

NOTICE

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1171.08 ACCESSORY STRUCTURES.

Accessory structures, buildings or facilities customarily incidental and subordinate to the principal permitted structures or conditionally permitted structures shall be permitted, located on the same lot therewith, including:

(a) Accessory Buildings. As specified herein and including, but not limited to, private garages not involving the conduct of a business, sheds, playhouses, tree houses, gazebos, dog houses/animal shelters, and noncommercial greenhouses.

(b) Accessory Structures. Including, but not limited to, decks and carports.

(c) Outdoor Recreation Facilities. Outdoor recreation facilities including, but not limited to, a swimming pool, spas/hot tubs, basketball court, tennis or volleyball court. For the purposes of this section, a basketball, tennis or volleyball court shall be defined as a permanent improved surface used exclusively for recreational activities.

(1) Swimming pools and spas shall be further regulated as specified in Section 1303.03 of the Codified Ordinances.

(d) Siting Requirements. Any accessory buildings, structures or outdoor recreation facilities that are not attached to the principle structure shall comply with the following siting requirements:

(1) Shall not be located in the front yard;

(2) Shall be located in the rear yard except in the case of corner lot; placement on corner lots must be located in a side yard;

(3) Shall be located not less than ten feet from any portion of the principal structure main building;

- (4) Shall be located not less than three feet from any lot line;
- (5) Shall not be permitted to be constructed upon any utility, access or storm water easement;
- (6) Shall not exceed twenty feet in height or the height of the principle structure, whichever is the lesser;
- (7) The total area occupied by accessory buildings shall not occupy greater than twenty-five percent (25%) of the area of the rear yard;
- (8) The total area occupied by accessory buildings shall not be greater than sixty percent (60%) of the area of the principle structure.

(e) Antennas. Antennas including radio and television types shall be regulated as specified in Chapter 1162, Wireless Telecommunications Facilities. Satellite dish-types shall be regulated as specified in Section 1171.09.

(f) Trash Containers. All refuse shall be stored in personal trash containers or commercial dumpsters. No trash containers shall be located or stored in the front yard of the premise. When a commercial dumpster is not utilized, trash containers, including those meant for recycling purposes, may be placed at the curb or alley line the day before pick up and shall be removed not later than the day after the scheduled pick up. Containers and storage should also comply with Chapter 917 and Section 1331.04 of the Codified Ordinances. When a commercial dumpster is utilized, the following standards shall apply:

(1) All dumpsters situated on a site shall be contained within a gated enclosure. The enclosure shall be a minimum of six feet in height, be constructed of masonry, decorative block or combinations of these and solid wood fencing, and have bumper blocks or posts on the interior to protect the enclosure.

(2) Dumpsters shall be placed on a concrete pad, (3000 psi minimum) extended a minimum of ten feet beyond the enclosure to permit trash truck front wheels to rest on the pad.

(g) Temporary Buildings for Construction Sites. Temporary buildings that are used in conjunction with construction work may be permitted in any district only during the period that the construction work is in progress, but such temporary buildings shall be removed upon completion of the construction work.

(Ord. 39-06. Passed 11-6-06.)

(h) Temporary Storage Containers/Buildings. Temporary storage containers/buildings shall include any container, vessel, or building that is designed as to be placed onto any truck, trailer, or other vehicle for the purposes of transportation. When a temporary storage container is utilized, the following standards shall apply:

(1) In residential/O-1 districts:

A. Placement shall be on asphaltic or cement binder, concrete or other comparable material;

B. Placement shall be to the rear of the front building line of the lot;

C. In the event there is no access available, via an existing driveway, for placement to the rear of the front building line or there is no space for placement on the lot to the rear of the front building line, then placement may be on the lot forward of the front building line, but as close to the building line as possible;

D. Shall be located not less than three feet from any lot line;

E. Shall not remain on the premises for a period exceeding 30 days per calendar year;

F. Shall not be connected to any public utilities;

G. Placement shall not create a vehicular sight obstruction;

(2) In commercial/highway service districts:

A. Placement shall be on asphaltic or cement binder, concrete or other comparable material;

B. Shall be to the rear of the principal structure;

C. Shall be located not less than three feet from any lot line;

D. Shall not be connected to any public utilities;

E. Shall not remain on the premises for a period exceeding 60 days per calendar year;

F. Placement shall not create a vehicular sight obstruction.

(3) In industrial districts:

A. Placement shall be on asphaltic or cement binder, concrete or other comparable material;

B. Shall be to the rear of the principal structure;

C. Shall be located not less than three feet from any lot line;

D. Shall not be connected to any public utilities;

E. Shall not remain on the premises for a period exceeding 90 days per calendar year;

F. Placement shall not create a vehicular sight obstruction;

G. Any temporary storage containers/buildings which are on the premises exceeding 90 days per calendar year shall be considered permanent in nature and shall be regulated by the siting requirements for accessory structures contained in Section 1171.08(c). Building/Electrical permits shall be obtained for any permanent accessory structure/building.

(Ord. 23-05. Passed 6-20-05.)