

SHEDS

What is required to obtain a shed permit?

An application for shed permit needs to be submitted to the building department with a plot plan showing lot measurements and the location of the house and shed. The distances from the shed to the house and each property line should also be indicated on the plot plan. The application must be reviewed and approved by the Building Commissioner before a permit is issued.

How long is the review process?

It generally takes 3-4 business days for a permit to be reviewed. When the permit is ready to be issued, the applicant will be notified by phone.

How much does the permit cost?

The shed permit fee is \$30.00. If a concrete pad is installed, an additional \$20.00 is collected with the permit fee. We accept cash or checks.

Can I have more than one shed on my property?

The Middleburg Heights Zoning Code allows only one storage shed or accessory structure on a residential property. The maximum permitted shed dimension depends on the size of the property. The shed permit lists all regulations for sheds, including maximum permitted sizes.

Are there any further restrictions if I live in a development with a Homeowners Association?

Yes, you will be required to furnish a letter from your Homeowners' Association that states they are aware of and approve your request for a shed on your property.

Can a homeowner install their own shed?

Yes, a homeowner can make an application to install their own shed. However, they must also sign a homeowners' affidavit that states they are performing the work in lieu of a registered contractor.

What size shed is permitted on my property?

The permitted size of a shed is based on the size of your property. The permit application lists specific sizes in relation to property size. If you are not sure what the dimensions of your property are, visit the Cuyahoga County Auditors website for more information.