is appropriate for the neighborhood. He added that there has been no demonstration of anything particular about the property to justify the variance. He commented he is also taking into consideration the concerns of the other residents and has not heard anything unique that would make this property different.

Ms. Rissover stated that she did notice two other structures with forward facing doors which were sheds. She stated it appeared the sheds had been there for many years, and she did not feel there was a precedent on Lynnehaven. She added that what was there is in keeping with the neighborhood.

Chair Bardach stated this is not a precedent he was willing to support and that he was opposed for the previously expressed reasons as well.

Mr. Rubenstein stated that the fact remains that the applicant could build it without a variance and for purposes of control we could have a variance with conditions added.

Mr. Wolf stated there is nothing that can be added that will screen residents from the structure. He stated he would not grant it, noting there is no way to screen it from the street due to the size. He stated he did not think there was enough detail presented and that is important when asking to do something. He stated that the plans may not be accurate on the height.

Mr. Blust stated that he has provided the Board what the company provided him to construct the pole barn. Mr. Wolf expressed that there is not enough information and a diagram would be better.

Mr. Lauer moved to approve the variance, seconded by Ms. Rissover. All were opposed. The motion failed.

Case No. 2033

Chair Bardach introduced the application from Cynthia Phurrough, property owner at 3170 South Whitetree Circle, who is seeking a variance from Village Code Section 158.15 (A).

Wes Brown, Zoning & Project Administrator for the Village, provided the staff report for the application. He informed the Board that the variance would allow for the recently installed solar panels to remain on the front roof plane of the house.

Mr. Brown utilized the smartboard screen to display photos of the home's front roof plane before and after the installation of the solar panels. Related electrical components on the ground were also pointed out but blocked by a tree on these particular photos.

Mr. Brown stated that Ms. Phurrough has recently contracted with American Dream Solar (ADS) to install a solar energy system (SES) for her home. The SES has been installed on the front roof plane of the house without a zoning permit.

He shared that the representative from American Dream Solar stated in their letter to the board, that they were not aware that local zoning approval was required. The letter also states that in most situations, the solar panels are added to the rooftop and are not considered to be altering of the structure of the home or adding a new structure, therefore local approval was not required.

ADS has stated that with every solar panel design a thorough shade analysis of the roof is performed, to indicate the best placement of the system, in terms of sun exposure.

The shade analysis has shown that the front or the southern face of Ms. Phurrough's house is the best location for the solar panels. The letter submitted by ADS states that the south-facing roof is the only location that makes sense not only for the sun exposure but for fitting the number of panels needed to eliminate their electric bill. The location of the electric meter is another determining factor in choosing the best location for the panels.

Mr. Brown stated that Village Code Section 158.15 states that roof-mounted solar energy systems shall not be located in a front yard or on the front roof plane, therefore a variance is required for the system to remain as installed.

Chair Bardach invited applicant Cynthia Phurrough to address the Board. Ms. Phurrough introduced herself and the solar panel contractor, Tony Ranieri with American Dream, 807 Nordike, Cincinnati, Ohio. Ms. Phurrough explained that the renderings were shown to her with the best place to install the solar system. She also apologized for not obtaining a permit. She referred to Mr. Ranieri for questions about the installation.

Mr. Wolf asked why the front side is chosen. Mr. Ranieri explained that a software product called Aurora examines the best possible location and there would not be a way to put the project in a different place. He apologized for not obtaining a permit. He stated he was not aware of a permit requirement other than Hamilton County which was pulled for the electric. He apologized that American Dream did not discover that in advance. He stated from a functioning standpoint, project sunroof provided the analysis for the property if that is of interest (shared with the Board).

Mr. Wolf commented that there have been a lot of advancements on how solar installations look over the years. He stated that this installation does have a nice appearance.

Mr. Ranieri shared additional information about trends in solar installations, including that in California it is required that new roof installs include the electrical setup needed should solar be added later. He stated that he operates in the Ohio, Kentucky and Indiana areas.

Mr. Rubenstein expressed that with business in all of the different municipalities, why wouldn't American Dream check in advance of a project for zoning permits.

