



## CITY OF BRECKSVILLE

### REGULATIONS FOR RESIDENTIAL ACCESSORY STRUCTURES (GARAGES – SHEDS - PERGOLAS, PAVILIONS, GAZEBOS)

**ZONING:** All structures must be located in the rear yard, a minimum of 10 ft. from the rear and side lot lines. The maximum height allowed is 15' (measured from average grade to the midpoint of the roof). **Note:** There are additional requirements for corner lots and lots in an R-A or R-8A zoning district. Please check with the Building Department for more specific information.

**Detached Garages:**

- The maximum area of a detached private garage shall be 660 sq/ft. (all districts).
- A hard surface driveway is required. (Asphalt, concrete or brick).
- Must be located at least 10 ft. from the house.

**Sheds:**

- Maximum size by zoning district.

144 sq/ft.	192 sq/ft.	240 sq/ft.
R-A	R-20	R-40
R-8A	R-30	R-60
R-8		
R-16		

**Pergolas, Pavilions, Gazebos – (Generally open to the Elements)**

- Maximum size by zoning district

256 sq/ft.	400 sq/ft.	550 sq/ft.
R-A	R-20	R-40
R-8A	R-30	R-60
R-8		
R-16		

**Application procedures:**

In order to make an application for a building permit for any of the above, you must submit two sets of plans, in person, which will include:

- A site plan which shows the parcel, location of existing house, any existing structures, and proposed location of the new structure. Indicate the distance from the rear and side property lines to the new structure. A new garage shall include new and any existing driveway.
- Construction plans showing how the structure will be built and what it will look like when it is completed.

When the plans, along with a completed Application for Permit/Plan Approval are submitted in person to the Building Department, a 10-day waiting period begins. The Building Department will provide the applicant with a sign that shall be posted on site. The posting will be verified by the Building Department. Construction cannot commence until the waiting period has expired and a permit is issued.



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**Fees:**

Accessory Structure...	\$ 40.40
Driveway.....	\$ 40.40 (if any)
Electrical.....	\$ 50.50 (if any)
Plumbing.....	\$ 50.50 (if any)

(Note: Fees Determined by scope of work- additional fees may apply)

**Inspections:** 24 hour notice is required. Contact the Building Department at 440-526-2630

\*\*\*It is the applicant's responsibility to schedule the following.\*\*\*

Foundation	(if any)	Plumbing	(if any)
Driveway pre-pour	(if applicable)	Electrical	(if any)
Framing			
Final		Notify the building department when construction is completed.	

Check your property deed to be sure a storage shed is permitted. All contractors must be registered before any permits can be issued.