

DEFINITION

Any building or structure which is not attached to the main dwelling on the lot that is:

- a. Greater than 200 sq ft, or
- b. Attached to a permanent foundation.

SIZE

R-1-20 and R-1-30: The total square footage of accessory buildings on a property cannot exceed 7% of the lot area.

R-1-40: The total square footage of accessory buildings on a property cannot exceed 5% of the lot area.

**If the lot is 2+ acres, the accessory buildings can cover up to 7%, but cannot exceed 8,000 sq ft.

**If an accessory building is 3,000+ sq ft, setbacks increase.

Rear: 60'

Side: 20'

HEIGHT

Maximum height is 25'.

**If the lot is 2+ acres, and the average height of the building is 25', the maximum height can be 35'.

**The increase in height increases the rear and side setbacks:

Rear = 60+ (2 x ft increased)

Side = 20 + (2 x ft increased)

Height is measured from the greatest vertical distance between grade and the highest point of the building.

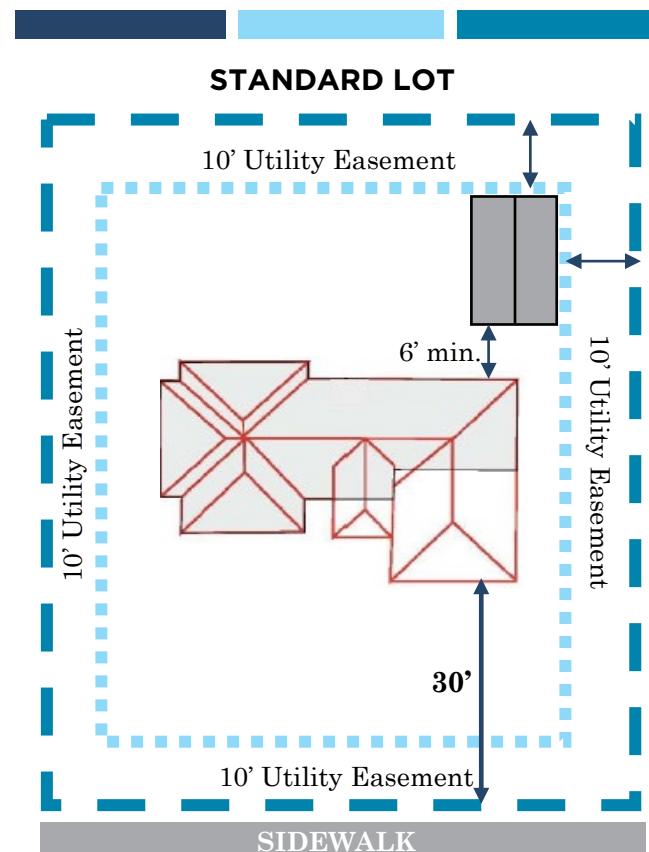
** applies to lots that are 2+ acres ONLY.

SETBACKS

All accessory building setbacks are measured from the property line (typically 1' from the sidewalk)

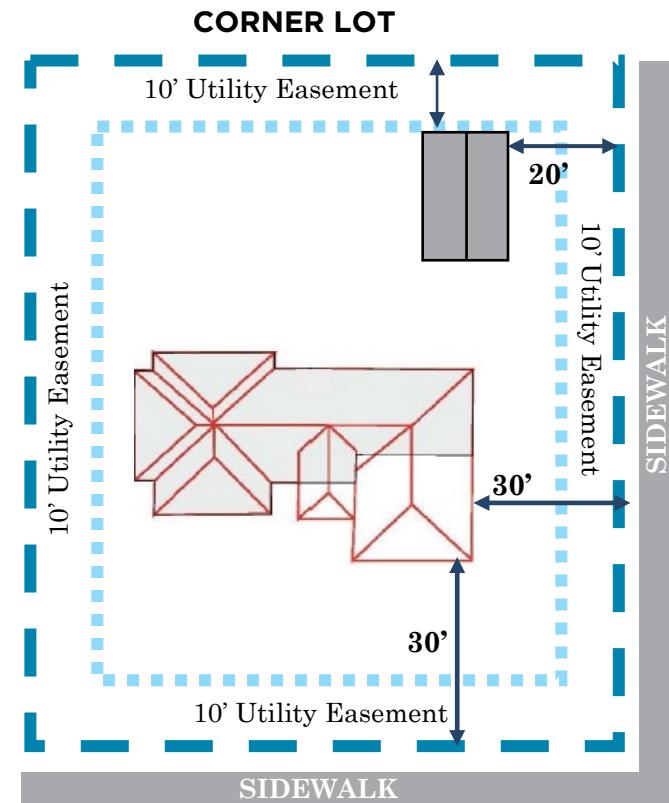
- Front: 30' (or existing front setback, whichever is less)
- Rear: 10'
- Side: 10'
- Side that abuts a street: 20'

At least 6' between accessory building and main dwelling (measured from roof overhang).



NOTES

- Accessory Dwelling Units are NOT permitted in Accessory Buildings.
- Any accessory building larger than 200 sq ft requires a building permit.



ACCESSORY BUILDINGS

Development Code Section 3-4109 Accessory Buildings