



## **Accessory Structures, Residential Zones** (sheds, detached garages, etc.)

**Max Height:** One Story or 20 feet, whichever is lower  
Must not be taller than the principal structure

**Max Area:** May not exceed 50% of the footprint of the principal structure  
May not cover more than 25% of rear yard, inclusive of all accessory structures

### **Location:**

**Side yard:** May be located in a side yard with same front and side yard setback as principal structure. (Front 25', side 8' with total side yards of 20')  
*(Fire separation from dwelling may be required)*

**Rear yard:** Behind dwelling 10' in RM-20 Zone  
Behind home 6' in R1-10, R1-12, R1-7, RM-7  
Setback 5' from rear and side property line  
Setback 3' from rear and side property line if:

- Accessory structure does not require a building permit

Setback 1' from rear and side property line if:

- Roof drainage on own property
- Walls adjacent to property line have minimum 1 hour fire wall (no windows, 2 layers 5/8" sheetrock, etc.)
- Minimum 10 feet distance to neighboring homes

**Uses:** Must be customarily incidental to permitted uses in zone, may not be used in conjunction with a home business.

**Building Permit Required:** 200 square feet or larger  
Less than 200 square feet, with plumbing, electrical, or mechanical

## **Accessory Structures, Non-Residential Zones**

**Materials:** High quality, factory finished, stained, integrally colored, or otherwise suitably treated

Metal siding, or similar in appearance, permitted with 4 foot wainscot finish, which is comparable to the primary structure, on any side visible from a public right of way

Metal roof and doors permitted

### **Setbacks:**

**Front:** Same as principal structure

**Rear & Side:** 5' from rear and side property line  
1' from rear and side property line if:

- Roof drainage on own property
- Walls adjacent to property line have minimum 1 hour fire wall (no windows, 2 layers 5/8" sheetrock, etc.)

**Separation from other structures:** Per adopted building code



Maximum Height-Residential Accessory Structures

