



Residential Accessory Structures

What is an Accessory Building or Use? Accessory building or use is one which: (a) is subordinate to and serves a principal building or principal use; and (b) is subordinate in area, extent, of purpose to the principal building or principal use served; and (c) contributes to the comfort, convenience and necessity of occupants of the principal building or principal use served; and (d) is located on the same building lot as the principal use served.

What are the requirements for an Accessory Structure?

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

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

27.2.1 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 be located in the area defined as the side yard or rear yard.

27.2.2 Side Yard: There shall be a side yard not less than eight (8) 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.

27.2.3 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 eight (8) feet to any side lot line.

When is a permit needed? A permit and plan review is required for all Accessory Structure. A permit fee based on the valuation of construction cost of the Accessory Structure 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.)

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