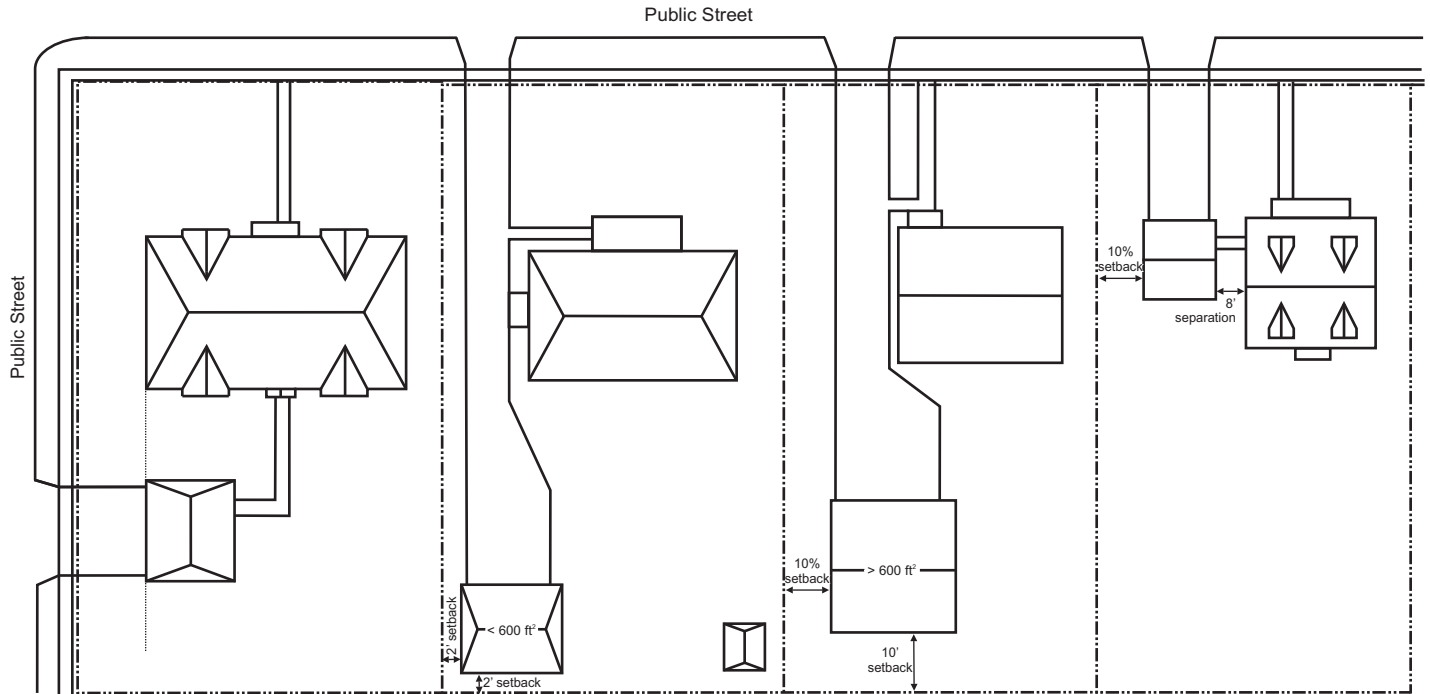




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## Section 29-115 - Detached Accessory Structures

This section pertains to all sheds, shelters, gazebos, or other detached accessory structures



- 1) 18 feet behind the front of the house.
- 2) Corner lot - "in-line" with the house on the longer street side.
- 3) 8-foot wall-to-wall separation between house and detached accessory structure.

- 1) 18 feet behind the front of the house.
- 2) Less than 600 ft<sup>2</sup> - 2 feet from the side and rear lot line.
- 3) 8-foot wall-to-wall separation between house and detached accessory structure.

- 1) 18 feet behind the front of the house.
- 2) Greater than 600 ft<sup>2</sup> - 10% of the lot width from the side and 10 feet from the rear lot line.
- 3) 8-foot wall-to-wall separation between house and detached accessory structure.
- 4) Exterior materials of the detached accessory structure must match the house.

- 1) Even with the front of the house.
- 2) Setback 10% of the lot width from the side.
- 3) 8-foot wall-to-wall separation between house and detached accessory structure.

- Notes:
- Size of detached accessory structure or a combination of detached accessory structures is determined by lot width.
  - Lot width times required rear yard time 45% (LW x 30x 0.45). Example: Lot with 66 feet = 891 ft<sup>2</sup> (66 x 30 x 0.45 = 891).
  - Maximum size for detached accessory structures is based on the following:
    - 1 acre or less = 1,024 ft<sup>2</sup>
    - 1 to 2 acres = 1,200 ft<sup>2</sup>
    - 2 to 3 acres = 1,400 ft<sup>2</sup>
    - 3 to 5 acres = 1,600 ft<sup>2</sup>
    - 5 to 8 acres = 3,000 ft<sup>2</sup>
    - 8 to 11 acres = 4,000 ft<sup>2</sup>
    - 11 to 20 acres = 5,000 ft<sup>2</sup>
  - Land use accessory structure permit is required for a \$25.00 fee prior to construction
  - All detached accessory structures under 120 square feet in area must abide by the above criteria and requires a zoning land use permit.
  - All detached accessory structures over 120 square feet in area require a building permit. Check with Building Inspections on the footing detail requirements.
  - **All detached accessory structures must be located outside all platted stormwater drainage easements.**

If you have any questions regarding a detached structure permit, please feel free to contact the Planning & Community Services Division at 319.273.8606