ACCESSORY STRUCTURES

Property line is typically one foot behind sidewalk

Sidewalk
Parkstrip
Curb & Gutter
STREET

Any Accessory Structure may not be constructed within an easement of any kind.

10' Rear Yard Setback Min.  6' Setback from Home—Eave to Eave  10' Side Yard Setback Min.

Any Accessory Structure larger than 200 square feet shall require a building permit.

All Accessory Structures on one property May Not Exceed 5% of the total gross lot area.

-- R-1-20 & R-1-30 shall not exceed 7% of the total gross lot area.

All Accessory Structures are required to be similar to the home OR neighborhood depending upon the zone.

Corner Lots:
20’ side setback that abuts the street.
• Property has to be at least two (2) acres.
• Any Accessory Structure larger than 200 square feet shall require a building permit.
• Any Accessory Structure may not be constructed within an easement of any kind.
• No Closer than six feet (6’) from main building. Including roof overhang.

Accessory Building Exceptions

Option 1: Size increase to 7%

Height maximum is 25’ from Grade

Corner Lots:
30’ side setback that abuts the street.

*Setbacks:
Setbacks of 60’ for the Rear and 30’ for the side(s) are only for 3,000 square feet structure or larger. All others start at 10’ or 20’ for corner lot

Option 2: Height Increase up to 35’

For every foot (1’) past twenty-five feet (25’) from grade, the rear and side setback increases by two feet (2’)

Corner Lot:
40’ Possible for side that abuts the street

Option 3: Height & Size Increase

For every foot (1’) past twenty-five feet (25’) from grade, the rear and side setback increases by two feet (2’), 60’ maximum rear

Maximum Height 35’ from grade

For every foot (1’) past twenty-five feet (25’) from grade, the rear and side setback increases by two feet (2’)

Corner Lot:
Start at 30’ = 50’ Possible for side that abuts the street

*Setbacks:
Setbacks of 60’ for the Rear and 30’ for the side(s) are only for 3,000 square feet structure or larger. All others start at 10’ or 20’ for corner lot

Accessory Building can not exceed 8,000 square feet.

Corner Lot:
Start at 30’ = 50’ Possible for side that abuts the street

Maximum Height 35’ from grade