

ACCESSORY BUILDINGS AND STRUCTURES

(sheds, gazebos, detached garages)

Detached accessory buildings/structures may be located within the rear and side yard as long as the structure complies with all set back requirements identified in Zoning Ordinance Chapter 9. Detached accessory buildings/structures ARE NOT PERMITTED within the front yard.

The following regulations apply:

1. Accessory uses shall be compatible with the principal use and shall not be established prior to the establishment of the principal use. No accessory building or structure shall be constructed on any lot prior to the start of construction of the principal building or structure to which it is accessory.
2. For Dwelling Purposes: In residence districts, no accessory building or structure shall be used for dwelling purposes. In the business district, accessory buildings and structures may be used for dwelling purposes as may be allowed in those districts.
3. Must be located no closer than five (5) feet from the nearest wall of the principal building measured from vertical wall to vertical wall.
4. Must comply with all set back requirements identified in Zoning Ordinance Chapter 9.
5. Must be located outside of any easement.
6. Cannot exceed fifteen(15) feet in height to peak of the roof and in no case can the accessory building/structure exceed the height of the principal building/structure.
7. Overhead doors cannot exceed nine (9) feet in height.
8. Cannot exceed 900 square feet.
9. All accessory structures, total square footage, cannot exceed 30% of the rear yard (the area behind the house, for example.)
10. May not be placed on raised blocks or piers, must rest directly on grade.

****It is recommended that any wall located between 5 and 10 feet from the nearest wall of the principal building shall be constructed so the impacted walls of the accessory structure are to be of 1-hour fire rated construction.**

Application Requirements:

1. Building permit application, filled out.
2. Plans, 1 set to include a wall section, all elevations of building, floor plan, indicate electrical work, wall and building height, and top of foundation elevation.
3. Grading plan, *may be required*.

Inspections:

1. Slab/foundation, prior to pouring concrete
2. Rough frame
3. Building final