

CHAPTER 1482
Storage Sheds

1482.01 Construction in Residential Districts prohibited; exception. 1482.99 Penalty.

CROSS REFERENCES

Storage of recreational equipment - see TRAF. 452.16

Storage of disabled motor vehicles and motor vehicle junk - see GEN. OFF. 660.07

Storage of recreational vehicles - see P. & Z. 1268.11

Storage of commercial and industrial material - see B. & H. 1490.08(a)

**1482.01 CONSTRUCTION IN RESIDENTIAL DISTRICTS PROHIBITED;
EXCEPTION.**

(a) From and after the effective date of this chapter, no person shall erect or construct in any IF-100, IF-60 or IF-50 District, within the Village of Brooklyn Heights, any form of storage building, commonly known as a storage shed, of more than 180 square feet, which structures are usually used for storage of garden equipment, movers and the like. Storage sheds of more than 180 square feet shall be considered nonconforming uses in IF-100 , IF- 60 and IF-50 Districts. However, the Board of Zoning Appeals is hereby granted authority to hear applications for a variance from the requirements of this subsection by any person who shall desire to make such an application for property within the Village.

(b) The applicant for a variance shall prepare or have prepared a scale drawing of the proposed storage shed, positioned upon the applicant's lot of land. Such drawing shall be reviewed by the Building Inspector to determine whether proper setback distances have been observed and he or she shall forward such drawing to the Board of Zoning Appeals after approving the same.

(Ord. 45-76. Passed 7-6-76.)

(c) The Board of Zoning Appeals shall develop its own guidelines for variances. However, such guidelines shall conform to these Codified Ordinances, including the Zoning Code of the Village, and to the Ohio Building Code, the International Residential Code and the National Electrical Code, and shall also be subject to approval of the Village Council.

(Adopting Ordinance)

(d) Hearings for the erection or construction of storage sheds, as herein provided, shall be deemed extraordinary procedures before the Board of Zoning Appeals. Requests for appearances before the Board shall be filed with the office of the Village Clerk/Treasurer and the only fee therefor shall be five dollars (\$5.00).

(Ord. 45-76. Passed 7-6-76.)

1482.99 PENALTY.

Whoever violates or fails to comply with any of the provisions of this chapter is guilty of a misdemeanor of the first degree and shall be fined not more than one thousand dollars (\$1,000.00) or imprisoned not more than six months, or both, for each offense. A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.