



## SHED AND ACCESSORY STRUCTURE REGULATIONS

1. Permit Requirements. No accessory structure shall be constructed or erected without a building/zoning permit. One-story detached accessory structures used as tool/storage sheds, playhouses, and similar uses, two hundred square feet (200 SF.) and under, require a Zoning Permit. Such structures two hundred and one square feet (201 SF.) and over require a Building permit.
2. Plans Required. The applicant must present two (2) copies of construction details for the shed of accessory structure and a site plan drawn to scale, depicting the size and location of existing and proposed structures on the property.
3. Locational Requirements. No shed or accessory structure shall be permitted in any yard other than the rear yard. However, on a corner lot an accessory structure may be erected to the rear of the principal building in a corner side yard, provided that all other setbacks are met. In addition, accessory structures measuring no larger than 144 square feet may be constructed in a through front yard provided that such structures are adequately screened with topography and/or vegetation and placed far enough from the street, in the opinion of the Zoning Inspector, so as to not diminish the character of the street. Such accessory structures shall be architecturally compatible with the principal structure. *(See the following page for a yard designation graphic)*
4. Setbacks. A five (5) foot setback shall be observed from all property lines, except when the structure is a garage that abuts an alley, in which case a ten (10) foot setback shall be observed from the lot lines toward which the vehicular door(s) face. The setback distance shall be measured horizontally from and perpendicular to that part of the structure nearest the property line.
5. Separation. The minimum distance between any accessory structure and principle building shall be ten (10) feet.
6. Size. No more than twenty percent (20%) of the required rear yard shall be occupied by accessory structures.
7. Height. Accessory buildings and sheds shall not exceed fifteen (15) feet in height.
8. Anchoring for sheds 200 SF and under:
  - A. 100 SF or less – Sheds less than 100 SF must be positively anchored to the ground on at least two corners diagonal to one another.
  - B. 101 SF – 200 SF – Sheds between 101 and 200 SF shall have pier footings under the runners. Sheds should be anchored to the piers.
9. Accessory structures at or over 201 SF in size must have continuous trench footings (32" below grade) and a concrete floor.

10. Area Drainage: Maintenance of existing drainage patterns is the responsibility of the property owner and/or contractor obtaining a permit. Construction of sheds, pools, fences, drives, etc. shall not adversely affect existing drainage on or adjacent to the property. Proposed construction shall not cause a backup or overflow of water onto adjacent property caused either by direct diversion of water on the adjoining land or by failure to adequately accommodate new or changed drainage pattern. Permanent modifications to existing drainage patterns require prior approval by the City Engineer.

**Yard Designation Graphic:**

