



## Community Development Department

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### Zoning Division

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## Accessory Buildings Fact Sheet

### Residential Lots Less than 2 acres (A-1, RE-1, RE-2, R-1, R-2, R-3, R-4, R-7, R-8, PUD)

- No accessory building without primary structure first (residence). Common accessory buildings are detached garages, storage buildings, shop buildings, pools, etc.
- Accessory buildings must be no greater than half the size of the main structure. Example: residence 2,000 sqft - accessory building max 1,000 sqft.
- If the accessory building has living space (i.e. garage apartment, carriage house, pool house) the living space is limited to half the size of the main house, or 1,000 square feet, whichever is less, and shall not exceed the height of the main house.
- Accessory buildings must be in side or rear yard area and cannot be in front of the main house or closer to the street than the house. Setback is 10 feet from property lines.
- Building permit is required for any structure more than 200 sqft and/or if services (electrical, plumbing, etc) are needed.
- No more than three (3) detached accessory structures, including detached garages.

### Agricultural Lots Greater than 2 acres (A-1)

- No primary structure is required IF the accessory building is used for agricultural purposes (i.e. barn, livestock enclosure, silo).
- No maximum size for accessory structures, applicable setbacks still apply. If property is less than 5 acres, non-agricultural structures need to be in the side or rear yard areas.
- Living space limits still apply. Example: 20-acre lot can have a 10,000 square foot barn. Proposed living space inside the barn is still limited to half the size of main house or 1,000 square feet, whichever is less.
- Livestock enclosures (horse barn, chicken house, etc.) must be 100 ft from the property line and 200 ft from nearest residence (500 ft if more than 8 livestock or 20 chickens).
- On lots 5 acres or larger, accessory structures of all types (garages, pools, storage buildings, etc.) can be located in front of the home but must be at least 100 feet from the front property line.
- Building permit is required for any non-agricultural structure more than 200 sqft and/or if services (electrical, plumbing, etc) are needed.

### **Commercial Lots (C-1, commercial portion of PUD)**

- No maximum size for accessory structures but they must be in the side or rear yard areas and be at least 10 ft from property lines.
- Building permit is required for any structure more than 200 sqft and/or if services (electrical, plumbing, etc) are needed. The front and sides of C-1 structures 150 sqft or greater cannot have exterior metal – must be finished with brick, stone, or stucco.
- Building plans may first need to be submitted for review depending on size and use.

### **Industrial Lots (I-1, I-2, BPD)**

- No maximum size for accessory structures and they may be in front, side, or rear yard areas as long as setbacks are met.
- Building permit is required for any structure more than 200 sqft and/or if services (electrical, plumbing, etc) are needed.
- Building plans may first need to be submitted for review depending on size and use.