

ALL ACCESSORY STRUCTURES

Accessory Building: A subordinate building or a portion of the main building, the use of which is incidental to that of the main building, and which is located on the same parcel of property with the principal use.

Detached from the Dwelling

Must be a min of 10' from any building

Cannot be built less than 5' from the side or rear property lines

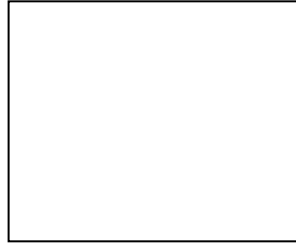
Can not be nearer to the front property line than the face of the house. (corner lots have two front property lines)

Attached to the Dwelling

Comply with the setbacks as indicated by the respective zoning:

- R-1C - 5' with public sewer
15' without public sewer
- R-1B – 10' with public sewer
15' without public sewer
- R-1A – 10' with public sewer
15' without public sewer
- SE - 20' with public sewer

SHED

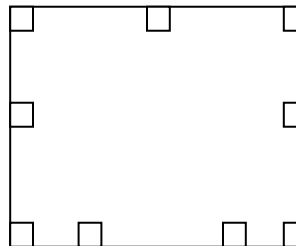


Under 199 Sq Ft

No foundation requirement but it is recommended that a ratwall be placed under the structure

SITE PERMIT REQUIRED
COST \$25.00

POLE BARN

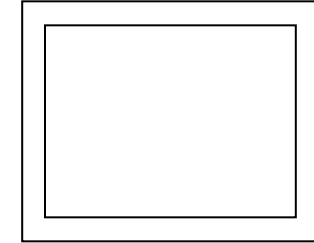


Any Size Pole Structure

Post must have a minimum depth of 42"

Post can be placed on a concrete pad with a minimum thickness of 6"

GARAGE



200 Sq Ft to 600 Sq Ft

Ratwall required –
8" wide x 12" deep

Over 601 Sq Ft

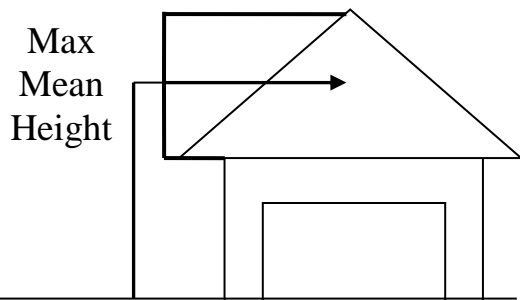
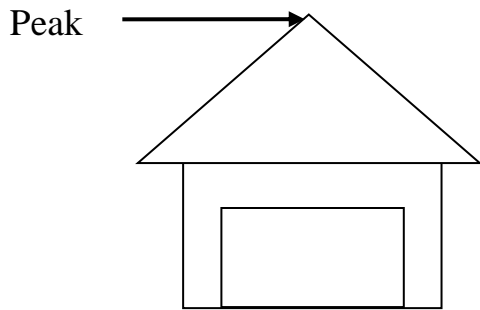
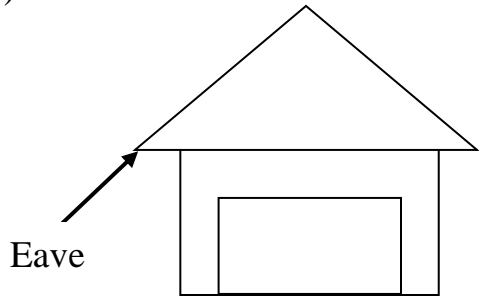
Footing required –
12" Wide x 42" deep

CONSTRUCTION OF A GARAGE OR A POLE BARN REQUIRES A BUILDING PERMIT

COST OF SAID PERMIT IS DETERMINED BY ESTIMATED COST OF CONSTRUCTION

How to figure allowable height for an accessory structure

Accessory structures shall not exceed 1 story or 16 feet in mean height. (Mean height: from the ground to 1/2 the distance between eave and the peak)



How to figure allowable square footage for an accessory structure

Address: _____

Prop Size: _____

*Allowable: _____

Existing: _____

Total Existing _____

Left for Future Bldgs: _____

Proposed Square Footage: _____

*** Chapter 157.070**

Property Size	Allowable Square Feet
Less than 21,779 sq ft	1,402 sq ft
21,780 sq ft to 32,669 sq ft	1,512 sq ft
32,670 sq ft to 43,559 sq ft	1,824 sq ft
43,560 sq ft to 1.99 Acres	2,250 sq ft

For each acre thereafter 250 sq ft in addition to the above is permitted.



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Accessory Structure Information