



## Residential Accessory Structures

**What is an Accessory Structure?** A building subordinate to and detached from the main building and used for purposes customarily incidental to the primary use of the premises. Examples of accessory buildings include Storage Buildings, Carports, Garages, Patio Covers, Shade Arbors, and any other structure which requires a roof.

### **What are the requirements for an Accessory Structure?**

30.1 Height -No accessory building shall exceed twenty-five (25) feet in height, nor shall it be greater in height than the main structure.

30.2 Area Regulations for Accessory Buildings or Structures in Residential and Apartment Districts

30.2.1 Front Yard: Attached accessory buildings, including garages and carports, shall have a front yard not less than the main building, or as specified in the particular district. Detached accessory buildings shall not be located in the Front Yard.

30.2.2 Side Yard: There shall be a side yard not less than five (5) feet from any side lot line, alley line, or easement line, except that adjacent to a side street, the side yard shall never be less than twenty (20) feet.

30.2.3 Rear Yard: There shall be a rear yard not less than ten (10) feet from any lot line, alley line, or easement line. Carports, garages, or other accessory buildings located within the rear portion of a lot, as heretofore described, shall not be located closer than fifteen (15) feet to the main building nor nearer than five (5) feet to any side lot line.

**When is a permit needed?** A permit and plan review is required for all Accessory Structures over 120 square feet. 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 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).