**ACCESSORY BUILDINGS OR STRUCTURES REGULATIONS**

**(§30.1-2 of City of Alvord Zoning Ordinance No. 10112007B**

**Amended August 20, 2020 by Ordinance No. 2020-07-01)**

**30.1 Height**

 No accessory building shall exceed **twenty-five (25) feet in height, nor shall it be greater in height than the main structure.**

**30.2 Area Regulations for Accessory Buildings or Structures in Residential and Apartment Districts**

 30.2.1 Front Yard: Attached accessory buildings are any building within the definition of accessory building in this Ordinance, which is physically attached to the front or side of the main residence structure. Accessory buildings are prohibited from being placed in the front yard (in front of the front building line) in either an attached or not attached configuration. Accessory buildings built off site, such as carports, shipping containers or any other structure, are prohibited in the front, side and rear yards of any residential property within the City. This provision does not apply to legally placed accessory buildings prior to the date of this Ordinance, nor does it apply to accessory buildings not intended for use as a garage or carport in the rear yard, set within the setback and side yard requirements of less than 200 square feet of floor space.

 30.2.1.1 Garage improvements – a lawful garage may be placed in the front or side yard if it complies with all building codes, zoning codes for the zoning district in which the property is located, and is constructed as an addition to the main building, **using the same or matching design and materials for its construction as the main building’s roof and exterior.** The requirement for new residential construction after the date of this Ordinance for two fully enclosed garage spaces (not in an accessory building) is continued.

 30.2.1.2 Exception – in the event a lot has a residential structure with an enclosed two car garage as a part of the main structure, an additional accessory building designed and built to match the main structure may have an additional two car garage in the backyard, within the setback and side yard limits of the lot matching the design of the main structure. The building must meet all zoning and accessory building requirements.

 30.2.2 Side Yard: There shall be a **side yard not less than five (5) feet from any side lot** line, alley line, or easement line, except that adjacent to a side street, the side yard shall never be less than twenty (20) feet.

 30.2.3 Rear Yard: There shall be a **rear yard not less than ten (10) feet** from any lot line, alley line, or easement line. Accessory buildings located within the rear portion of a lot, as heretofore described, shall not be located **closer than fifteen (15) feet to the main building** nor nearer than five (5) feet to any side lot line.

***ACCESSORY BUILDINGS ARE NOT ALLOWED WITHOUT A MAIN STRUCTURE***

 26.7.1 Accessory Building or Use: An accessory building or use is one which: (a) is subordinate to and serves a principal building or principal use; and (b) is subordinate in area, extent, or purpose to the principal building or principal use served; and (c) contributes to the comfort, convenience and necessity of occupants of the principal building or principal use served; and (d) is located on the same building lot as the principal use served.

***Along with the permit, the inspector will need a site plan which shall include location of the main building on lot and all other structures on the property; location of proposed accessory structure on the lot including distance from accessory structure to main building and other structures on the property and distance from accessory structure to side and rear lot lines. All portable buildings must be tied down regardless of size; electrical and plumbing plans if applicable; and roof details (if not prefabricated building).***