



Detached Carports, Greenhouses, Garden Sheds, Tool Sheds, Fabric Structures, Etc.

A building permit is most likely not required for your Accessory Structure, unless it is more than 200 sq. ft. or more than 10 feet in height. A detached accessory structure shall be separated from the primary structure by at least six (6) feet. An accessory structure located closer than six (6) feet from the primary structure shall be considered attached and is required to comply with the same setbacks as the primary structure.

Setbacks for Detached Accessory Structures:

Accessory Structure Size	Interior Side Yard Setback	Rear Yard Setback
Up to 120 sq. ft., Up to 10 ft. tall	1 foot	1 foot
Up to 120 sq. ft., Up to 12 ft. tall	3 feet	3 feet
Larger than 120 sq. ft. up to 200 sq. ft and up to 12 ft. in height	3 feet	3 feet
Larger than 200 sq. ft. or taller than 12 ft. in height	5 feet minimum or same as primary structure whichever is greater	15 feet minimum or same as primary structure whichever is greater

Placement of Structure:

- * No accessory structure shall be located in front of the principal building.
- * If an accessory structure is located to the side of the principal building on an interior lot, the structure shall not be placed closer to the front lot line than the farthest back front wall of the principal building.
- * An accessory structure located on the street side of a corner lot shall follow the same setbacks as the principal building (10 feet).
- * Accessory structures for private vehicle storage which have an entrance from the street side yard (except alleys) shall have a minimum street side yard setback of 20 ft.
- * An accessory structure may be located on an adjacent lot that does not contain a primary structure provided:
 - a. Both lots are under the exact same ownership; and
 - b. A deed restriction is recorded requiring the accessory structure to be removed within 30 days of transfer of ownership of either lot into separate ownership; and
 - c. The accessory structure complies with setback requirements as applied to the lots under the same ownership.

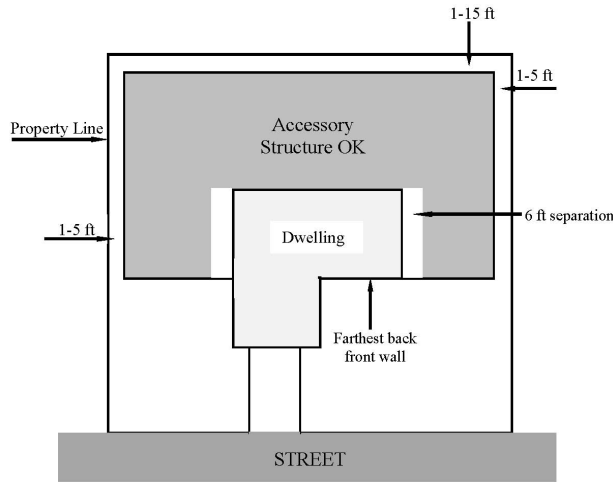
Structure Size:

The total accumulative square footage of all accessory structures on an individual lot shall not exceed 1,200 square feet. No accessory structure shall exceed a maximum height of 16 feet.

Water Runoff:

Water may not runoff from the structure onto an abutting parcel.

Interior Lot Example:



Corner Lot Example:

