

# Building Guidelines for Storage Buildings

This summary provides general guidelines to help you with the construction of your storage building. A storage building is **defined** as a small structure, either freestanding or attached to a foundation, used for storage of yard equipment (i.e. lawn mower, outdoor furniture, etc.). If the storage building is less than **180** square feet, the project will not have to be presented to the Architectural Board of Review for approval, provided the following requirements are met:

- Before any construction work is started, project approval and a building permit from the Building Department must be obtained.
- Detailed construction drawings and a site plan must be submitted to the Building Department for review and approval by the Building Inspector before a Building Permit will be issued.
- Electrical systems require a separate permit, to be issued at the time of construction or any time in the future.

*The maximum square footage and setback requirements are found in Chapter 1133 of the zoning code, which is available in the Building Department.*

## **Foundation Recommendations:**

Solid base foundation - i.e. concrete slab.

All openings closed under shed to prohibit entrance of wildlife.

## **Architectural Style Requirements:**

- Building materials (i.e. shingles, siding, trim) to match house in color and style. No storage building is to be constructed solely from metal. Additionally, no flake board is to be used unless it is covered with finished siding.
- The window style to match style of window used on house (i.e. double hung or casement).
- Roof pitch of storage building to match roof pitch of house.
- High-point vent or ridge vent that spans the entire length of the roof with gable-end vent or eave vent as the counterpart.
- Roof overhang on all four sides of the storage building.

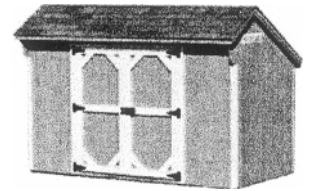
## **Placement of Storage Building:**

Positioned behind residence.

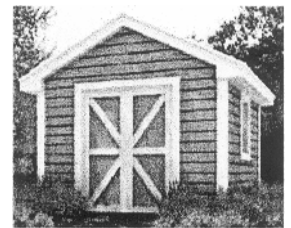
\*In compliance with side and rear yard setback requirements as outlined in Codified Ordinance number 1139.10.

When deciding where to place your new storage building, careful consideration should be given to the other residents in your neighborhood. The new storage building should be placed in an area of the back yard that will minimize view from the road.

These are styles recommended by the Willoughby Hills Architectural Board of Review



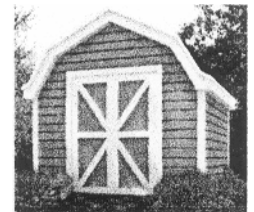
Quaker Style



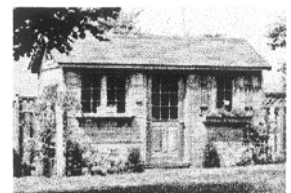
Reverse Gable Style with side window



Cottage Style



Barn Style



Gable style with ridge vent