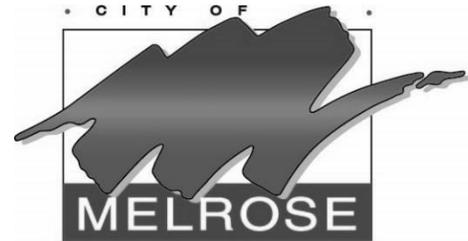


Memo



To: Residential Property Owners
From: Lisa Atkinson, Community and Economic Development Director
Date: 8-26-2020
Re: New Residential Sheds / Garages / Accessory Structures

Any new construction of sheds, garages or accessory structures require either a zoning permit or building permit.

1. Requirements for all sheds and garages:

- **Location/Setbacks:**

- 5 ft. setback from your house,
- 20' setback from alley right-of-way if doors face the alley
- If applicable, 10-foot setback from neighbor's manufactured house
- **Zoning setbacks**

Accessory Building Setback	R-1 Zoning	R-2 Zoning
Front Yard	25	35
Rear Yard	4	4
Side Yard, Interior	4	4
Side Yard, Street/Corner	25	35

- **Height:**

- Maximum door height of 13'
- Height of primary structure or 40 feet whichever is less.

- **Size:**

- 30% Maximum building coverage on the lot (lot area x .30=max structure area)
- Building may not exceed any dimension of the principal structure
- Combined Maximum 2,000 sq. ft. for all detached structures

- **Quantity:**

- Maximum 2 accessory structures per lot, including detached garage

- **Not permitted:**

- Temporary structures like carports
- Fabric-style building exteriors or covers
- Accessory structure prior to or without a primary structure

Site Plan Details:

- Lot Dimensions
- Abutting street(s)
- Existing buildings
- Dimensions of existing buildings
- Dimensions new building
- Location of new building
- Location of property irons
- Distance from property lines to existing buildings and proposed structures

2. Requirements based on building size:	Permit Type	Match House Siding	Match Roof Line	Match Roof Materials
120 sq. ft. or less and from a kit*	Zoning	No	No	No
120 sq. ft. or less without a kit	Zoning	Yes**	No	Yes
200 sq. ft. or less	Zoning	Yes**	No	Yes
201 sq. ft or more	Building	Yes**	No	Yes
240 sq. ft. or more	Building	Yes**	Yes	Yes

*Kit with materials making it difficult to match the primary structure may be allowed in similar compatible colors when approved by the Zoning Officer

**If brick stone or stucco – alternative compatible colors/materials may be approved by City