Mr. Ranieri stated that they do the best they can and try to follow the rules as best they can.

Ms. Rissover stated that it is a simple call in Amberley Village to find out if a permit is required or not. She recalled the Board reviewing several municipalities solar panel regulations prior to the Village passing their code and expressed that most municipalities had solar panel regulations.

Mr. Ranieri apologized again for the misstep.

Chair Bardach invited anyone present to speak on the application.

David Woodside, 3185 N. Whitetree Circle, spoke in support of the solar panels.

Ms. Geary, 3165 N. Whitetree Circle, spoke in support of the solar panels. She stated that she thinks it is wonderful to move forward with alternative energy and hopes Amberley modernizes its ordinances.

Mr. Doering, 2600 Willowbrook, commented that 20 states control solar panels through ordinances. He also stated that the business owner should be responsible for checking the local ordinances.

Chair Bardach asked if there were any other communications regarding this application.

Mr. Lahrmer stated he received a photo via email from Barb Levy, 3125 N. Whitetree Circle where she was able to see the electrical meter and wires for the solar installation. Ms. Levy lives across the street.

Mr. Lauer stated that in his view, this is unlike the case previously heard. He stated there is a hardship if you're going to make use of the solar panels because they need to face south. He stated he felt the ordinance was probably not as necessary as it once was. He noted that he did drive by and look at the panels and felt it blended in with the roof. He stated that if the Village is going to encourage solar installations then we should.

Ms. Phurrough offered to landscape the electrical boxes to help with the neighbor views.

Ms. Rissover recalled another solar panel installation on Twigwood and that it was a two-story home and was not visible from the street. She applauded the applicant for moving toward solar energy. She stated that there may have been some changes toward symmetry if the Board would have received it in advance. Likely would have been approved with conditions.

Chair Bardach stated that he was in favor of the application, agreeing with the above stated reasons.

Mr. Wolf stated that he felt the ordinance was outdated. He was in favor of granting the application and not sure what restrictions would be added.

Mr. Rubenstein state that he does think there would have been conditions placed if the Board would have received the application in advance of the install. He stated that aesthetics are important.

Mr. Wolf moved to approve the application with screening of the inverter box. Seconded by Mr. Bardach. The motion passed 4-1 (Aye: Rissover, Lauer, Bardach, Wolf. Nay: Rubenstein).

New Business

The Board held general discussion on changing the code to regulate materials and accessory structures. Solicitor Kevin Frank informed the Board that the Law Committee will be meeting on Thursday, October 4 at 4:30 p.m. regarding changes to the Zoning Code and Property Maintenance Code. He let the Board know if they have comments, please attend the Law Committee meeting or submit written comments.

Mr. Lauer suggested council enacting an emergency moratorium to obtain BZA approval for any accessory structures over 500 square feet for the next six months to provide time to work on the Village Code changes.

There being no further business the meeting was adjourned.

Nicole Browder, Clerk

Richard Bardach, Chairperson



7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

BOARD OF ZONING APPEALS
MEETING NOTICE

WHEN: November 5, 2018 at 7:00 PM
WHERE: Amberley Village Municipal Building, 7149 Ridge Road
FROM: Scot Lahrmer, Village Manager

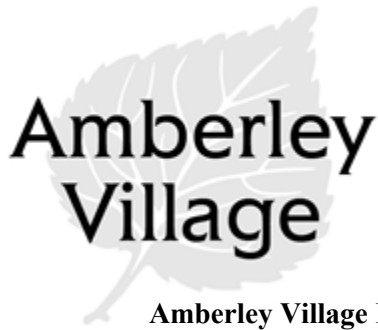
Please be advised there will be a public meeting held by the Amberley Village Board of Zoning Appeals November 5, 2018 at 7:00 p.m. in the Council Chambers of the Amberley Village Municipal Building, 7149 Ridge Road. The public meeting will be held to review the following item:

Residents Kevin and Genevieve Bishop, property owners of 7720 Creekwood Lane, are seeking a variance from Village Code Section 154.14. The variance would allow for the construction of two 6' high wooden gates and an 8' high deer fence surrounding the rear yard.

If you are interested in reviewing the application you may do so Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Amberley Village Municipal Building, 7149 Ridge Road or you may attend the November 5, 2018 Board of Zoning Appeals public meeting. If you should have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: Kevin & Genevieve Bishop, 7720 Creekwood Lane
Gary & Kim Heiman, 3005 Burning Tree Lane
David Chapel & Michele Betres, 3001 Burning Tree Lane
Stephen & Marnie Hayutin, 7716 Creekwood Lane
Frederic Mayerson, 312 Walnut Street
Members of the Board of Zoning Appeals
Mayor Thomas C. Muething
Amberley Village Council Members
Scot F. Lahrmer, Village Manager
Kevin Frank, Wood & Lamping LLP
Village Posting Boards (5)
Cincinnati Enquirer

POSTED 10/26/2018



7149 Ridge Road
Amberley Village, OH 45237

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amberleyvillage.org

Amberley Village Board of Zoning Appeals Staff Report

November 5, 2018

Subject:

7720 Creekwood Lane

Variance:

Two 6' high gates and 8' high rear yard deer fencing

Item: Case#2018-34

Variance Request: Residents Kevin and Genevieve Bishop, property owners of 7720 Creekwood Lane, are seeking a variance from Village Code Section 154.14. The variance would allow for the construction of two 6' high wooden gates and an 8' high deer fence surrounding the rear yard.

Zoning Code Review: 154.14 Fences, Wall and Hedges (A) Notwithstanding other provision of this zoning code, fences, walls and hedge not exceeding four and a half feet in height may be permitted in any side or rear yard or along the edge of any yard, provided that no fence or wall, along the sides or front edge of any front yard or in any part of a front yard shall be permitted. Hedges not over two and a half feet in height may be permitted in a front yard.

Variance Review: Mr. and Mrs. Bishop, the property owners of 7720 Creekwood Lane are seeking a variance that would allow for the construction of two 6' high wooden gates and an 8' high deer fence to be installed around their rear yard.

The letter to the board describes their property as a very private and wooded lot; it also states their desire is to install the gates and fencing to assure their children and dogs are safe from deer and coyotes.

Mr. and Mrs. Bishop's concerns are that installing a shorter fence to meet code will not serve the intended purpose of deterring potentially dangerous animals. In their letter, they also mention that they have seen large eight and twelve point bucks and have heard reports of coyotes in the neighborhood. The letter also states that their dogs are skilled jumpers and have already gotten loose.

The southern wooden gate is proposed to be 20' long, attached to the south side of the house near the southwest corner and be installed from the house to the southern property line. The northern gate is proposed to be 30' long and installed north of the house in the rear yard, near the end of the driveway and would be installed from the retaining wall to approximately 40' from the north property line.

The 8' high deer fencing (approximately 300' total) would connect to the northern gate and run parallel to the northern property line, turn to the south near the middle of the rear yard to the southern property line, then run west along the southern property line to the southern gate.

Village Code Section 154.14, states that fences not exceeding four and a half feet in height are permitted, therefore a variance is required for the gates and fencing to be installed as proposed.

Project Recommendations: This project is recommended on its merit.



