



ACCESSORY BUILDINGS

WHAT IS CONSIDERED AN ACCESSORY STRUCTURE?

Detached garages, pole barn, lean-to, pavilion, covered decks, or other detached structures with or without footings that are not physically connected to the dwelling or principal use by common wall or roof.



WHEN IS A BUILDING PERMIT REQUIRED?

Before an Accessory Building can be constructed, a permitted primary structure must be built on the parcel first.

A building permit is required anytime there is new construction, an addition, alteration, or repair to an accessory building such as detached garages, storage sheds, pavilions, or playhouses, etc. **Submit a set of building plans along with the permit application for any accessory structure.**

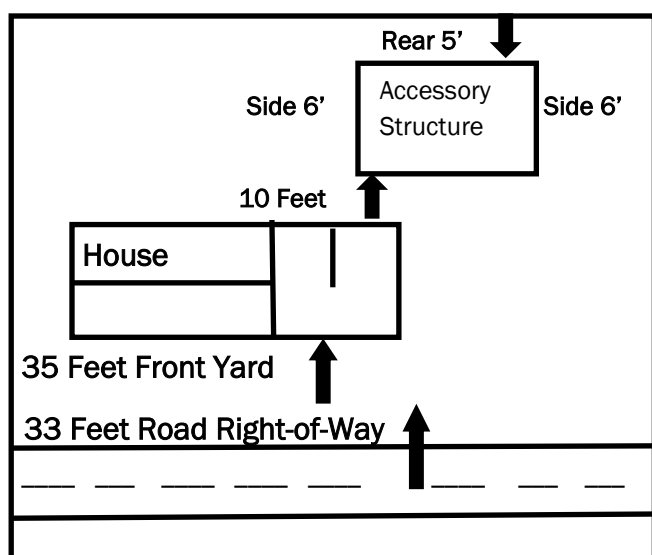


Accessory buildings less than 200 square feet in total floor area and one story in height do not require a building permit but do need to conform with the ordinance for setbacks, height, size, as well as number of structures, and flood plain regulations. A plot plan can be submitted to the Building Inspector if you have any questions and to confirm proper setbacks.



SHED

TYPICAL RESIDENTIAL LOT



USES PERMITTED

An Accessory Building shall not be used in any part for a residential dwelling purpose and are intended only for typical accessory functions for the district in which they are located.

AGRICULTURAL ZONING

In the case of agricultural districts, the total accessory building may not exceed five percent (5%) of the total land area, but without restrictions as to the number of accessory buildings. (see Building Inspector for regulations)



HEIGHT REQUIREMENTS IN AGRICULTURAL DISTRICTS

The height of an accessory building may not exceed two and one-half stories or thirty-five feet (35').

YARD SETBACK REQUIREMENTS IN AGRICULTURAL DISTRICTS

Front Yard: No accessory building shall project into any front yard. Each lot shall have a minimum front yard of sixty feet (60') measured from the right of way.

Rear Yard: No accessory building shall be closer than five feet (5') to the rear lot line.

Side Yard: No accessory building shall be erected closer than twenty feet (20') to the side lot line.

Corner Lot: No accessory building shall be closer to the side street lot line than the side yard setbacks of the principal building on the lot.

This is only a guide, not all requirements may be listed. For questions, please contact the Building Inspector.