

SHEDS

ORDINANCE NO. 30-300

AN AMENDMENT TO ORDINANCE NO. 30 OF THE ORDINANCES OF THE CITY OF WARREN.

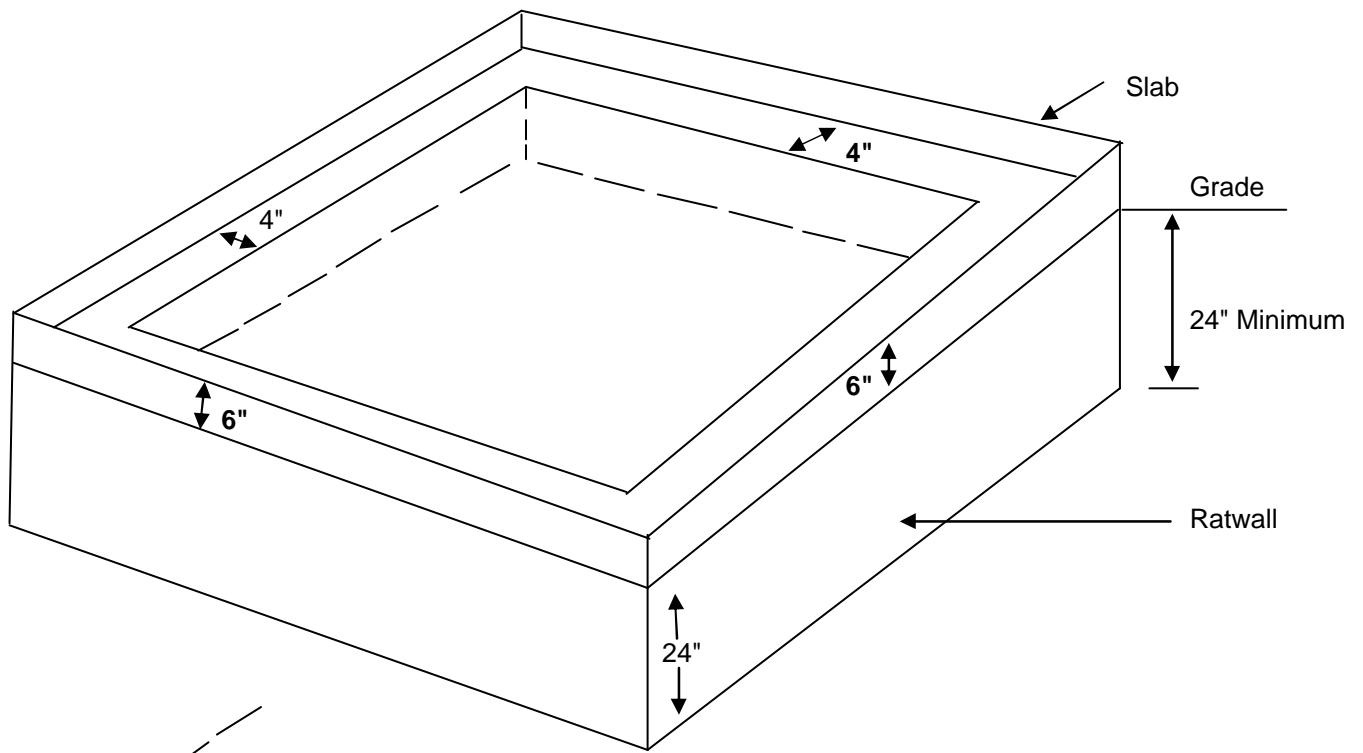
THE CITY OF WARREN ORDAINS:

Section 2. That Article IV, Section 4.20, Paragraph (a), or Ordinance No. 30, known as the Zoning Ordinance, shall be and is hereby amended to read as follows:

