

ACCESSORY BUILDING REQUIREMENTS

- ***APPLICATION***
- ***HOMEOWNER'S AFFIDAVIT OR CONTRACTOR'S ADDENDUM***
- ***SITE PLAN (PLOT PLAN) SHOWING ADDITION AND DISTANCE FROM ALL PROPERTY LINES AND OTHER BUILDINGS***
- ***CONSTRUCTION DRAWING INCLUDING THE FOLLOWING:***
 - ◆ ***A CROSS-SECTION SHOWING ALL MATERIALS BEING USED***
 - ◆ ***SIZE OF ACCESSORY BUILDING***
 - ◆ ***ALL WINDOWS, WALLS, DOORS AND ROOMS MUST BE LABELED***
 - ◆ ***COMPLETE DRAWINGS OF FOUNDATION, FLOOR PLANS AND ELEVATIONS***

ACCESSORY BUILDING APPLICATION

DATE OF APPLICATION _____

HOMEOWNER _____

ADDRESS OF PROJECT _____

HOMEOWNER PHONE NUMBER _____

ADDRESS OF HOMEOWNER IF OTHER THAN ABOVE:

CONTRACTOR INFORMATION: (IF APPLICABLE)

COMPANY NAME _____

CONTACT _____

ADDRESS _____

PHONE NUMBER _____

SIZE OF BUILDING _____

IS THE BUILDING IN THE FRONT _____ BACK _____

SET BACK FROM LOT LINES:

