

DETACHED ACCESSORY STRUCTURE REGULATIONS **(including sheds, detached garages, carports, barns)**

- ❖ **A permit is required if the accessory building is 140 square feet or more; a permit is not required for an accessory building or shed that is less than 140 square feet**
- ❖ **Plot plan is needed to show where the accessory building will be placed within the property lines and how far from house**
- ❖ **Must be at least 12 feet from the house**
- ❖ **Structures must conform to the following:**
 - ❖ **As determined by the lot sizes, all accessory buildings shall have the following minimum setbacks:**
 - a. **Lot size of less than 20,000 sq. ft. shall be no closer than 3 feet to the side or rear property line.**
 - b. **Lot size of 20,000 – 40,000 sq. ft. shall be no closer than 7 feet to a side or rear property line.**
 - c. **Lot size of over 40,000 sq. ft. shall be no closer than 10 feet to a side or rear property line.**
 - ❖ **All accessory buildings shall also meet the following setback requirements based upon the size of the accessory building footprint:**
 - a. **Accessory building footprint of less than 200 sq. ft. shall be no closer than 3 feet to a side or rear property line.**
 - b. **Accessory building footprint of 200-499 sq. ft. no closer than 7 feet to a side or rear property line.**
 - c. **Accessory building footprint of 500-999 sq. ft. no closer than 10 feet to a side or rear property line.**
 - d. **Accessory building footprint of greater than 1,000 sq. ft. no closer than 20 feet to a side or rear property line.**
- ❖ **The size of any accessory building cannot exceed 1200 sq. ft.**
- ❖ **The cumulative total sq. ft. of all accessory buildings may not exceed 1600 sq. ft.**
- ❖ **Cannot be placed in the front yard**
- ❖ **Insurance is needed (or homeowners insurance)**
- ❖ **If you are building or having it built, we need a list of all specs/materials**
- ❖ **One parcel may have no more than 2 accessory buildings**
- ❖ **Average roof height is not to exceed 16 ft in RS or RM zones – 20 ft. in other districts**
- ❖ **Fee is: \$15.00/100 square ft./with a minimum fee of \$35.00**