



Residential Greenhouse

How many accessory structures may I have on my residential lot?*

Detached storage buildings may have a maximum of 1200 square feet. This may be exceeded to double the size of the principal structure, provided the total rear yard lot coverage is 10% or less. Gazebos and pergolas count towards square footage requirements if larger than 120 square feet. Storage sheds with access doors 8 feet wide or wider shall be considered detached garages. Residential driveways accessing a detached storage sheds from a paved roadway shall be paved from the roadway to the rear of the principal structure. From the rear line of the principal structure to the detached storage building, crushed rock or gravel may be used.

*Duplex buildings have different guidelines. Please confer with Planning Staff.

What materials can I use for my accessory structure?

Accessory structures may be constructed out of materials customarily used in residential construction. The design and construction of the structure need to be similar to and compatible with the design and construction of the principal building. The materials and color must be similar to those in the surrounding area. For questions about the character of your neighborhood and compatibility with your primary structure, please confer with Planning Staff.



Pool House



**PLEASE CONSULT WITH THE
INSPECTION DEPARTMENT FOR
BUILDING REQUIREMENTS**



2018 RESIDENTIAL ACCESSORY STRUCTURE

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Detached Carport

What is a residential accessory structure?

Examples of accessory structures include:

- Detached garage
- Attached or detached carport
- Shed
- Pergola
- Gazebo
- Greenhouse (non-commercial)
- Pool house

This brochure includes information for storage structures, gazebos, pergolas and similar structures. For information on detached garages and carports, please see the Garage and Carport Brochure.

Do I need a permit to construct an accessory structure?

Building permits are required for all structures that are more than 120 square feet in area. Structures that require a permit must meet requirements of the adopted building codes of the City. All structures, even those smaller than 120 square feet, must meet setback requirements and must be at least 5 feet from all other structures. Further, any structure, no matter what size, used for parking of vehicles requires a building permit.



Gazebo

How big can my accessory structure be?

The sidewalls of accessory structures cannot be taller than 12 feet in height. The combined lot coverage of all accessory structures cannot exceed more than 35% of the rear yard. Each zoning district has a maximum lot coverage for accessory structures, typically 10% of the lot. Please confer with Planning Staff to obtain the requirements for your specific property.



Storage Structure

Where can I place accessory structures on my property?*

Sheds, gazebos, pergolas, residential greenhouses, pool houses, etc. may only be placed in the rear yard of a property. All accessory structures must be placed five feet from any other structure and meet a five foot setback from side and rear property lines. If your property has an easement or a platted setback, the accessory structure cannot be placed in the easement or platted setback.

*There are special requirements for corner lots. Please confer with Planning Staff.



Pergola

