

## Project Guide – Detached Accessory Building – larger than 120 square feet {page 1}

### Zoning Requirements

Accessory Buildings may be constructed prior to Primary Building, but only if sufficient area for a Primary Building is identified within the plan.

#### LOT AREA REQUIREMENTS – to construct Detached Accessory Building:

TA	5 acres, unless subdivided into 3 lots or more (3 acres);
R-1	20,000 square feet;
R-2 (existing development)	8,700 square feet;
R-2 (future development)	9,000 square feet;
R-3	7,000 square feet.

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#### LOT WIDTH REQUIREMENTS – to construct Detached Accessory Building:

TA	150 feet;
R-1	80 feet;
R-2 (existing development)	66 feet;
R-2 (future development)	75 feet;
R-3	50 feet.

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#### SETBACKS – distance from property boundaries for Detached Accessory Building:

\*SETBACKS MUST BE FLAGGED PRIOR TO SUBMITTAL OF APPLICATION – APPLICATION WILL NOT BE APPROVED UNTIL SETBACKS ARE VERIFIED:

- Flag/identify all exterior walls of project.
- Flag/identify property corners and boundaries.

	<u>Front/Street Side</u>	<u>Side</u>	<u>Rear</u>
TA	100 feet;	15 feet;	15 feet;
R-1	50 feet;	8 feet;	10 feet*;
R-2 (existing development)	50 feet;	8 feet;	10 feet*;
R-2 (future development)	50 feet;	8 feet;	10 feet*;
R-3	50 feet;	8 feet;	10 feet*.

\*If an accessory building is located in the rear yard and there is an alley adjacent to the property, the setback may be reduced to zero (0') if the accessory building does not have a vehicular alley entrance perpendicular (facing) the alley line.

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#### LOT COVERAGE – maximum lot coverage of Detached Accessory Building:

TA	5% - provided that total lot coverage of all structures does not exceed 15%;
R-1	10% - provided that total lot coverage of all structures does not exceed 30%;
R-2 (existing development)	10% - provided that total lot coverage of all structures does not exceed 45%;
R-2 (future development)	10% - provided that total lot coverage of all structures does not exceed 45%;
R-3	10% - provided that total lot coverage of all structures does not exceed 50%.

## Project Guide – Detached Accessory Building – larger than 120 square feet {page 2}

### Construction/Design Requirements

The following standards apply to Detached Accessory Buildings in any zoning district:

#### HEIGHT REQUIREMENTS:

- 22' Maximum overall height for detached accessory buildings in all zones.
  - 15' Maximum sidewall height for detached accessory buildings in Residential Zones.
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#### SPACING – FROM OTHER BUILDINGS:

- At least 9' spacing is required between any and all detached structures.
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#### DRAINAGE:

- No building, structure, or use shall be erected on any land, and no change shall be made in the existing contours of any land, including any change in the course, width, or elevation of any natural or other drainage channel, that will obstruct, interfere with, or substantially change the drainage from such land to the detriment of neighboring lands. Anyone desiring to build or otherwise change the existing drainage situation shall be responsible for providing to the City or their designated agent that such changes will not be a detriment to the neighboring lands.
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#### FOOTINGS – Shall be inspected before cement is poured:

- All Exterior Footings on detached accessory buildings larger than 120 square feet must be a minimum of 24 inches in depth.
  - 6 inch foundation thickness, two (2) one-half (1/2") inch rebar horizontal, floor tied to foundation.
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#### FRAMING – inspection to be made before wall coverings/gypsum board are applied:

- All openings in bearing wall will have headers.
  - Openings 4 foot or more in non-bearing walls will have headers.
  - Headers will have 1 1/2 inch of bearing on each end for the full width of header.
  - In bearing walls, notches shall not exceed 25 percent of width, holes shall not exceed 40% of width.
  - In non-bearing walls, notches shall not exceed 40% of width, holes shall not exceed 60% of width.
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#### PLUMBING – IPC and IRC 2012 STANDARDS APPLY – if any included in project.

- Consider purchasing Dewalt Plumbing Code Reference Book – affordable reference which addresses most important and commonly referenced IPC and IRC regulations. Available at City Hall
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**THIS PROJECT GUIDE IS NOT COMPREHENSIVE**

**IF IN DOUBT REGARDING ANY CODE/REGULATION**

**ASK FOR CLARIFICATION PRIOR TO CONSTRUCTION**