



# City of Cuyahoga Falls

## Division of Planning & Zoning

2310 Second Street  
Cuyahoga Falls, OH 44221  
330-971-8135

Application Date (office use): \_\_\_\_\_

Application Number (office use): \_\_\_\_\_

Parcel # \_\_\_\_\_ Planning Area: \_\_\_\_\_ Zoning Code: \_\_\_\_\_

**\$25.00 -- Zoning Certificate Application/Accessory Structure (Shed) <200 sf.**

### 1. Applicant Information Owner Contractor

Name / Contact Person: \_\_\_\_\_ Company (if Applicable): \_\_\_\_\_  
Address: \_\_\_\_\_ Email: \_\_\_\_\_ Phone number: \_\_\_\_\_

### 2. Accessory Structure Information

Property / Site Address: \_\_\_\_\_ Parcel ID #: \_\_\_\_\_

<input type="checkbox"/> Residential	<input type="checkbox"/> Shed	<u>Setbacks</u>	<u>Structure</u>
<input type="checkbox"/> Industrial	<input type="checkbox"/> Gazebo	Rear _____	Square Ft. _____ Roof Material _____
<input type="checkbox"/> Com/Mixed Use	<input type="checkbox"/> Play Equip.	Side _____	Dimension _____ Wall Material _____
<input type="checkbox"/> Civic	<input type="checkbox"/> Other, _____	Structure must be 6' behind rear building line	Height _____ Foundation Material _____
<input type="checkbox"/> Corner Lot?			Construction Cost: _____

### 3. Required Documents

Plot Plan of Property  
 If built on site: construction drawings, including but not limited to framing and elevations.  
 If erecting a pre-fabricated structure: manufacturers or retailers specification sheet

### 4. Applicant Certification

I/we hereby agree to conform to the City of Cuyahoga Falls General Development Code, Sections 1132/1142 - Accessory Structure Requirements. I also hereby certify that all statements made on this application are true and complete and that I have a legal right to make this application or to possess a written power of attorney on the above premises. The Applicant is responsible for seeking approval from any Homeowner's Association associated with this address. The City does not verify individual Homeowner Association rules and regulations when issuing permits.  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### 5. Office Use (only)

<input type="checkbox"/> Approved (requires stamp) <input type="checkbox"/> Denied (state reasons)	<input type="checkbox"/> Cash <input type="checkbox"/> Check Chk # _____ <input type="checkbox"/> MC/Visa/Discover
<input type="checkbox"/> Final Inspection Approval Date: _____ By: _____ Comments: _____	

Email completed documents to: [Development@cityofcf.com](mailto:Development@cityofcf.com)

## 6. Application Directions



### Definition/Use:

- A single story structure
- Is not insulated
- Possesses no plumbing fixtures
- Has a footprint of not more than 199 square feet\*\*
- Is used as an accessory structure - primarily storage only

### Permit Requirements:

1. Residential Shed -- Zoning Certificate Application (attached)
2. Plot Plan - Drawn to scale showing:
  - a) Property lines (and property dimensions)
  - b) All existing and proposed structures
  - c) Distance from the house to the proposed shed
  - d) North arrow
  - e) Distance from the property line to the proposed shed\*\*

**\*\*Actual maximum shed square footage is based on Table 1132-2 Residential Lot and Design Standards-Cuyahoga Falls General Development Code.**

### Design & Materials:

1. Metal Sheds -- Maximum 80 square feet with a 10 foot height.
2. Wood, Vinyl, other Planning Director approved exterior materials -- Maximum 199 square feet and 15 foot height. Over 200 square feet must follow garage requirements and must also obtain a Summit County Building Permit.

