

**ACCESSORY BUILDINGS
RESIDENTIAL DETACHED**

- I. Plot plan
 - A. Indicate all existing buildings including dimensions from all property lines.
 - B. Check percentage of lot coverage. Maximum allowed is 35% of required rear yard.
 - C. No accessory building without main building on site.

- II. Exterior materials
 - A. All detached accessory structures in a residential district other than AG shall be constructed with exterior materials of wood, cementitious fiberboard, or masonry. Wood and cementitious fiberboard shall be painted the same color as the trim of the principal structure.
 - B. Minor buildings may be constructed of metal siding with a baked enamel finish, or plastic that has been approved by the Building Official for structural integrity and durability.
 - C. Oversize accessory structures exceeding 500 square feet shall be constructed using only the same exterior materials, and in the same ratio, as the principal structure. All accessory structures except minor buildings shall have a pitched roof with the highest peak directly above the center of the structure. The roof shall be shingled or match the roof materials of the principal structure. The Board of Adjustment is not authorized to grant relief from the provisions of this subsection.

- III. Setbacks for buildings over 120 square feet
 - A. Minimum 6 feet from all other structures
 - B. Minimum 5 feet from inside property line and 3 feet from rear property line (except garages). Exterior side same as main structure with a 10-foot minimum; check plat for key lot.
 - C. Garage minimum is 20 feet from overhead garage door to property line for maneuvering purposes.
 - D. Maximum height is 15 feet but not taller than main building, maximum one story. Maximum allowed 500 square feet (under roof) without Board of Adjustment approval.
 - E. Within a residential district other than AG, oversize accessory structures exceeding 500 square feet shall be placed behind the rear façade line of the principal structure.

- IV. Setbacks for buildings under 120 square feet (minor building)

Minor buildings are structures that are 120 square feet in area and 8 feet in height or less, and will be permitted with a 3-foot interior side yard setback and will require no separation from other structures.

In the R & D districts minor buildings located within a yard legally fenced with at least a solid 6 feet tall fence will be permitted with no setback required from the rear lot line, exterior side lot line (adjacent to a street or alley right-of-way) or interior side lot line on the rear 20% of the lot, provided that the structure is constructed to drain onto the subject lot and not onto an adjacent lot. The rear 20% of the lot will be determined by locating the 20% point on each side lot line and connecting the two points with a line.

- V. Electrical and plumbing (if applicable): Separate permits and inspections required
- VI. Gas service line and electrical service (overhead) locations
 - A. Structures shall not be constructed over gas lines.
 - B. Minimum vertical distance of 3 feet from service entrance conductors to highest point of roof per Article 230.24 of the 2005 NEC.
- VII. Elevations: Drawings indicating exterior views of building
- VIII. Foundations (see attached alternate foundation for structures less than 400 square feet)
 - A. Concrete
 - 1. Slab 3-1/2" thick with 3/8" steel 18" o.c. each way with 2" of cushion sand
 - 2. Exterior beams 10" wide and 18" deep
 - 3. Steel reinforcement shall be 2 bars of 1/2" steel in top of beams, 2 bars 1/2" steel in bottom of beams
 - 4. An interior beam 10" wide x 18" deep is required if more than 12 feet from center of pad to exterior beams
 - B. Cement blocks
 - 1. Shall be spaced to adequately support flooring of building
 - 2. Shall be a minimum of 12" from ground to untreated wood
 - C. Wood foundation

All wood within 12" of ground shall be treated wood (wolmanized, creosote or other approved material).
- IX. Driveway
 - A. Shall be concrete
 - 1. Minimum width 10 feet with 5 feet radius
 - 2. Minimum thickness 4" with 3/8" steel on 24" o.c. each way, or 6" x 6" x 10" wire mesh lapped one joint and tied with 2" of cushion sand.

B. Approach

1. Minimum thickness 5" (City right-of-way) with 3/8" steel on 24" o.c. each way with 2" cushion sand and expansion joint material (redwood or bituminous fiber) at alley pavement.
2. If on street 5" thick with 3/8" steel on 24" o.c. each way tied to steel coming out of street. If no steel exists, dowels shall be drilled 4-6" into street 24" o.c. and tied to new steel with 2" cushion sand.
3. Street cut must be a minimum of 18" from behind curb.

C. Concrete bond: Required for work on City right-of-way. **Exception:** homeowners.

STORAGE BUILDING FOUNDATIONS (NON-VEHICLE LOADS)

The 2006 International Residential Code, Section R402 and R403 regulates a one-story wood or metal frame building not used for human occupancy and not over 400 square feet in floor area to have foundations constructed as follows:

