



Residential Accessory Structures

What is an Accessory Structure? In a residential district, a subordinate building that is attached or detached and is used for a purpose that is customarily incidental to the main structure but not involving the conduct of a business (i.e., the building area must be significantly less than that of the main structure). Examples may include, but are not limited to, the following: a private garage for automobile storage, tool shed, greenhouse as a hobby (no business), home workshop, children's playhouse, storage building, garden shelter, etc.

What are the requirements for an Accessory Structure? Accessory buildings shall not be permitted without a main building or primary use being in existence. Accessory buildings shall be located toward the rear portion of the property, generally behind the main building(s), and accessory buildings that exceed one hundred and ninety-two (192) square feet in floor area shall be "site built" (i.e., cannot be a pre-manufactured or "kit" building), and shall conform with applicable exterior construction requirements for accessory buildings (see Section 42). Accessory buildings of any size shall conform to applicable setbacks (see Section 40.5), and shall conform to all applicable City building codes.

When is a permit needed? A permit and plan review is required for all Accessory Structure. A permit fee is due upon permit issuance.

Submittal documents: Fill out a Residential permit application and submit (2) site plans which include the following: (You may use a copy of a survey of your lot and draw the above requirements.)

- _____ Location of main building on lot and all other structures on property.
- _____ Location of proposed accessory structure on lot. Distance from accessory structure to main building and other structures on property. Distance from accessory structure to side and rear lot lines. All streets and alleys.
- _____ Foundation plans and/or means of support. (All portable buildings must be tied down regardless of size.)
- _____ Electrical and plumbing plans, if applicable.
- _____ Roof details (if not a prefabricated storage building).

Special Regulations for Accessory Buildings in Residential Districts

A. Size of Yards

1. Front Yard: Sixty feet (60'); detached accessory buildings shall be prohibited in front of the main building.

2. Side and Rear Yards

a. There shall be an interior side and rear yard setback not less than eight feet (8') from any side or rear lot line provided that such accessory building is separated from the main building by a minimum distance of ten feet (10'). In the case of an accessory building (of any size) being closer than

ten feet (10') to the main building, the minimum side and rear yard requirements for the main building shall be observed. A side yard adjacent to a street shall observe the same setback as the main building.

b. A side or rear setback of five feet (5') may be used for an accessory building not exceeding one hundred and ninety-two (192) square feet in floor area, and not exceeding a total ridge height of eight feet (8'), and provided that a solid fence or wall of the same height as the structure is built on the side/rear lot line to screen the building from adjacent property or from a side street, as the case may be.

c. Garages or carports located and arranged so as to be entered from an interior side yard shall have a minimum setback of twenty-five feet (25') from the side lot line. Carports or garages arranged to be entered from the side yard, facing a public street, or from a rear or side alley shall have a minimum distance equal to the required yard for the main building or twenty-five feet (25'), whichever is greater.

3. Carports shall be measured from the posts supporting the roof nearest to the street or alley. (See Illustration 6).

4. Accessory buildings are not permitted without a main structure.

5. Accessory buildings shall not exceed the height allowed in the specific zoning district, except taller accessory buildings may be allowed in certain zoning districts (see Section 37.2) by SUP if there is no adverse impact upon adjacent properties.

6. Metal accessory buildings less than one hundred and ninety-two (192) square feet and no greater than eight feet (8') in total ridge height are permitted, but only if a solid fence or wall of the same height as the structure is built on the side/rear lot line to screen the building from adjacent property. Such metal buildings shall not be used as an enclosed parking area or garage.

7. In the Agricultural district, the total floor area of all accessory structures plus the main building(s) shall not exceed the maximum lot coverage in that district (see Section 14.4.C). Metal accessory buildings exceeding one hundred and ninety-two (192) square feet, but not exceeding six hundred (600) square feet, are permitted provided they are placed behind the main structure, they observe a front setback of sixty feet (60') and the same side and rear setbacks of the main building, and they are finished in appearance (i.e., not galvanized or unpainted metal).

8. In the SF-E district, the total floor area of all accessory structures plus the main building(s) shall not exceed the maximum lot coverage in that district (see Section 15.4.C). Metal accessory buildings exceeding two hundred and forty (240) square feet, but not exceeding four hundred (400) square feet, are permitted provided they are placed behind the main structure, and they observe a front setback of sixty feet (60') and the same side and rear setbacks of the main building.

Minimum Front Setback for Accessory Buildings - Accessory buildings in any zoning district shall observe a front setback from any street of sixty feet (60').

Exterior Construction Standards for Accessory Buildings - At least 85% of all exterior wall surface areas (excluding doors and windows) shall be qualifying traditional masonry (per subsection C.1. above) that matches the main structure(s).