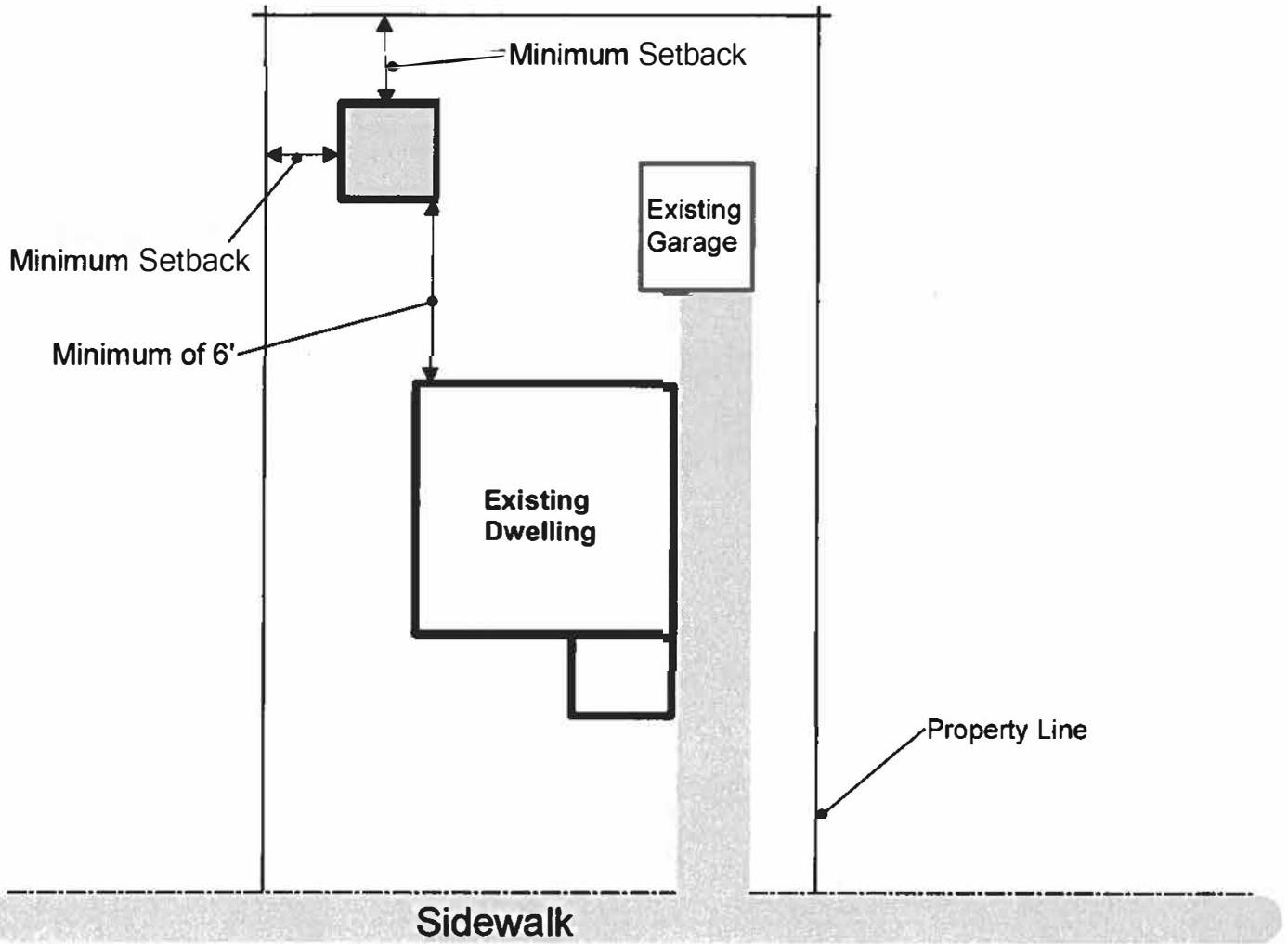
### Construction Details:

1. Elevation views (showing grade lines)
2. Building height specifications
3. Sectional views
4. Sheds must be securely anchored to the earth
5. Sheds not greater than 199 square feet may be constructed without footing or foundation, but shall be securely anchored to the earth.

**Fees:** \$ 25.00 Zoning Certificate Permit Fee

**Contacts:** Cuyahoga Falls Planning Division, City Hall, 2310 Second Street, Cuyahoga Falls, Ohio 44221, 330-971-8135

# Sample Site Plan - Accessory Structure



Using the page below, please draw a site plan showing the proposed fence or shed. You may also use an aerial view of your property from the Summit County GIS, Google or other as a base map.

