



Accessory Building Regulations for Single-Family Properties

Definition of Accessory Building—A subordinate building, which is located on the same lot as the principal building and is incidental to the residential use of the property. Examples of accessory buildings include garages, sheds, workshop areas, or gazebos.

Building Permits

Accessory Buildings that exceed 200 square feet require a building permit. Contact the Building Department or visit the City's website for application materials. Accessory Buildings that are 200 square feet or less do not require a building permit; however, they are still subject to the regulations outlined in this handout.

ADDITIONAL REGULATIONS:

- More than one *Accessory Building* is allowed per property.
- All *Accessory Buildings* over 200 sq. ft. shall be architecturally compatible with the existing house & finished with complementary siding & color scheme.
- The square footage of all buildings per property combined can not exceed the 25% lot coverage requirement.

Maximum Size & Height Guidelines:

- No *Accessory Building* shall exceed the size of the principal building.
- The total square footage of the first *Accessory Building* can not exceed 1,000 square feet.
- The total square footage of all *Accessory Buildings* on a lot can not exceed 1,400 square feet—and cannot occupy more than 35% of the required rear yard.
- *Detached Accessory Buildings* located in the rear yard must be setback at least 3 ft. from a side or rear lot line, or off any easement, whichever distance is greater.
- *Attached Accessory Buildings* located in the side yard must be at least 5 ft. from any side yard lot line.
- *Accessory Buildings* on a corner lot must be setback 17.5 ft. from the side yard property line and setback 25 ft. if the *Accessory Building* has a door that opens towards the street.
- *Accessory Buildings* can not exceed the height of the principal building (house) and in no case can the maximum height of the building exceed 14 ft. when measured at the midspan of the roofline (see diagram below).
- All *Accessory Buildings* must be securely anchored to the ground by a foundation or by using anchoring tie downs.

Midspan

