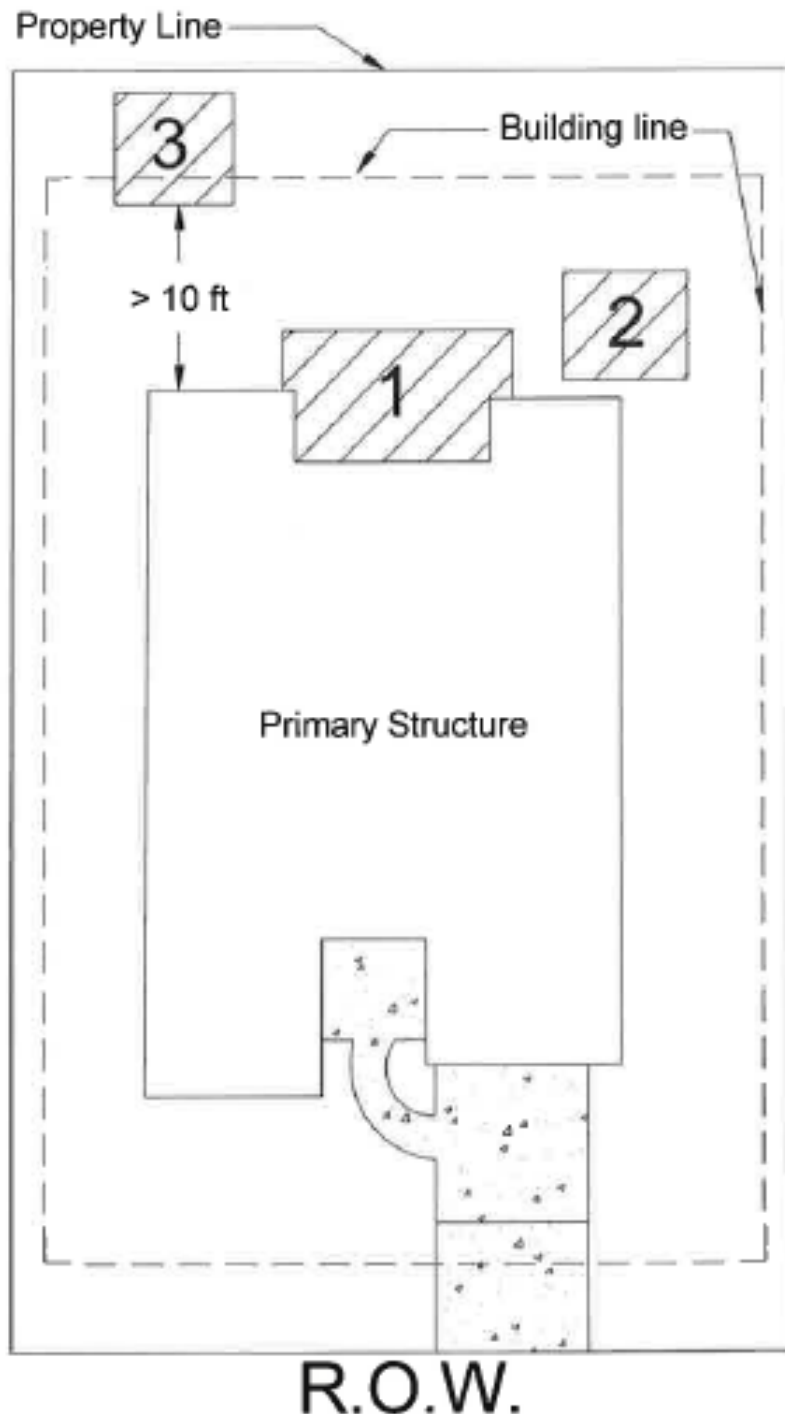


Accessory Structure Placement Zoning Ordinance Requirements

Accessory Structures with a roof or roof-like construction (arbor, pergola, patio cover, detached garage, and similar) must meet one of the three following placement requirements:



OPTION 1: The accessory structure is **attached** to the primary structure: Reclassified as a residential remodel. Structure must be located entirely within the required building lines of the lot.

OPTION 2: The accessory structure is **detached** and **within ten feet (10')** of the primary structure: Structure must be located entirely within the required building lines of the lot.

OPTION 3: The accessory structure is **detached** and **more than ten feet (10')** from the primary structure: Structure must be located at least three feet (3') inside the property lines. The structure may cross the required side and/or rear building lines of the lot.

VERBIAGE FROM ZONING ORDINANCE

Front Yard

Detached front accessory buildings shall have a front yard not less than the main building or as specified in the particular zoning district.

Side Yard

There shall be a side yard not less than three feet from any side lot line, or alley line for any accessory building provided that such building is separated from the main building by a minimum distance of ten feet.

In the case of an accessory building being closer than ten feet to the main building, the minimum side yard requirements for the main building shall be observed.

Accessory buildings adjacent to a side street shall have a side yard not less than 15 feet.

Garages located and arranged so as to be entered from the side yard shall have a minimum distance of 20 feet from the side lot line, alley line, or easement line.

Carports or garages arranged to be entered from the side yard, facing a public street, shall have a minimum distance equal to the required front yard for the main building.

Rear Yard

There shall be a rear yard not less than three feet from any lot line or alley line, or easement line, except that;

- a. Carports, garages, or other accessory buildings, located within the rear portion of a lot as heretofore described, constructed closer than ten feet to the main building, shall have a rear yard equivalent to the rear yard requirement for the main building;
- b. Accessory buildings constructed ten feet or more from the main building shall have a rear yard of three feet. If an alley exists, accessory buildings may be located within three feet of a rear lot line if the height of the building is no greater than eight feet and a solid fence or wall of the same height shall be built on the rear lot line to screen the building from property located to the rear;
- c. Garages arranged so as to be entered by a motor vehicle from an alley or rear alley easement shall be set back from the rear yard or alley easement line a minimum distance of 20 feet.