



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 sq. ft.

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

Signature: _____ Date: _____

5. Office Use (only)

Approved (requires stamp) Denied (state reasons)

Cash
 Check Chk # _____
 MC/Visa/Discover

Final Inspection Approval Date: _____

By: _____

Comments: _____

Email completed documents to: 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.

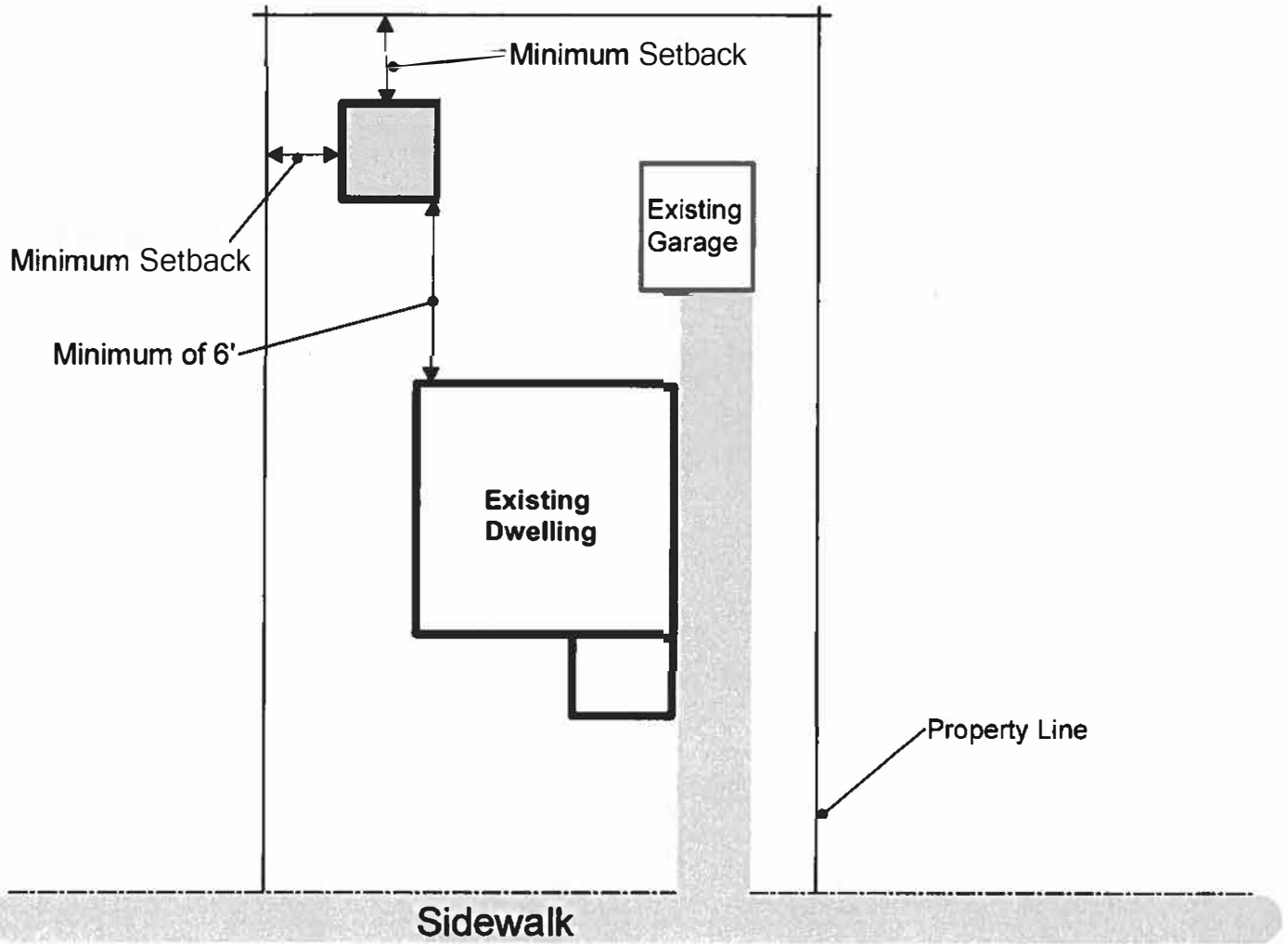
Construction Details:

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.

