

Ordinance No. _____ Passed _____, _____ YEAR

VILLAGE OF PLEASANT HILL, OHIO

ORDINANCE NO. 1087

AN ORDINANCE REGULATING RESIDENTIAL ACCESSORY BUILDINGS AND REPEALING SECTION 2200.12 OF THE PLEASANT HILL ZONING CODE ADOPTED BY ORDINANCE NO. 1021, JANUARY 8, 2007

WHEREAS, currently Section 2200.12 of the Pleasant Hill Zoning Code as established by Ordinance No. 1021, January 8, 2007 regulates residential accessory buildings in the Village of Pleasant Hill;

Section 2200.12

A. Accessory Buildings:

1. Single Family residences are limited to one (1) accessory building except for properties with detached garages, which may also have a small storage building not to exceed 150 square feet in area. Properties with more than one dwelling unit may have accessory building for each dwelling unit.
2. The ground floor area of all accessory buildings shall not exceed the ground floor area of the dwelling.
3. Accessory buildings shall not be erected on the front or side yards. Detached garages can be erected in the side yard upon meeting the following conditions:
 - a. Structures can not be located within five (5) feet of any setback or utility easements.
 - b. Structure must be a minimum of ten (10) feet from primary dwelling.
 - c. Approval from the Planning Commission.

WHEREAS, it has been determined to be in the best interest of the residents of the Village of Pleasant Hill to bring the Pleasant Hill Zoning Code on accessory buildings in conformance with Miami County and other surrounding Municipalities' standards and provide a more specific and comprehensive regulation of accessory buildings.

NOW THEREFORE, BE IT ORDAINED, BY THE COUNCIL OF THE VILLAGE OF PLEASANT HILL, MIAMI COUNTY, OHIO AT LEAST THREE FOURTHS OF ITS MEMBERS ELECTED OR APPOINTED THEREFORE CONCURRING:

SECTION ONE: That Section 2200.12 of the Pleasant Hill Zoning Code as established by Ordinance No. 1021, adopted January 8, 2007 regulating accessory buildings in the Village of Pleasant Hill is hereby repealed;

SECTION TWO: That Section 2200.12 of the Pleasant Hill Zoning Code as established by Ordinance No. 1087, adopted June 9, 2014 regulating accessory buildings in the Village of Pleasant Hill replaces the section repealed in Section One of this ordinance.

Section 2200.12

- A. All accessory buildings 200 square feet or less shall not require a zoning permit but shall be included when figuring the total square footage requirements for a lot.
- B. Each accessory building shall be located no closer than ten (10) feet from another such accessory building or primary building.
- C. No accessory building shall exceed the height of the main dwelling.

Ordinance No.

Passed, YEAR

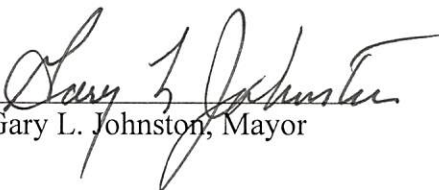
D. No truck trailer bodies or cargo containers shall be considered as an accessory structure or permanent storage building.


E. Maximum Gross Floor Area for Accessory Buildings

<u>Acreage</u>	<u># of Accessory Buildings Permitted</u>	<u>Max sq. ft. for accessory on lot</u>	<u>Setback</u>
1. Less than .275	1	672 sq. ft.	5'
2. .276 - .716	2	900 sq. ft.	5'
3. .717 - 1.5	2	1,200 sq. ft.	5'
4. 1.5 - 3.0	2	1,600 sq. ft.	5'
5. 3.001 - 4.99	2	2,000 sq. ft.	10'
6. 5.0 - 10.0	2	2,600 sq. ft.	10'
7. 10+	-	-	10'

SECTION THREE: Penalty Clause – Whoever violates any of the provisions of this Ordinance is guilty of a minor misdemeanor. A separate offense shall be deemed committed each day during or on which a violation occurs or continues.

PASSED this 9th day of June 2014


Gary L. Johnston, Mayor


Karl Marko, Jr., Fiscal Officer