

CITY OF VANDALIA  
MONTGOMERY COUNTY, OHIO

**ORDINANCE NO. 11-05**

**AN ORDINANCE AMENDING SECTIONS 1276.11(a)(2) AND 1276.11(c)(2), ACCESSORY USES AND STRUCTURES OF THE ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF VANDALIA**

**WHEREAS**, staff has recommended amendments be made to certain sections of Section 1276.11, Accessory Uses and Structures; and

**WHEREAS**, Planning Commission has reviewed the proposed changes and has recommended approval of the amendments; and

**WHEREAS**, it is determined by the Council of the City of Vandalia that the amendments would be in the best interest of the citizens of Vandalia.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO THAT:**

**Section 1.** Sections 1276.11 (a)(2) and 1276.11 (c)(2), Accessory Uses and Structures, are amended to include to read as follows:

**1276.11 ACCESSORY USES AND STRUCTURES**

(a) In any Agriculture or Residential District, detached accessory buildings or structures shall be located in the rear yard subject to the following conditions:

(1) Accessory buildings or structures shall not be closer than five feet from any side or rear lot line and shall not be located in any recorded utility easement

(2) Accessory buildings shall be located no less than six feet from any principal dwelling structure ~~or other accessory building~~ on the same lot and no less than ten feet from any off-site building.

(3) No more than two accessory buildings shall be permitted on the same lot.

(4) On a corner lot, an accessory building or structure shall be located no closer to the side street lot line than the required minimum front yard setback and no closer than the front building foundation line furthest from the street right-of-way of the adjacent property.

(c) With the exception of the Downtown Business District, in any other Business, Office and Industrial Districts, accessory structures shall only be located in any side or rear yard as regulated by the minimum side and rear yard setback requirements for principal structures as given in the development standards for each district.

(1) The total permitted area of such structures shall be regulated by the maximum impervious surface coverage in the lot development standards in each zoning district.

(2) Accessory buildings shall be located no less than ten feet from any principal structure ~~or other accessory building~~ on the same lot and no less than twenty feet from any off-site building.

**Section 2.** The Codified Ordinances of the City of Vandalia are hereby amended to reflect the aforementioned amendments.

**Section 3.** This Ordinance shall take full force and effect from and after the earliest period allowed by law.

Passed this day 18th day of April, 2011.

APPROVED:

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William M. Loy, Mayor

ATTEST:

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Robert L. Anderson  
Clerk of Council