



STORAGE SHEDS

And ACCESSORY STRUCTURES

ALL ACCESSORY STRUCTURES MUST MEET THE FOLLOWING CRITERIA:

RESIDENTIAL: Detached Accessory Structures in Residential Zoning Districts,

(Unless modified by City-Approved S-PUD plans)

SIZE:

- **Shall be limited to 240 square feet**, plus 240 square feet per vehicle garage door section, to a maximum area of 720 square feet, except as noted below.
- If declared to be a **WORKSHOP**, be limited to 320 square feet, with no wall opening larger than 80 in.
- No more than **15 feet in height**
- The number of accessory structures on any zoning lot shall be limited to two (2) and one of these shall be limited to no more than 149 square feet.

LOCATION:

- Located in the **Rear Yard Only** and outside of easement areas.
- If **Under 150 square feet** – Located a minimum of **3 feet** from property line.
- If **Over 150 square feet** – Located a minimum of **6 feet** from property line.
- Positioned At least 10 feet from primary structure.
- **GARAGES** - Detached accessory structures **with Garage Doors** shall be served by paved driveways and will be permitted only if the principal structure has a minimum side yard width of 15 feet through which said driveway may pass and remain 5 feet from side property line.

CONSTRUCTION:

- ANCHORAGE; Must be permanently installed and securely anchored to the ground, on a **Concrete Slab** a minimum of 4 inches thick **or Concrete Pilasters**, a minimum of 8 inches in diameter and 18 inches deep, at a minimum of all four corners.
- If on **PILASTERS**, structures shall have sufficient clearance beneath the structure for proper ventilation.
- All wood coming in contact with concrete or the ground shall be Pressure Treated
- Comply with all applicable current building and zoning codes.
- **SHALL NOT** be a portable metal container or other similar movable structure or object.

NON-RESIDENTIAL: Detached Accessory Structures in NON-Residential Zoning Districts,

...or on zoning lots utilized for Non-Residential purposes.

- If not used for Vehicular Storage, be limited to 149 square feet, unless associated with an allowed Light Industrial use, in which case, shall be limited to 249 square feet.
- Garages shall be limited to a maximum area, the smallest of 2400 square feet or 50% of the size of the principal building on the zoning lot.
- Be located at least 6 feet from any Non-Residential Zoning district lot line and at least 10 feet from any Residential zoned property lot line.

INSPECTIONS: A minimum of two (2) inspections are required for each Storage Shed:

Footer/Slab - When the holes have been dug and before filling with concrete or when slab forms are in place before concrete is poured.

Final – When building is finished and ready for use.