

Community Development Department

Accessory Building Regulations *For Single Family Properties*

Building Permits

Accessory Buildings that exceeds 200 square feet require a building permit.

Accessory Buildings that are 200 square feet and less do not require a building permit; however, they are still subject to the regulations outlined in this handout.



Maximum Size & Height Guidelines:

- The total square footage of a single accessory building can not exceed 624 square feet, without a Special Use Permit. With a Special Use Permit the size could increase to 1,064 SF.
- The total square footage of all accessory buildings on a lot can not exceed 1,664 square feet - and cannot occupy more than 30% of the lot; this includes attached garages.
- Accessory Buildings must be located in the rear yard and be setback at least 5 feet from the side & rear lot line.
- Accessory Buildings on a corner lot must be behind the home, setback 30 feet from the front and side property line.
- Accessory Buildings can not exceed the height of the principal building (house).
- All Accessory Buildings must be securely anchored to the ground by a foundation or by using anchoring tie downs.
- Hardcover cannot exceed 50% at the lot's area. Hardcover includes all structural footprint & non-structural hardcover (like a driveway).

Additional Regulations:

- More than one *accessory building* is allowed per property.
- All *accessory buildings* over 200 sq. ft. shall be architecturally compatible with the exiting house & finished with complimentary siding & color scheme.
- The square footage of all buildings per property combined can not exceed 30% of the lot's area. Example: A 10,000 SF lot may only contain 3,000 SF of structure foot print.