

DETACHED ACCESSORY STRUCTURE REGULATIONS **(including sheds, detached garages, carports, barns)**

- ❖ A permit is required if the accessory building over 140 square feet or more; a permit is not required for an accessory building or shed that is 140 square feet or smaller.
- ❖ Plot plan is needed to show where the accessory building will be placed within the property lines and how far from house
- ❖ Must be at least 12 feet from the house
- Structures must conform to the following:***
- ❖ As determined by the lot sizes, all accessory buildings shall have the following minimum setbacks:
 - a. Lot size of less than 20,000 sq. ft. shall be no closer than 3 feet to the side or rear property line.
 - b. Lot size of 20,000 – 40,000 sq. ft. shall be no closer than 7 feet to a side or rear property line.
 - c. Lot size of over 40,000 sq. ft. shall be no closer than 10 feet to a side or rear property line.
- ❖ All accessory buildings shall also meet the following setback requirements based upon the size of the accessory building footprint:
 - a. Accessory building footprint of less than 200 sq. ft. shall be no closer than 3 feet to a side or rear property line.
 - b. Accessory building footprint of 200-499 sq. ft. no closer than 7 feet to a side or rear property line.
 - c. Accessory building footprint of 500-999 sq. ft. no closer than 10 feet to a side or rear property line.
 - d. Accessory building footprint of greater than 1,000 sq. ft. no closer than 20 feet to a side or rear property line.
- ❖ The size of any accessory building cannot exceed 1200 sq. ft.
- ❖ The cumulative total sq. ft. of all accessory buildings may not exceed 1600 sq. ft.
- ❖ Cannot be placed in the front yard
- ❖ Insurance is needed (or homeowners insurance)
- ❖ If you are building or having it built, we need a list of all specs/materials
- ❖ One parcel may have no more than 2 accessory buildings
- ❖ Average roof height is not to exceed 16 ft in RS or RM zones – 20 ft. in other districts
- ❖ Fee for Residential: \$20/100 square ft./with a minimum fee of \$50.00
Fee for Multi-family occupancies: \$20/100 SF with a minimum fee of \$100
Fee for Non-residential occupancies: \$50/100 SF with a minimum fee of \$ 250