7717

Creekwood Ln

Creekwood Lane

3005

Burning Tree

7703
3001

6' High Wooden Gate

Length: 19.90 ft

7720

Length: 8.39 ft

8' High Deer Fencing

6' High Wooden Gate

7716

Ridge Rd

Kevin and Genevieve Bishop
7720 Creekwood Lane
Cincinnati, OH 45237

October 18, 2018

Amberley Board of Zoning Appeals
7149 Ridge Road
Amberley Village, OH 45237

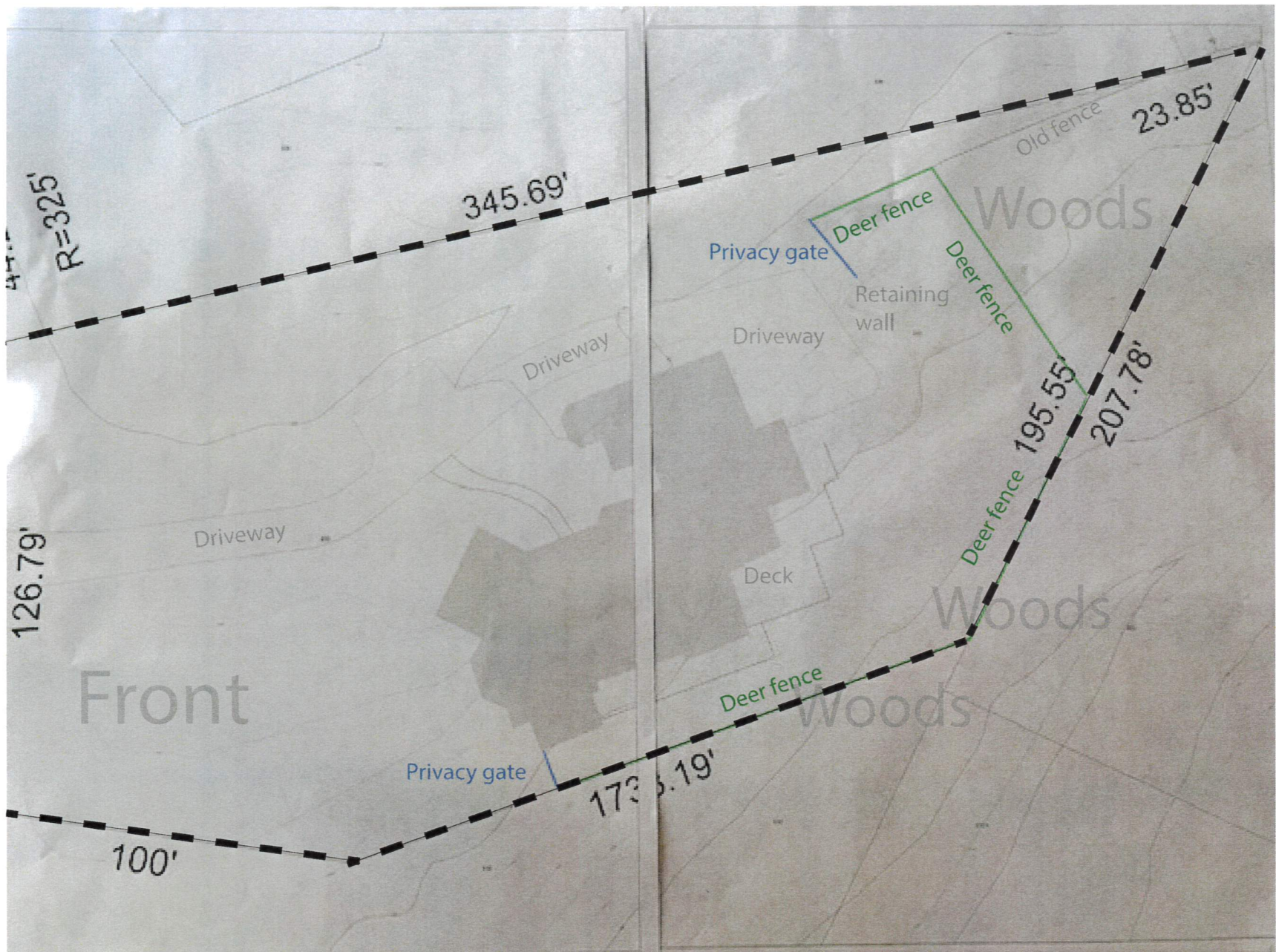
Dear Amberley Board of Zoning Appeals,

We are new to the neighborhood and could not be more delighted to be here. We are writing to apply for a variance of the Village fence code. We would like to have more assurance that energetic children and dogs will be safe from deer and coyotes. We have a very private property that backs into a large thickly wooded lot near the busy Ridge Road. Our desire is to have two small wooded six foot privacy gates attached to our home in our backyard, which is not visible from any street, and connect those two sections with a higher eight foot deer fence through the woods.

