



CITY OF
PICKERINGTON

SHED PERMIT INFORMATION

***If you belong to a homeowners association, always check with them BEFORE applying for permits.**

***Call the Ohio Utilities Protection Service 48 hours before you dig 1-800-362-2764.**

APPLICATION

Please complete and submit the following items to 51 East Columbus Street:

- Planning & Zoning Department
 - Zoning Certificate application
 - \$50.00 zoning fee (due at the time of application)
 - 2 copies of plot plan (see below for details)

PLOT PLAN

Plot plans are often included in the closing papers when a home is purchased. If a plot plan cannot be located, an aerial photo obtained from the county auditor's website would also be acceptable for shed applications. The following items should be shown on the plot plan:

- All existing structures on the lot
- Exact location & dimensions of proposed shed
- Distance from proposed shed to property lines

PLAN REVIEW

The Planning & Zoning Department will review shed applications for compliance with the City of Pickerington Zoning Code. Please allow 3-4 business days for review and call 614-833-2204 with any questions. Once plan review is complete and all necessary approvals are granted, the applicant will be notified that the shed permit is ready for pick up.

Chapter 1296.13 Storage Buildings

- One storage building not to exceed 120 square feet is permitted per single family lot with an existing house in all single-family residential districts. There shall not be any greater variance of the length and width walls than a 6%-40% ratio.
- There shall be a setback from all property lines of at least 5 feet.
- There shall be a maximum height of 15 feet.
- Storage buildings shall not be used to store motor vehicles.
- Storage buildings shall be compatible in appearance, design, architectural character and color with the residential structure.

CONDITIONAL USE

Sheds over 200 sq ft require a Conditional Use Permit (CUP). CUP applications are reviewed by the Planning and Zoning Commission at their monthly meetings. P&Z meeting dates and deadlines are outlined on the CUP application form. Please allow one month for the CUP process.

Please complete and submit the following items to 51 East Columbus Street:

- Planning & Zoning Department
 - CUP application
 - \$100.00 zoning fee
 - 25 copies of site plan and shed elevations
 - Letter of intent describing rationale for the CUP

Upon receiving a CUP application, the Planning Director will prepare a staff report and present the case to the Planning & Zoning Commission (P&Z).

Following P&Z approval, applicants would need to apply for zoning certificate *and* a building permit. Please contact the Planning & Zoning Department at 614-833-2204 with any questions regarding shed permits.