



## Accessory Structures & Driveways

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### Overview

- Garages and sheds located in residential zoning districts may total 1,400 square feet, but any one structure cannot exceed 1,000 square feet.
- In addition to a garage (attached or detached), one accessory structure is permitted.
  - Contact city staff for outdoor living space exception.
- Buildings must be at least six (6) feet from the house or constructed with fire-rated walls.
- Buildings may not be constructed or located on a drainage or utility easement. If the drainage way is obstructed, the cause of the obstruction must be removed at the owner's expense.
- A five (5) foot minimum setback from property lines is required for all accessory structures. Additional setback requirements apply to lots with side streets (corner lots).
  - Contact city staff for corner lot setback requirements.
- Rear and side setbacks for detached sheds equal five (5) feet (does not include corner lots).
- Sheds must be placed in the rear or side yards.
- Sheds less than 200 square feet may be built without a building permit, but must comply with building and zoning codes.
- Sheds are limited to 12 feet in height.
- Sheds must be anchored per code.

### Garages

- Height is limited to 15 feet.
- Not allowed in front yards.
- Setback requirements:
  - Detached garages must maintain a 10 foot minimum setback from the rear property line.
  - Attached garages must maintain a 25 foot minimum setback from the rear property line.

### Driveways

- Driveways and curb cuts/approaches must be at least three (3) feet from the side property lines.
- Driveways on corner lots must be at least 40 feet from the intersection of the property lines.

### Permit

- Scaled plans, a building permit application, and fees must be submitted, unless exempt, before beginning work.