



## **Accessory Buildings in the Residential District**

Sec. 4.2 PROVISIONS APPLICABLE TO RESIDENTIAL DISTRICTS.

A. ACCESSORY BUILDINGS IN THE RESIDENTIAL DISTRICTS shall be subject to the following regulations (also see City Building Code):

1. The sum total floor area of all accessory buildings, whether attached or detached, shall not exceed 20% of the lot area, provided that in no instance shall the total ground floor area of all accessory buildings never be below 920 square feet.
2. No more than two accessory buildings shall be allowed for each lot
3. The height of detached accessory buildings and sheds shall not exceed eighteen (18) feet in total height.
4. When an accessory building is structurally attached to a main building, it shall conform to all regulations of this Ordinance applicable to the main building.
5. A detached accessory building incidental to the main building shall not be located in a front yard. No accessory building shall be located closer than three (3') feet to any lot line. Accessory buildings shall be setback a minimum of five (5') feet from any lot line directly abutting an alley. Additionally, accessory buildings shall be no closer than five (5) feet from any over head lines or wires.
6. No detached accessory building shall be located closer than ten (10) feet to any main building. No accessory building shall be constructed over or located within one (1') foot of a recorded easement.
7. No accessory building shall be constructed prior to the enclosure of the main building.
8. An accessory building, irrespective of location, shall be incidental to the principal permitted use and shall not involve any business, profession, trade or occupation. The application to construct an accessory building shall be accompanied by a signed affidavit indicating that the building will be used for a use that is ancillary or subordinate to the principal single-family dwelling. In no instance shall an accessory building be so large as to dominate the neighborhood or proposed use.
9. All accessory buildings, including sheds, shall have a foundation and/or rat wall.

*\*Rat walls need to be 24in deep and have a 4in perimeter around the structure.*

*-Per 2009 Building Code*

### **Application Requirements:**

- Fill out proper permit; Zoning Permit for a shed or a Building Permit for a garage.
- Pay all associated fees.
- Provide two (2) copies of a plot plan/survey or drawing of your property with the dimensions of all the existing and proposed buildings, their locations, and the size of the proposed building. This plan should also include all setbacks and distances from building to building.
- Provide two (2) copies of the construction drawings if you plan to use conventional framing or submit detailed drawings from a pre-engineered building.
- Once plans are approved you may begin construction.

### **Inspection Required:**

- Open trench; once you receive approval, you may pour concrete.
- Once construction is complete, call for final inspection.
- If electrical will be run to proposed building, you will need an Electrical Permit.
- You must call and have approval for a final electrical inspection prior to scheduling your final building inspection.