

Residential Accessory Buildings/ Sheds

Accessory buildings greater than 120 Square Foot require a building permit. Please submit the following with a building permit application.

- Building plans that include dimensions and type of materials being used.
 - Placement of building in the rear yard.
 - Identify if plumbing or electricity will be installed.
1. *Generally*-All accessory building shall be at least 10 feet from the principal building.
 2. *Small Sheds*-Accessory buildings 120 Square feet or less and less than 10 feet tall shall be limited to one per lot, located behind the rear building line of the principal building, and no closer than five feet from the rear or side property.
 3. *Detached Building*- Accessory buildings over 120 square feet shall meet the following :
 - No more than one per lot.
 - Located behind the front building line.
 - Be at least five feet from the rear or side lot line, except that any accessory building providing garage access off a rear alley may be located within three feet of the rear lot line.
 - Be no more than one and one-half stories (25 feet), or no higher than the principal building, whichever is less.
 - Shall not exceed 30 percent building coverage within the required rear yard.
 - Shall not exceed 250 square feet for each additional 3,000 square feet of lot area up to a maximum of 1,200 square feet.
 - Be constructed with materials, architectural details and style, and roof that are compatible with the principal structure. Any accessory building larger than 120 square feet not meeting this criteria shall meet the setback requirements for the principal structure.

All accessory buildings shall be securely anchored to the earth to prevent movement and designed to withstand 115 mph winds as well as 20 lb. snow load.