



## Accessory Structure Parcel Requirements for One, Two and Three Family Dwellings

[www.mcoho.org/build](http://www.mcoho.org/build)

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Accessory structures must be placed on the same parcel of land as the primary residence to be considered a residential accessory structure. If you wish to build an accessory structure on an adjoining parcel but have it reviewed as a residential accessory structure, the two parcels must be joined in one of the following ways:

1. The parcels can be surveyed and re-recorded as one parcel thus removing the interior property line.
2. A new description may be recorded describing the outside boundary lines of both parcels as one.

Site plans submitted for permits must include:

- All site features (drive, well, septic field, etc.)
- All structures (existing and proposed work)
- Dimensions between structures and property lines
- All easements and setbacks
- Flood area per FEMA FIRM, if applicable
- Topographic information if slope exceeds 1:3 within 40' of structure footprint

If you do not do one of the above described process, the accessory structure will be considered a commercial building, and will have to be designed and constructed in accordance with the Ohio Building Code. This requires a commercial application, drawings certified by an Ohio Licensed Architect or Engineer and appropriate zoning approval .

If you have any questions about these parcel modifications contact a Licensed Surveyor or you may also contact Larry Weissman of the Montgomery County Planning Department at 937-225-5712.