FRONT _____ SIDE _____ REAR _____

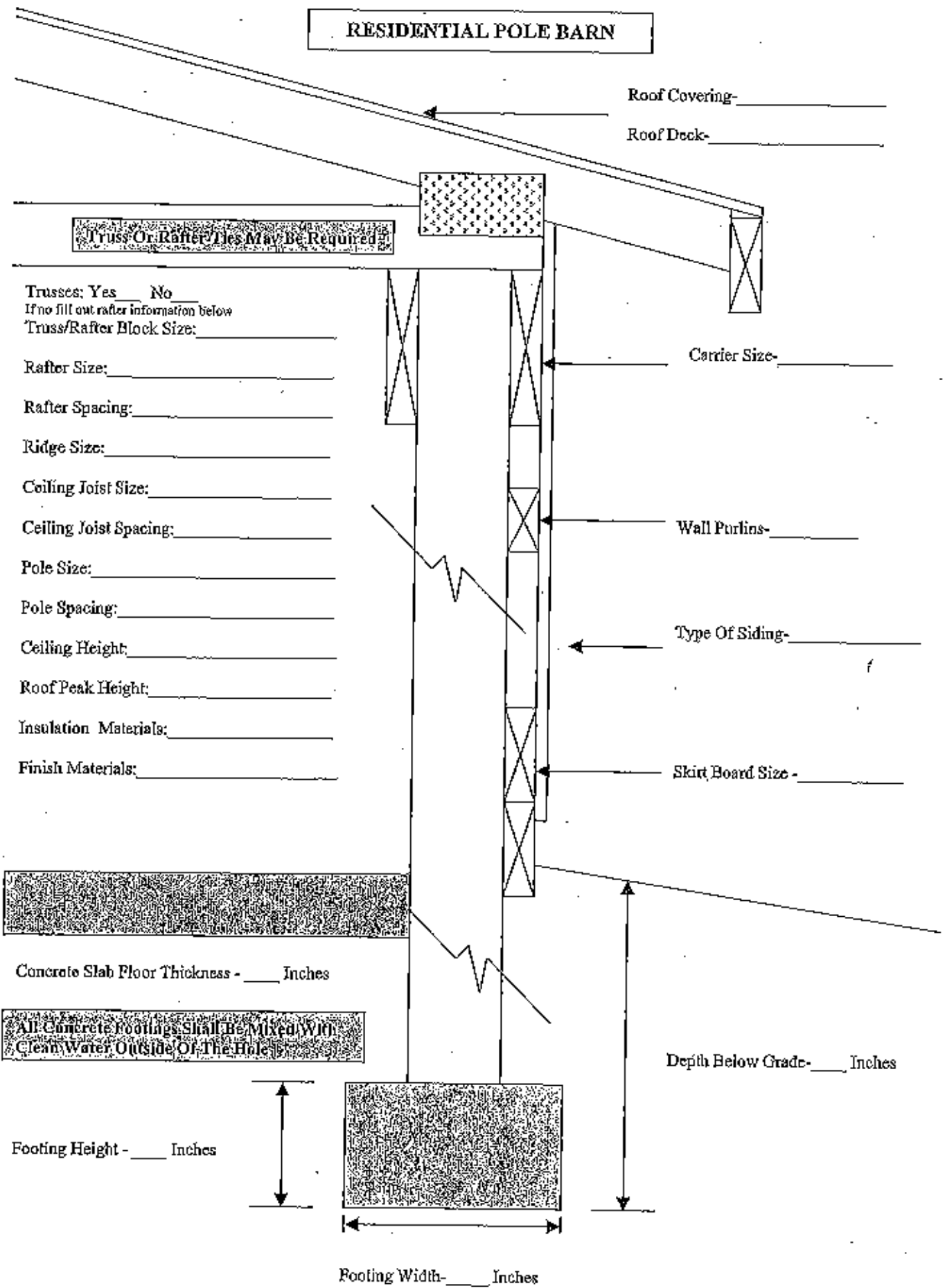
SET BACK TO CLOSEST BUILDING _____

BUILDING DEPARTMENT ONLY:

INSPECTOR'S APPROVAL _____ *DATE* _____

CONFIRMATION OF SQUARE FOOTAGE _____

RESIDENTIAL POLE BARN



Accessory buildings, except for farms or other uses otherwise permitted in this Ordinance, shall be subject to the regulations of this Section. (Refer also to Sections 503 and 1727.) (Ordinance No. 80-24)

1. The number of accessory buildings permitted on a given parcel of land shall be computed based upon the size of the parcel, in accordance with the following table. Notwithstanding the above one additional attached or detached garage used for the storage of automobiles and used for the personal use of the occupant(s) shall also be allowed. (Ordinance No. 80-55)

<u>PARCEL SIZE</u>	<u>MAXIMUM NUMBER OF ACCESSORY BUILDINGS PERMITTED</u>
2 acres or less	1
2.01 acres to 5 acres	2
5.01 to 10 acres	3
10.01 to 15 acres	4
Over 15 acres	5

In addition to this limitation, accessory buildings shall be subject to the lot coverage requirements of Section 1600.

2. Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of the Ordinance applicable to main building. (Refer to Section 1600, page 116).
3. Accessory building(s) shall not occupy more than twenty-five (25) percent of a required rear yard, plus forty (40) percent of any nonrequired rear yard, provided that in no instance shall the accessory building(s).
 - a. Exceed three (3) times the total square feet of the primary residence in residential districts on residential parcels in excess of ten (10) acres. (Must deduct square footage of all attached and detached garages and sheds.) (Ordinance No. 80-55).
 - b. Exceed 1.5 times the square feet of the primary residence in residential districts on residential parcels in excess of one (1) acre but less than ten (10) acres. (Must deduct square footage of all attached or detached garages or sheds.) (Ordinance No. 80-55).
 - c. Exceed 864 square feet in residential districts on residential parcels of one (1) acre or less. (Not required to deduct square footage of attached or detached garages or sheds.) (Ordinance No. 80-36).
4. Unless otherwise specified, detached accessory buildings may be located no closer than ten (10) feet to any side or rear lot line. (Ordinance No. 80-29).

No detached accessory building shall be located closer than ten (10) feet to any main building except for garages meeting the following conditions:
(Ordinance No. 80-10).

- a. The foundation shall not be less than the minimum required by the local building code for frost protection.
 - b. On those portions of garages located five (5) feet or less from the main building, a fire partition shall be provided of not less than one (1) hour fire resistance rating on the garage building side. (Refer also to Section 1704.5.a).
5. In no instance shall an accessory building be located within a dedicated easement right-of-way.
 6. Unless otherwise provided by this Ordinance, no detached accessory building in the RU-1 or RSE District located within a platted subdivision, single-family detached condominium development, or on individual lots or parcels having less than three (3) acres, shall exceed one (1) story or fifteen (15) feet in mean roof height. In all other districts, the height limitations of Section 1600 shall apply. (Refer also to Section 702.15) (Ordinance No. 80-29)
 7. No accessory structure shall be constructed prior to the issuance of a building permit for its principal structure.
 8. No attached or detached garage shall have a gross floor area which exceeds the total main floor area (building footprint) of the principal residence, exclusive of any breezeways, porches, sunrooms, decks and similar attachments. (Ordinance No. 80-55).