

## Accessory Buildings and Structures

### Permit Requirements:

- A building permit is required for all accessory buildings or structures (including sheds) that exceed 200 square feet.
- If building/structure is smaller than 200 square feet, it will require a zoning permit.

### Zoning Permit:

Along with the zoning permit application, submit:

- A site plan showing where the structure will be on the property, and showing the distance to the nearest property lines.

### Building Permit:

Along with the building permit application, submit two sets of the following:

- A site plan and survey showing the location of the proposed structure
- Building plans showing construction materials

### Location and Setback:

- Accessory buildings/structures such as plant growing, storage, or play structures must be located in a rear yard.
- Gazebos may be located in a side yard provided setbacks and other zoning requirements are met.
- Minimum setbacks requirements to the side and rear property lines are as follows:

<b>Zoning District</b>	<b>Minimum Setback</b>
R-1A	5 feet
R-1B	5 feet
R-1C	10 feet
R-2	5 feet
R-3	10 feet
R-4	10 feet

### Building Requirements:

- An accessory building or structure may not exceed the height of the principal building and in no case shall exceed 15 feet in height in the “R” districts.
- All accessory buildings or structures shall be securely affixed to the ground to prevent damage from storms and/or vandalism.
- Exterior materials and finish must match or complement the exterior finish of the principal structure in material, color, and texture.

- Exterior walls must be covered only with siding (e.g. wood, vinyl, aluminum or metal horizontal lap), stucco, brick, glass, or other comparable material as approved by the Zoning Administrator.
- Prohibited materials include but are not limited to cloth, fabric, canvas, plastic sheets, tarps, tarpaper, and insulation.
  - The placement or use of framing for hoop houses or other hoop designed apparatus, tent garages and other similar apparatus is also prohibited.
- Treated lumber is required for floor joists, flooring, and supporting members.
  - Only when product makes contact with ground or concrete footings.

Size Limitations:

- A detached garage may not exceed 624 square feet in area,
  - Except on lots that are 75 feet in width or greater, in which case the maximum size of a detached garage may not exceed 800 square feet.
- Other accessory buildings and structures may not exceed 200 square feet in area.
  - The maximum size of either the detached garage or an accessory building, but not both, may be increased by 10 square feet of building area for every 2,000 square feet of lot area in excess of the required minimum lot area.
    - For each 20 square feet increase in the allowable building size, the required side and rear yard setbacks shall be increased one foot.
  - No detached garage shall exceed 1,000 square feet in area and no accessory building shall exceed 250 square feet in area.

Other Requirements:

- An accessory building or structure may not be constructed on any lot prior to the principal building.
- In addition to one detached garage, there shall be no more than one accessory building or structure on a lot.