



Code Enforcement Department

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General Information

FOR ACCESSORY STORAGE STRUCTURES SHEDS & GARAGES

- All property owners or contractors installing any accessory storage structure must apply for a Zoning Permit/Certificate prior to beginning construction or applying for a building permit if one is required. (detached garages over 999 sq. ft. require a UCC building permit)
- The following items are required to obtain a Zoning Permit/Certificate:
 - Completed Zoning Permit / Certificate application
 - Survey or site plan of the property with the Shed or Garage drawn to scale Including dimensions of the structure, height and distance from front, side and rear property lines clearly indicated.

White Oak Zoning Ordinance requirements.

1371.08 STORAGE SHEDS.	1371.07 PRIVATE GARAGES.
<p>In all residential districts, accessory buildings, other than garages, used for the storage of personal property of the residents of the dwelling shall comply with the following requirements:</p> <p>(a) Such accessory building shall not be used for any habitable purpose, nor for the storage, either temporary or permanent, of any vehicle licensed to travel on any road or highway.</p> <p>(b) No person shall erect, install or replace such accessory building without obtaining a permit.</p> <p>(c) No more than one storage shed which is accessory to a dwelling shall be permitted on a lot.</p> <p>(d) The maximum floor area of such accessory buildings shall be 144 square feet and no more than</p>	<p>(a) A private garage which is not a structural part of a principal building may be erected in the required rear and/or side yards, provided that it shall be situated to the rear of the main building and is located not less than three feet from any adjoining property line and not less than five feet from any alley line, except that a common or joint garage which is not a structural part of a principal building may be erected on adjoining lot lines. In the case of a corner lot or a through lot which has frontage on two streets, the detached private garage shall comply with the front yard requirements on both streets on which the lot has frontage.</p>

<p>twelve feet in width or length, provided that the maximum lot coverage for the district is not exceeded.</p> <p>(e) The maximum height of such accessory building shall be nine and one-half feet.</p> <p>(f) All such accessory buildings shall be located in the rear yard except as provided in (f)(1) below, and shall be a minimum of three feet from any property line.</p> <p>(1) Accessory buildings and storage sheds on corner lots which have no rear yards may be located in a side yard in a location approved by the Code Enforcement Officer of the Borough of White Oak.</p> <p>(g) All such accessory buildings shall be of corrosive resistant material and shall be maintained in good condition. Any such accessory building which is not maintained in safe condition shall be removed by the owner within thirty days of receipt of a written notice from the Zoning Officer to repair or remove the accessory building. Failure to comply with these provisions shall be a violation of this Zoning Ordinance and shall be subject to the penalty provisions of Section 1319.02.</p>	<p>(b) No part of a detached private garage shall be used for habitable purposes.</p> <p>(c) The maximum height of a detached private garage shall be eighteen feet.</p> <p>(d) The combined lot coverage of all principal and accessory structures on the lot shall not exceed the maximum permitted for the district.</p> <p>(e) Carports which are attached to the principal building shall be considered a part of the principal building and shall be subject to all applicable yard requirements for principal buildings. Carports which are separate from the principal building shall be subject to the applicable yard requirements for accessory structures. Carports shall be included in the calculation of maximum permitted lot coverage.</p> <p>(f) A detached private garage shall be located on the same lot with the principal structure to which it is accessory.</p>
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REVIEW PROCESS

- After submitting a Zoning Permit/Certificate application (and Building Permit application if necessary), the Borough Zoning Officer will review the request. If approved, the Zoning officer will issue a Zoning Permit/Certificate and notify the applicant to pick-up certificate and pay the related fee. If denied, the property owner has the right to appeal the decision to the Zoning Hearing Board.
- The Zoning Officer will transfer all approved zoning requests to the Building Inspector (if necessary). The Building Inspector will review all building plans and contact applicants with approval or denial. Applicants must pay related permit fees when they pick-up the permit.