



ACCESSORY BUILDING REGULATIONS

DETACHED

- LOCATION - Greater than 10' from main structure
- CLOSED - One full wall or more (such as a workshop, storage building, pool house, etc)
 - 200 square feet maximum is allowed area, also depending upon lot coverage
- OPEN AIR - Not more than one, half-wall (such as a pergola, gazebo, outdoor kitchen, etc)
 - 600 square feet maximum is allowed area, also depending upon lot coverage
- SETBACKS - 3' or greater from side and rear yard property line, alley line or easement line
- FOUNDATION - Permanent concrete foundation is required when floor area exceeds 100 sq ft
- LOT COVERAGE - 50% is maximum for all buildings in rear yard, calculated from mid-point of lot
- HEIGHT - Limited to 1-story (14')
- DESIGN - Shall be designed and constructed with materials similar to the main structure, and be architecturally compatible with the main structure when the floor area exceeds 100 sq ft

ATTACHED

- LOCATION - 10' or less from main structure, or physically attached to the main structure
- CLOSED - One full wall or more (such as a workshop, storage building, pool house, etc)
 - 200 square feet maximum is allowed area, also depending upon lot coverage
- OPEN AIR - Not more than one, half-wall (such as a pergola, gazebo, outdoor kitchen, etc)
 - 600 square feet maximum is the allowed area, depending upon lot coverage
- SETBACKS - Shall comply with front, side, and rear setback requirements of main building
- FOUNDATION - A permanent concrete foundation is required
- LOT COVERAGE - 50% is maximum for all buildings in rear yard, calculated from mid-point of lot
- HEIGHT - Shall not exceed allowable height of main structure to which it is connected
- DESIGN - Shall be designed and constructed with materials similar to the main structure, and be architecturally compatible with main structure

REQUIRED PLANS FOR SUBMITTAL

- _____ Property Survey / Map
- _____ Materials / Description of Design
(including architectural compatibility)
- _____ Foundation Plan
(including anchoring)
- _____ Wall Framing Plan
- _____ Roof / Ceiling Framing Plan

