

Accessory Buildings and Structures

Permit Requirements:

- A permit is required for all accessory buildings or structures (including sheds) that exceed 120 square feet.
- Along with the permit application, submit two sets of the following:
 - plat plan showing the location of the proposed structure
 - building plans showing construction materials

Location and Setback:

- Accessory buildings/structures such as plant growing, storage, or play structures must be located in a rear yard.
- Gazebos may be located in a side yard provided setbacks and other zoning requirements are met.
- Accessory buildings and structures may not be located less than five feet from a side or rear property line in “R-1A”, “R-1B”, “R-2” and “R-3” districts, ten feet from side or rear property line in “R-1C” districts and four feet from side or rear property line in “R-4” districts.
- No accessory building or structure setback shall be less than six feet from any other garage or house on same parcel of land.

Building Requirements:

- An accessory building or structure may not exceed the height of the principal building and in no case shall exceed eighteen feet in height in the “R” districts.
- All accessory buildings or structures shall be securely affixed to the ground to prevent damage from storms or vandalism.
- Exterior materials and finish must match or complement the exterior finish of the principal structure in material, color, and texture.
- Exterior walls must be covered only with siding (e.g. wood, vinyl, aluminum or metal horizontal lap), stucco, brick, glass or other comparable material as approved by the Zoning Administrator.
- Prohibited materials include but are not limited to cloth, fabric, canvas, plastic sheets, tarps, tarpaper and insulation. The placement or use of framing for hoop houses or other hoop designed apparatus, tent garages and other similar apparatus is also prohibited.
- Treated lumber is required for floor joists, flooring, and supporting members.

Size Limitations:

- A detached garage may not exceed 624 square feet in area, except on Lots of 75 feet width or greater, in which case the maximum size of a detached garage may not exceed 800 square feet.
- Other accessory buildings and structures may not exceed 200 square feet in area. The maximum size of either the detached garage or an accessory building, but not both, may be increased by ten square feet of building area for every 2,000 square feet of lot area in excess of the required minimum lot area, provided, however, that no detached Garage shall exceed 1,000 square feet in

area and no accessory building shall exceed 250 square feet in area. For each twenty square feet increase in the allowable building size, the required side and rear yard setbacks shall be increased one foot.

Other Requirements:

- An accessory building or structure may not be constructed on any lot prior to the principal building.
- In addition to one detached garage, there shall be no more than one accessory building or structure on a lot.