Our concern is that installing a relatively short four and half foot fence will not serve the intended purpose of deterring potentially dangerous animals. Our dogs are also skilled jumpers and could hop over that. Within the first two weeks of living here our dogs have already gotten loose, so we want a fence to keep them happily contained and safe. We have seen large eight-point and twelve-point bucks on our property and have heard local reports of coyotes.

We would greatly appreciate your consideration of a variance in our case.

Best Regards,
Kevin and Genevieve Bishop











7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: November 5, 2018 at 7:00 p.m.

WHERE: Amberley Village Municipal Building, 7149 Ridge Road

FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Planning Commission Monday, November 5, 2018 at 7:00 p.m. in the Council Chambers of the Amberley Village Municipal Building, 7149 Ridge Road. The public meeting will be held to review the following item:

A discussion of proposed changes to the Village Zoning Code relating to accessory structures, including but not limited to structures with over 200 square feet of floor space that are covered or have a roof such that they are not open to the sky, such as large sheds or garages, and other detached covered structures.

If you have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: Members of the Planning Commission
Mayor Thomas C. Muething
Amberley Village Council Members
Scot F. Lahrmer, Village Manager
Kevin Frank, Wood & Lamping LLP
Village Posting Boards (5)
Cincinnati Enquirer

POSTED 10/26/2018



Survey of Communities' Accessory Structure Regulations
Prepared by Amberley Village Staff, October 2018

Community	Maximum Height	Maximum Square Footage	Required Setback	Regulate Exterior Building Material	Square Footage Singly or in Combination	Required Rear Yard Max Percentage	Other Code Requirements
Amberley Village	Two and one half stories or 35' all structures	Storage 1,000 sqft or 25% of principal structure, garages 1,500 sqft (1,000 for vehicles and 500 sqft for storage)	12' or 20' from side and rear lot line depending on zoning district	Not regulated	Combination	30%	No accessory structure shall be erected in a required front or side yard, an accessory structure may be built in a required rear yard not nearer to a rear or side yard requirement for such lot, principal access may not face the street, on a corner lot, no accessory building shall project beyond the front yard line on either street, no accessory building shall be constructed on a lot until construction of 50% or more of the principal building has been completed
Anderson Twp.	1.5 stories or 15'	NA	Detached 3' side & rear, Attached 60' all lot lines	NA	Singly	30%	Detached accessory building shall be in rear yard
Bellbrook	300 sqft 1 story or 12', 600 sqft 15'	Single Family 600 sqft	60' front, 8 side and rear, 10' from an alley	NA	Singly	NA	Shall not be erected in required side or front yard,
Colerain Twp.	3 stories	No accessory building shall occupy more of lot than principal building	10' from all lot lines	NA	Combination	30%	Shall not occupy more of the lot than principal building, total of all accessory structures shall not cover more the 30% or rear yard
Deer Park	Garages 16', all others 12'	576 sqft	10' from dwellings and accessory structures on same lot, 3' from side and rear lot lines	Roofing shall be shingled or standing metal seam roof, exterior material shall be vinyl or aluminum siding, brick, natural stone, wood and cement or simulated wood appearance	Combination	35%	Limit 2 accessory structure or 1 in conjunction with a detached garage
Dublin	Less than 1 acre 18', 1 to 5 acres 22', over 5 acres max height of principal structure	Not to exceed 25% of the gross floor area of principal structure	All accessory structures shall be constructed within the buildable area of a lot and to the rear or side of the principal structure	NA	Combination	NA	Over 5 acres, single structure in excess of 2,000 sqft, setback as required for principal structure plus 25' per 250 sqft over 2,000 sqft, attached and detached accessory structures that exceed 200 sqft shall be coordinated with those of the principal structure
Fairfield	1 story or 15'	NA	NA	NA	Singly	NA	

Survey of Communities' Accessory Structure Regulations
Prepared by Amberley Village Staff, October 2018

