



Residential Accessory Buildings

What is an Accessory Building? A subordinate building on a lot occupied by the main building having an incidental use in connection with the main building, provided the height shall not exceed one (1) story when such subordinate building is incidental to a residential use.

What are the requirements for an Accessory Building?

Generally, accessory buildings are not allowing in any front yard area, no closer than 3' to a side or rear lot line, if the accessory building is separated from the main building by at least 10'. See Section 35 of the Zoning Ordinance.

What is required to receive a permit? A permit and plan review is required for all Accessory Buildings. A permit fee is due at submission of application.

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)

- _____ Location of main building on lot and all other structures on property.
- _____ All easements 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)