

Accessory Buildings for Single-Family Homes

Definition

An **Accessory Building** is an auxiliary building, or an auxiliary portion of the home, that is incidental to the residential use of the property. Examples of accessory buildings include garages, sheds, storage or workshop areas, and gazebos.

Building Permits

Accessory Buildings that exceed 200 square feet in floor area require a building permit. You may contact the Building Division or visit the City's website for permit application materials.

Accessory Buildings that contain 200 square feet in floor area or less do not require a building permit, however, they must still meet all other City regulations.

Maximum Size & Height

An **Accessory Building** may not exceed the square footage of the home.

An **Attached Accessory Building** may not exceed 1,000 square feet in floor area. If an attached accessory building is constructed with a main level and a lower level (i.e., below grade or walk out), such attached accessory building may not exceed 1,000 square feet of floor area per level.

A **Detached Accessory Building** may not exceed 30 percent of the area of the rear yard, to a maximum size of 700 square feet in gross floor area. The rear yard is the land area located between the home and the rear lot line. To determine allowable size, multiply the total square footage of the rear yard by 0.3.

The **height** for **Detached Accessory Buildings** is measured from the lowest point of grade for that portion of the lot covered by the building to the highest point of the roof for flat roofs, to the roof deck line of mansard roofs, and to the mean height between eaves and ridge for gable, hip, and gambrel roofs. The **maximum height** is:

- 10 feet for buildings containing 200 square feet or less
- 15 feet for buildings containing over 200 square feet

Maximum Number of Detached Accessory Structures

No more than **two** **Detached Accessory Buildings** are allowed per property.

No more than **one** **Detached Accessory Building** that contains over 200 square feet is allowed per property.

Design & Materials

All **Detached Accessory Buildings** larger than 200 square feet must be built using a **design and materials** that are compatible with the home.

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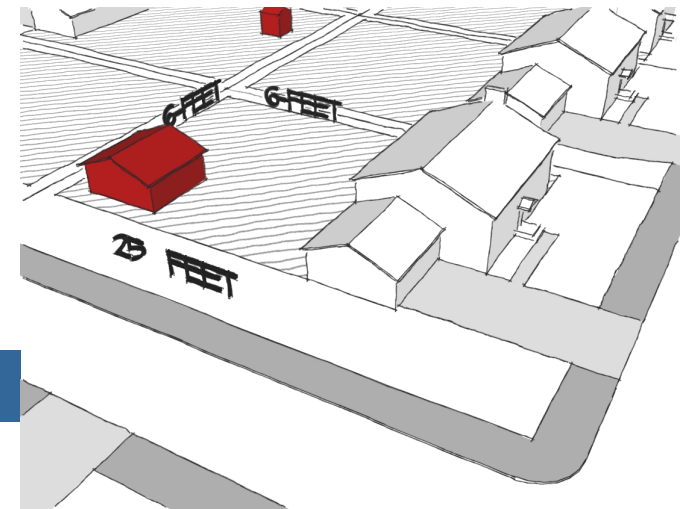
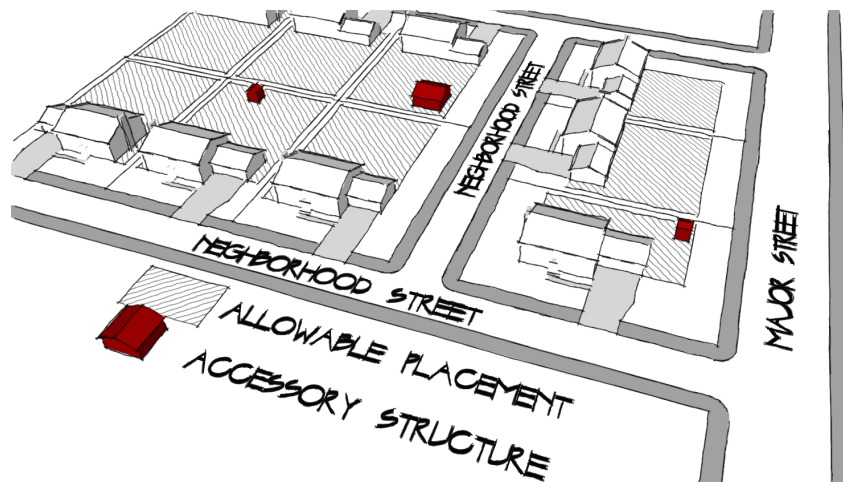
Placement

An **Accessory Building** may be attached to or detached from the home.

Attached Accessory Buildings may be located in the same areas on a lot where the home is allowed.

Detached Accessory Buildings may be located in side or rear yards. They are not allowed in front yards, with one **exception**. The exception is that they may be placed in a front yard where **direct access from the street is prohibited** (e.g., a major street such as Schmidt Lake Road or Rockford Road).

Accessory Buildings cannot be placed within a **drainage or utility easement**.



Building Setbacks

An **Attached Accessory Building** must be set back from lot lines, as specified for the dwelling.

A **Detached Accessory Building** must be set back a minimum distance from all lot lines, as follows.

- **From front lot lines (all lot lines abutting a street):** equal to or greater than the setback of the existing home. One exception to this is that a detached accessory building may be located in a front yard area abutting a major street if direct access is prohibited from the major street. In such cases, the detached accessory building must be set back: a) 50 feet from front lot lines abutting arterial streets; and b) 25 feet from all other front lot lines.
- **From side lot lines in the side yard area (next to the home):** 15 feet in the FRD & RSF-1 districts; and 6 feet in the RSF-2, RSF-3, & RSF-4 districts.
- **From side and rear lot lines in the rear yard area (behind the rear wall of the home):** 6 feet in all single-family districts.