

AFFIDAVIT

ACCESSORY USE – ACCESSORY STRUCTURE

RESIDENTIAL STORAGE BUILDING of less than or equal to 160 square feet
LEROY TOWNSHIP ZONING DEPARTMENT 13028 Leroy Center Road, Leroy Twp., OH 44077

Leroy Township, Lake County, Ohio

Detached Accessory Structure (Shed/ Garage / Pole Barn): Affiant agrees he/she will construct a detached accessory structure, garage or pole barn style building no greater than 160 square feet on the property and that such structure shall be in conformity with the regulations of **Section 16.05 of the Leroy Township Zoning Regulations**, that such structure will be compatible in appearance to the principal residence, that such structure will be properly maintained and that such structure will not be used for commercial uses.

Signature of Affiant: _____

I, _____ swear that the accessory building I plan to construct and use as an Accessory Storage Building described as being _____ square feet on the premises described as _____ (address) containing _____ acres as recorded with the Lake County Auditor.

I have read and initialed each subsection of 16.05 on page 2 of this affidavit and will follow the regulations therein.

“Affiant further states that he/she plans to use the Accessory Structure only for personal use and storage in conjunction with their principal residential use. Affiant states that the building will not be used for any commercial purposes whatsoever or any other illegal use or use otherwise prohibited by the Leroy Township Zoning Regulations.”

Affiant:

_____ (signature)

Fee: None

AFFIDAVIT

16.05 ACCESSORY BUILDINGS:

- _____ A. Accessory buildings shall not be constructed on vacant lots.
- _____ B. Accessory buildings shall be limited to buildings that house accessory uses clearly incidental and secondary to the main use of the land and buildings and shall include, but not be limited to:
1. Private garages.
 2. Storage barns and sheds.
 3. Equipment storage where the actual work is not performed at the building site, but all materials and equipment are stored on the premises in an accessory building. A Conditional Use Permit shall be required, as specified in Section 14 of this Zoning Resolution, for such an accessory use to be permitted.
- _____ C. In no event shall an accessory building be used as living quarters or for any use in violation of this Zoning Resolution.
- _____ D. The total square footage of all accessory buildings on any lot smaller than three (3) acres shall not exceed two thousand (2,000) square feet in any combination. The total square footage of all accessory buildings on any lot three (3) acres or larger shall not exceed two thousand and four hundred (2,400) square feet in any combination.
- _____ E. All accessory buildings shall be a minimum of twenty (20) feet from any main building or existing residence. Minimum side yard clearance shall be twenty (20) feet, except on corner lots where the side line clearance on the side of the lot abutting the side street shall be no less than fifty (50) feet from the road right-of way sideline of the road or eighty (80) feet from the traveled portion of the road, whichever is greater.
- _____ F. Attached garages or accessory buildings connected with the main building by a breezeway or other permanently constructed connection shall be construed to be part of the main building for the purpose of this Section. Provided, however that on lots lawfully with one hundred (100) feet frontage or less, the minimum side yard clearance on each side shall be fifteen (15) feet.
- _____ G. Accessory buildings less than or equal to one-hundred and sixty (160) square feet do not require a Zoning Permit but must comply with all zoning regulations and a signed affidavit stating knowledge of and compliance with all zoning regulations must be filed with the zoning department