Community	Maximum Height	Maximum Square Footage	Required Setback	Regulate Exterior Building Material	Square Footage Singly or in Combination	Required Rear Yard Max Percentage	Other Code Requirements
Green Twp.	19.5'	Not to exceed 1,032 sqft	5' from property line, storage barn or shed that do not require a permit shall be no closer than 3'	NA	Singly	30%	No accessory use or structure shall be located in the front yard or side yard, total combination area of all accessory structure shall not occupy more than the 30% or the required rear yard, if the principal structure is 200' from the right of way, an accessory structure may be located in a front or side yard if it is 100' from the right of way, swing sets and similar structures shall be 10' from all property lines and not over 10' high
Greenhills	14.5'	Not to exceed 1,032 sqft	3' from property lines	NA	Combination	30%	No accessory structure may be use as a dwelling, shall not be located in a front or side yard, accessory structures located within 6' of the principal structure shall not be considered detached and shall be subject to the same minimum setbacks as principal structure
Indian Hill	30'	Not more than 20%of the rear yard	Front 90' or 120' depending on zoning district	NA	Combination	20%	Shall not cover in aggregate more than 20% of a required rear yard, No accessory structure may be erected in any required front or side yard, all structures and impervious surfaces shall not cover more than 20% or 25% of the area of the lot, depending on zoning district, Accessory structures must not be less than 20' from other structures on the same lot
Loveland	15'	Lots less than 1 acre 601 sqft to 1,200 sqft,	200 sqft or less shall be 6' from lot line, greater than 200 sqft shall be 15' from lot line	Accessory structure greater than 200 sqft shall not be constructed with metal façade and shall be complementary to the principal structure	Combination	35%	Accessory structures over 600 sqft must be granted a conditional use approval, property with access to two or more streets shall be adequately screened to reduce the visual impact to the surrounding homes
Madeira	15' or 20' depending on zoning district	600 sqft or 800 sqft depending on zoning district	4' from side or rear lot line	NA	Combination	Na	Accessory structures shall be located in the side or rear yard, children's play structures or which contains pets or animals shall be not located in the front yard
Mason	15' in residential districts	Not to exceed 35% of gross floor space of the principal structure	10' 15' or 20' depending on zoning district	NA	NA	35%	No accessory structure shall be erected in any required yard, accessory structures are not permitted in front yard the maximum impervious surface ratio 35% or 50% depending on zoning district. Height limitation do not apply to farm buildings, however such structure shall not cover more than 25% of the lot and shall be 50' from all lot lines

Survey of Communities' Accessory Structure Regulations
Prepared by Amberley Village Staff, October 2018

Community	Maximum Height	Maximum Square Footage	Required Setback	Regulate Exterior Building Material	Square Footage Singly or in Combination	Required Rear Yard Max Percentage	Other Code Requirements
Middletown	1 story or 15' for detached, height may increase to 18' if the exterior material is similar to the principal structure	No maximum square footage for accessory structures in residential districts	6' from all buildings on same lot, 3' from all lot lines, additional setbacks may be required per building or fire codes	NA	Singly	35% rear yard	In no case shall an accessory structure be taller than or have a larger foot print than the principal structure, all accessory structures must be in side or rear yard
Pierce Twp.	Less than 1 acre 18', 1 acre or greater 35'	258 sqft garage/200 sqft other structure, 864 sqft garage /200 sqft other structures, 1,000 sqft garage /300 sqft other structures, 1,500 sqft garage/ 500 sqft other structures depending on size of lot	5' from all lot lines	NA	Singly	NA	20,000 sqft lot 528 sqft detached garage/200 sqft other structures, 20,001 sqft lot 864 sqft detached garage/200 sqft other structures, 1 acre 1,000 sqft garage/300 sqft other structures, 2 to 5 acres 1,200 sqft detached garage/500 sqft other structures, 5+ acres 1,500 sqft detached garage/500 sqft other structures. For corner lots, accessory uses that are restricted to the rear yard may be located in a front yard on the rear side of the principal building and setback a minimum of 20' from the right of way
Sharonville	Shall not exceed 14'	Detached shall not exceed 500 sqft in any residential district	Not closer than 25' from buildings or street right of way, 5' from side or rear lot lines	Na	Singly	Na	Shall not be erected in a required front yard