

## Prior to Construction

*Before construction commences, a resident shall obtain a garage or accessory structure permit. All associated fees shall be paid in full prior to issuance of a permit.*

*\$25 Garage and Accessory Structure Permit Fee*



City of Norwalk  
Zoning Department  
38 Whittlesey Avenue  
Norwalk, OH 44857

Phone: 419-663-6707  
Fax: 419-663-6711  
E-mail: [zoning@norwalkoh.com](mailto:zoning@norwalkoh.com)  
[www.norwalkoh.com](http://www.norwalkoh.com)

## Garage and Accessory Structures



*Norwalk, Ohio  
The Maple City*

# Garage and Accessory Structure Guidelines



Section 1173.06 of the Norwalk Codified Ordinance was created with health, safety and welfare in mind.

This sections requires all Norwalk residents obtain a Zoning Permit when erecting, or adding an addition to, a Garage or Accessory Structure.

For additional details, please review Section 1173.06 of the Norwalk Codified Ordinance or contact the City’s Zoning Officer.

Permit applications are also available on the City’s website at [www.norwalkoh.com](http://www.norwalkoh.com).

## Garage and Accessory Structures

General Requirements:

- It shall not contain or be used as a dwelling unit.
- It shall not exceed fifteen feet (15’) in height.
- It shall meet all yard requirements of the principal use, except as modified by the District Regulations in Chapter 1151 through 1167.
- An accessory building may be detached from the principal building or erected as an integral part of the principal building, or it may be connected therewith by a breezeway or similar structure.
- Except as provided in Section 1173.09, accessory buildings shall only be erected in a rear yard, and shall not occupy more than thirty-five percent (35%) of the rear yard.
- All accessory buildings shall be erected at least six feet from any dwelling, shall be at least six feet from any other accessory building, and shall be at least five feet from all lot lines of any adjoin lot within any R District. No part of any accessory building shall be erected on any lot at a distance greater than 250 feet from the street

right-of-way line located at the front of the lot.

- Each property owner shall determine property lines and ascertain that the garage or accessory structure does not encroach upon another lot or parcel of land.
- Guidelines are different for corner lots. A variance is required. Please contact the Zoning Officer for more details.
- No Garage or Accessory Structure shall be erected or constructed until a zoning permit has been issued by the Zoning Officer who shall review each request to determine its compliance with this chapter.
- Any deviation from this ordinance must be approved by the Board of Zoning Appeals.

City of Norwalk  
Zoning Department  
38 Whittlesey Avenue  
Norwalk, OH 44857

Phone: 419-663-6707  
Fax: 419-663-6711  
E-mail: [zoning@norwalkoh.com](mailto:zoning@norwalkoh.com)  
[www.norwalkoh.com](http://www.norwalkoh.com)