

ACCESSORY BUILDING REQUIREMENTS

Zoning Setback Requirements For R-1A

The following are the *minimum setbacks* required for accessory buildings in the R-1A zoning district:

- ✓ Front Yard 50 feet
- ✓ Side Yard 5 feet
- ✓ Side Yard (street) 40 feet
- ✓ Rear Yard 8 feet
- ✓ Through lots (all streets) 50 feet

These setback dimensions are measured from the property lines, which usually are set back some distance from the back of the curb. These are minimums and your property may have easements that, if more restrictive, will determine the correct setback distance.



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GENERAL REQUIREMENTS

- A) **A building permit is required for all accessory buildings and structures.** A zoning permit is required for any accessory building or structure more than fifty (50) square feet and less than two hundred (200) square feet in floor area. **Any structure with floor area of less than 50 sq. ft. does not require a permit.**
- B) **All electrical work is required to have an electrical permit before beginning the installation.**
- C) All buildings and structures for which a permit has been issued are subject to inspections to determine the following: location on lot, foundation, framing and construction details, final inspections.
- D) **A Certificate of Survey must be provided.** The survey must show the location where the structure will be built. Exposed property iron monuments may be required.
- E) Submit, along with the survey, a drawing of the building, including dimensions, lumber & truss sizes, etc.
- F) Easements – **No structures of any kind are allowed in easements.** Verify the location of easements on your property with the City Engineering Department prior to construction.
- G) No accessory building or structure shall be constructed on any lot prior to the time of construction of a principal building to which it is accessory.
- H) No accessory structure or building, except detached garages, shall be located nearer the front lot line than the principal building or structure on that lot. This includes portable recreational structures such as trampolines and play sets.

Zoning Setback Requirements For R-1

The following are the *minimum setbacks* required for accessory buildings in the R-1 zoning district:

- ✓ Front Yard 30 feet
- ✓ Side Yard 5 feet
- ✓ Side Yard (street) 20 feet
- ✓ Rear Yard 8 feet
- ✓ Through lots (all streets) 30 feet

These setback dimensions are measured from the property lines, which usually are set back some distance from the back of the curb. These are minimums and your property may have easements that if more restrictive will determine the correct setback distance.

SAMPLE SURVEY



"Listen Respectfully, Think Ahead, Act Responsibly"

Additional Requirements for R-1A Zoning District

Accessory buildings and structures on lots less than two acres in size must follow the requirements of the R-1 District.

Accessory buildings and structures on lots two acres in size and greater may not exceed one thousand (1000) sq. ft. in area each; and in no case shall an accessory building exceed fifteen (15') in overall height with ten (10') side walls, except by conditional use permit.

Accessory buildings and structures, in the R1-A district only, are limited to one building or structure per acre. All structures must comply with the required zoning setbacks.

All additional structures require a Conditional Use Permit.



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- I. All accessory buildings on through lots located in R Districts, except attached garages, shall provide a required front yard setback for each street.
- J. No cellar, basement, tent, trailer or accessory building shall, at any time, be used as an occupied dwelling.
- K. An accessory building constructed within ten feet (10') of the principal building shall be constructed on a foundation with frost footings. There shall be no windows in the walls facing the space between the two (2) buildings, and the walls of the structure shall be fire protected as per the State Building Code.



One gazebo is allowed on any residential lot in addition to the other allowed accessory buildings and structures. A gazebo is defined as a roofed, open sided structure designed and used for outdoor living space. The side walls may be screened with insect screens but not solid walls or windows. Gazebos require building and zoning permits and must meet the same setback requirements as other accessory buildings and structures in their zoning district.

Additional Requirements for R-1 Zoning District

Accessory buildings may not exceed five hundred (500) square feet of floor area each and in no case shall an accessory building exceed fifteen (15') in overall height with ten (10') side walls, except by conditional use permit. Swimming pools or sport courts may not exceed 1000 sq. ft. in total area.

If the property has an attached garage: one gazebo and one additional accessory building or one swimming pool or sport-court would be permitted.

If the property has only an existing detached garage: one gazebo and one additional accessory building, or one swimming pool or sport court in addition to the existing detached garage would be permitted.

If the Property has only a house (no garage): one garage (attached or detached), one gazebo, and one additional accessory building, or one swimming pool or sport court would be permitted.

All additional structures require a Conditional Use Permit.

*Disclaimer: This handout provides general information. Individual site conditions and proposed construction will be verified at the time of permit application. Alternative and/or additional standards may apply.