

ACCESSORY STRUCTURE (120 S.F. OR LESS) INSTRUCTION PACKET

Please include the following documents with the **Accessory Structure Permit Application**:

- Site Plan:** The Applicant must provide a **Site Plan** indicating the location of the Accessory Structure in relation to Setbacks (property lines) and existing structures.

- Site Plan (or) GIS Aerial Photo

- Accessory Structure Limitations:**

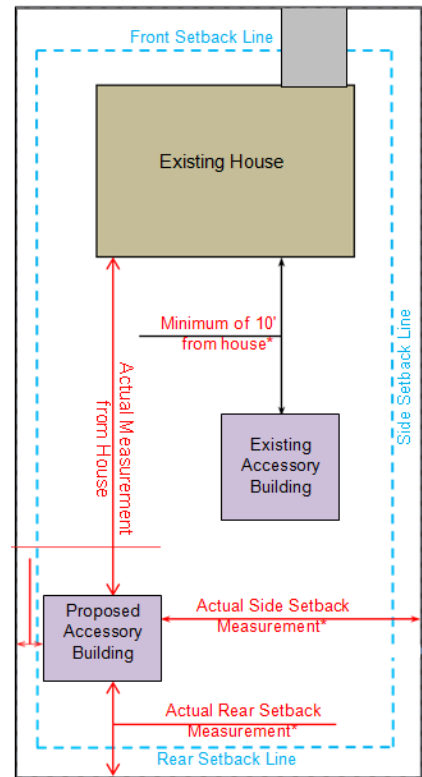
- *Accessory Structures* shall not be constructed on any lot prior to the completion of the Principal Structure, unless the property is zoned Agricultural (AG)
 - *Accessory Structures* are not permitted in any required front yard

- Accessory Structure Setback:**

- Setback Requirements: building must meet minimum setback limits dependent upon the associated parcel
 - Distance between structures: Minimum distance of ten (10) feet
 - Height: Maximum side wall height of fifteen (15) feet
 - *Accessory Structures* built on-site with a foundation are not allowed to be located in any type of easement.
 - *Accessory Structures* on skids may be located within a utility subject to the property owner bearing responsibility for moving or removing the structure should work need to be conducted in the easement

- Additional Regulations:**

- All driveways accessing *Accessory Structures* from a Public ROW/Alley shall obtain approval from the City prior to installation of the driveway
 - All driveways accessing an *Accessory Structure* shall be constructed of a concrete/asphalt surface from the front structure to the Public ROW, except in Agricultural Zoning Districts
 - *Accessory Structures* on a single property shall not singularly or in total exceed the limits allowed per **405.640.C.7**



Lot Size

0-7,000 S.F.
 7,001-9,000 S.F.
 9,001-12,000 S.F.
 12,001-21,780 S.F.

Structure Size

500 S.F.
 780 S.F.
 950 S.F.
 1,080 S.F.

For additional regulations relating to Accessory Structures, refer to *City Code Section 405.640 Accessory Structures*