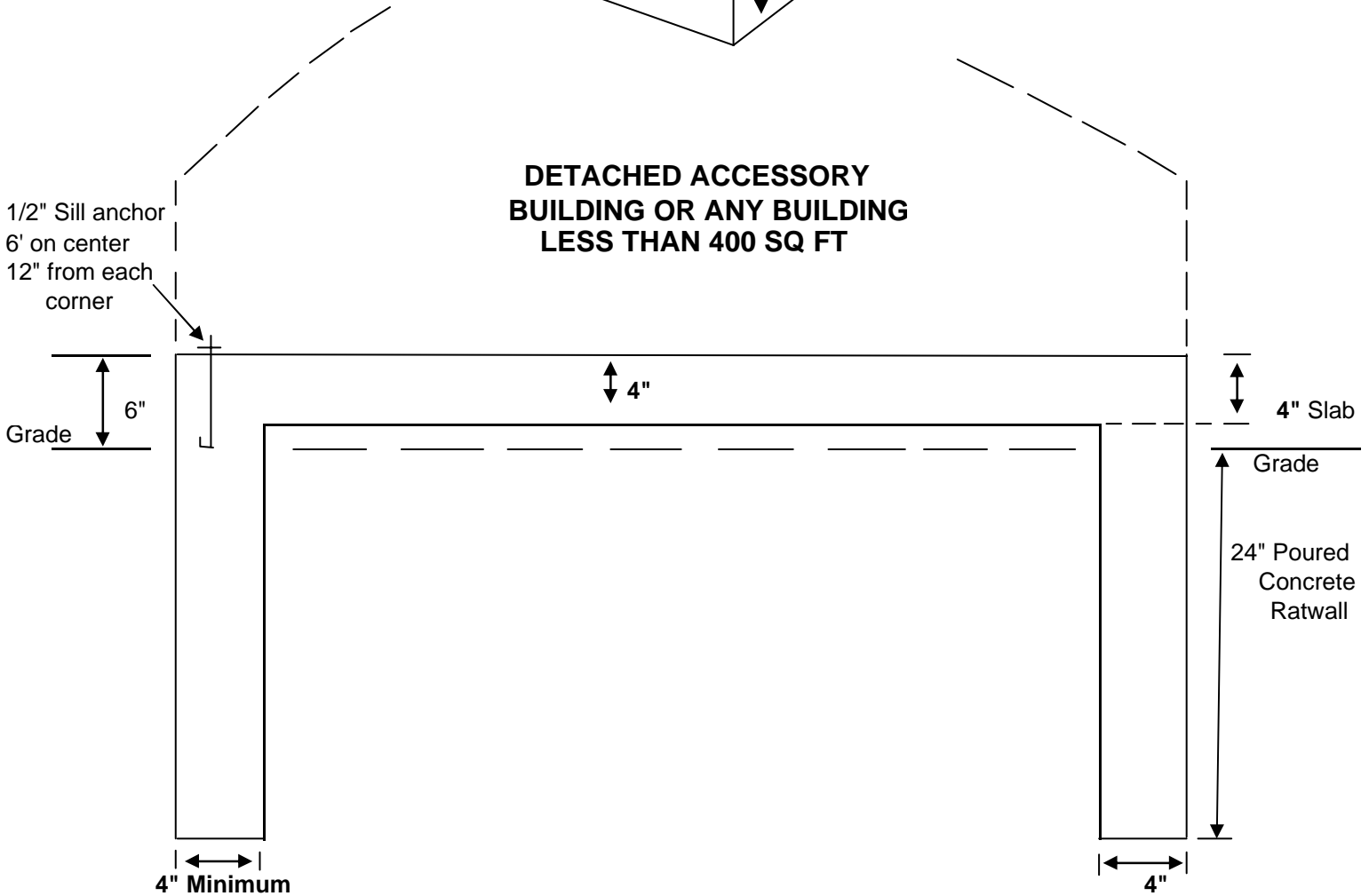
4.20 Detached accessory Buildings. (a) all detached accessory buildings shall not exceed one (1) story or ten (10) feet in height measured to the eaves and shall not occupy more that thirty (30) percent of the rear yard. Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot, and shall be one (1) foot from the edge of any easement. The construction of all such accessory structures shall be subject to the following conditions:

1. That a building permit be obtained as required by section 22.02 of this ordinance, and that the building be of masonry, wood or metal construction.
2. That the building be fixed to a permanent foundation of the type required for detached garages in the Building Code. (Cement floor with 4" x 24" ratwall)
3. That the accessory building be placed against any other accessory structure, such as a detached garage, that may exist in the yard. Only one (1) detached accessory structure shall be permitted in a yard.
4. That no flammable substance be stored in an accessory building unless it is located at least ten (10) feet from any residence.
5. That all accessory structures, excluding garages, will not exceed at total of 120 square feet.

SECTION 2. Should any section, clause or provision of this ordinance be declared by any court to be invalid, the same shall not affect the validity of this ordinance as a whole or any part thereof other than the part so declared to be valid.



**DETACHED ACCESSORY
BUILDING OR ANY BUILDING
LESS THAN 400 SQ FT**



**RATWALL REQUIRED FOR ACCESSORY BUILDINGS LESS THAN 400 SQ FT
BUILDINGS OVER 400 SQ FT REQUIRE 12" X 42" TRENCH FOOTING**