

VILLAGE OF BRADFORD, OHIO

ORDINANCE NO. O-19-03

AN ORDINANCE AMENDING CHAPTER 1137 – GENERAL PROVISIONS -- OF THE VILLAGE OF BRADFORD CODE OF ORDINANCES TO INCLUDE A SECTION WHICH RELATES TO THE REGULATION OF SHEDS LOCATED IN THE VILLAGE

WHEREAS, Chapter 1137 of the Village of Bradford Code of Ordinances establishes general regulations within the Planning and Zoning Code of the village (for residential buildings and premises) in order to establish minimum standards necessary to preserve and promote the character of each district and the conservation of property values.

WHEREAS, The Village Council has determined it necessary to add a new section to Chapter 1137 in order to provide the village and its residents with appropriate guidelines for erecting, locating, and maintaining accessory buildings identified as ‘sheds’.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Bradford, Ohio a majority of its members elected or appointed thereto concurring as follows:

SECTION ONE: Section 1137.24 shall be added to Chapter 1137 of the Codified Ordinances of the Village to read as follows:

1137.24 SHEDS

(a) **DESCRIPTION** - A shed is defined as a building used for storage of personal property. Certain Motor Vehicles are prohibited, including automobiles, trucks, campers, recreational vehicles, and the like.

(b) **SIZE** - A shed shall not exceed 200 square feet in area, with a maximum of 16 feet in overall height. Any structure 200 square feet or less does not require a building permit. However, an approved zoning permit is required before placement or construction of any building/structure on any property located within the boundary of the village of Bradford.

(c) **LOCATION** - A shed shall be located a minimum of three feet from side and rear property lines and is only permitted in the rear yard. There shall be one shed per lot. The shed cannot be located within any easements.

(d) **MATERIAL** - The shed must be constructed of an exterior corrosive-resistant material such as sealed or painted wood, vinyl, metal, etc. If the structure is constructed from a commercial package, it must come from a reputable retailer, and is subject to be inspected by the Village Administrator. The structure shall be placed on 3

inches of compacted stone, solid concrete foundation blocks, or concrete. The shed shall include a barrier guard to prevent small animals from accessing the area beneath the building. The structure should be built using customary construction standards.

(e) **PROHIBITED STRUCTURES** - Quonset huts, inflatable garages, portable garages, temporary garages, portable carports, temporary carports, portable containers, converted storage or shipping containers, and semi-tractor trailers used for storage with or without wheels) are prohibited, unless the structure is over 200 square feet and all required permits are obtained. Soft-sided structures made of canvas, cloth, plastic, or other materials that are not weather resistant are also prohibited.

(f) **APPLICATION PROCESS** - The application for a zoning permit shall include the following:

- Proof of lot lines established by survey or other drawing that clearly shows survey marker pins located on each corner of the lot will be required if the lot lines cannot be verified reliably to the village administrator or zoning board.
- Complete description of the shed to include size (length, width and height), type of base material (whether concrete or compacted stone), building material (exterior and interior), method of construction (whether pre-constructed or premanufactured, and by what company or if custom constructed on site and by whom).
- Detailed diagram of the lot with dimensions of the shed shown on the lot. Also diagrams of adjacent properties and any buildings in proximity to the proposed shed.
- The fee for said permit is twenty dollars (\$20.00).
- The permit will be approved by the Village Administrator and reviewed by the Zoning Board to determine compliance with the above regulations.

(g) **ENFORCEMENT** -

- All sheds which are not maintained in a safe condition shall be repaired or removed by the owner within fifteen days of receipt of a written notice from the Village Administrator to repair or remove the structure.
- All such structures shall be anchored to resist 90 mph wind speed.
- Temporary commercial moving containers may be placed at the front of a house for a period of 15 days. Such containers shall not obstruct other properties and must not interfere with traffic safety. With reasonable explanation, an extension may be granted at the discretion of the Village Administrator.

SECTION TWO: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this 28th day of February, 2019.

Approved
As to Form:

Michael E Gutmann

Michael E. Gutmann
Solicitor

Don Stuy

Mayor

Brenda Silanders

Clerk