

Accessory Structures, Residential Zones (sheds, outbuildings, detached garages, etc.)

Building Permit: Accessory structures 200 square feet or larger, or those that contain plumbing, electrical, or mechanical, regardless of size.

Land Use Permit: Accessory structures less than 200 square feet require a no fee permit to verify the location, size, and placement of an accessory structure.

Max Height: One Story or 20 feet, whichever is lower
Must not be taller than the principal structure

Max Area: May not contain greater square foot floor area than principal structure
May not cover more than 25% of rear yard, inclusive of all accessory structures

Location:

Side yard: May be located in a side yard with same front and side yard setback as principal structure.
(Front 25', side 8' with total side yards of 20')
(Fire separation from dwelling may be required)

Rear yard: Behind primary structure 10' in RM-20 Zones
Behind home 6' in R1-10, R1-12, R1-7, RM-7

Setback 3' from rear and side property line

Setback 1' from rear and side property line if:

- Roof drainage on own property
- Walls adjacent to property line have minimum 1 hour fire wall (no windows, 2 layers 5/8" sheetrock, etc.)
- Minimum 10 feet distance to neighboring homes

Uses: Must be customarily incidental to permitted uses in zone, may not be used in conjunction with a home business.

Swimming Pools: Swimming pools must be setback from the rear and side property lines a minimum of 5' in all residential zones

Accessory Structures, Non-Residential Zones

Materials: High quality, factory finished, stained, integrally colored, or otherwise suitably treated metal siding, or similar in appearance, permitted with 4 foot wainscot finish, which is comparable to the primary structure, on any side visible from a public right of way
Metal roof and doors permitted

Setbacks:

Front: Same as principal structure

Rear & Side: 3' from rear and side property line

1' from rear and side property line if:

- Roof drainage on own property
- Walls adjacent to property line have minimum 1 hour fire wall
- **Separation from other structures:** Per adopted building code

