

## DEFINITION

Any building **or structure** which is not attached to the main dwelling on the lot that is:

- Greater than 200 sq ft, or
- Attached to a permanent foundation.

## SIZE

**R-1-20 and R-1-30:** The total square footage of accessory buildings on a property cannot exceed **7%** of the lot area.

**R-1-40:** The total square footage of accessory buildings on a property cannot exceed **5%** of the lot area.

**\*\*If the lot is 2+ acres, the accessory buildings can cover up to 7%, but cannot exceed 8,000 sq ft.**

**\*\*If an accessory building is 3,000+ sq ft, setbacks increase.**

Rear: 60'  
Side: 20'

## HEIGHT

**Maximum height is 25'.**

**\*\*If the lot is 2+ acres, and the average height of the building is 25', the maximum height can be 35'.**

**\*\*The increase in height increases the rear and side setbacks:**

Rear = 60+ (2 x ft increased)  
Side = 20 + (2 x ft increased)

**Height is measured from the greatest vertical distance between grade and the highest point of the building.**

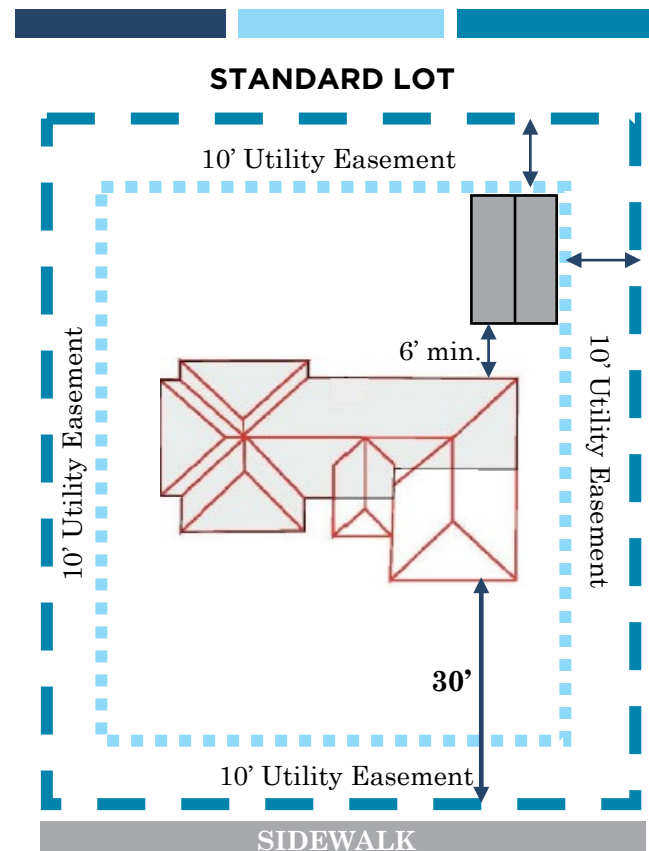
**\*\* applies to lots that are 2+ acres ONLY.**

## SETBACKS

All accessory building setbacks are measured from the property line (typically 1' from the sidewalk)

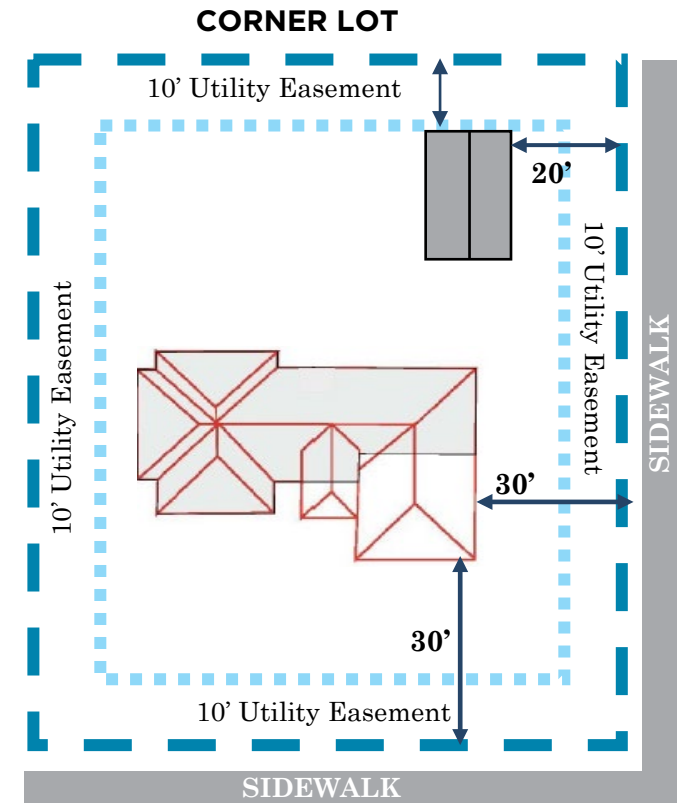
- Front: 30' (or existing front setback, whichever is less)
- Rear: 10'
- Side: 10'
- Side that abuts a street: 20'

At least 6' between accessory building and main dwelling (measured from roof overhang).



## NOTES

- Accessory Dwelling Units are NOT permitted in Accessory Buildings.
- Any accessory building larger than 200 sq ft requires a building permit.



# ACCESSORY BUILDINGS

Development Code Section 3-4109 Accessory Buildings

