



## **ACCESSORY BUILDINGS**

### **ALL BUILDINGS:**

- One story detached accessory structure over 200 square feet requires a building permit
- All utilities must connect to main house on property
- All snow/water falling from roof must remain on property, cannot fall on neighbor's property
- Any covered structures can cover up to 30% of the backyard. This includes any structure that is not open to the sky.
- Must use the same access to the street as the main house
- Cannot have a different address
- Engineering is required for any walls that are 10 feet or above
- Wind speed requirements are 115 mph for a 3 second burst
- Snow load requirements are 50 ground load

### **BUILDINGS 12 FEET OR MORE BEHIND HOUSE:**

- May be placed a minimum of 3 feet from the property line. This measurement may vary with height of building and roofing materials used to ensure all snow/water remain on property

### **BUILDING LESS THAN 12 FEET BEHIND HOUSE:**

- Must maintain the required side yard for the zone: RE – 20', RP, RP-A – 10', R-1, R1-A – 8'
- Must be at least 3 feet from the current structure or proper firewalls need to be installed

### **GENERAL INFORMATION:**

- Check for any covenants in your subdivision
- If there is an active HOA, contact them for guidelines, these may be more restrictive than the City requirements.