

ACCESSORY BUILDINGS

WHEN A PERMIT IS REQUIRED.

- Garages and accessory buildings on foundations or otherwise designed or anchored to be non-movable regardless of size requires a permit. Building Permit fee is based on the valuation of the structure.
- Portable buildings/structures with a footprint area greater than 99 square foot require a permit. Portable is defined as being pre-fabricated construction on skids and delivered to site. Building Permit fee is 10.00

ZONING REQUIRMENTS

- The home and all accessory structures shall not cover more than 25% of the lot on interior lots and not more than 30% of a corner lot. 60% of interior lots and 65% of corner lots on non-conforming lots.
- Accessory structures shall not cover more than 20% of the rear yard. 55% on non-conforming lots.
- A garage either attached or detached from the home shall not be greater in size than 50% of the on foundation living area of the home.
- No building shall be greater than 35 feet in height.
- Accessory buildings shall not be closer than 15 feet to the home.
- Accessory buildings are not allowed in the front yard.
- Accessory buildings shall set back from the side property line a minimum of 5 feet.
- Accessory buildings can be within 3 feet of the side property line on interior lots when they set at least 60 feet off of the front property line.
- On corner lots an accessory building shall set back 20 feet from the intersecting street.
- Accessory building shall set a minimum of 5 foot from the rear property line.
- An accessory structure shall share the architectural design of the principal building.

HISTORICAL CLASSIFICATION

- Lots with a historical classification will meet the criteria above for accessory buildings.
- Accessory building shall sit in the rear of the property and not be visible from the street designated as the front view of the property

NON-CONFORMING LOTS

- Accessory buildings shall not be closer than 3 feet to the side property line.
- Accessory buildings shall not be closer than 3 feet from the ally line and 1 foot to the rear property line.

COMMERCIAL PROPERTY

- Please contact the Building Official if you wish to place an accessory building on a commercially zoned lot.