

## Accessory Buildings – Quick Sheet

- In a residential district, an accessory building is a subordinate or incidental building, attached to or detached from the main building, which is not used for commercial purposes and not rented.
- In nonresidential districts, an accessory building is a subordinate building, the use of which is secondary to and supportive of the main building.
- Accessory buildings shall not be permitted without a main building being in existence, except in agricultural zoning districts for the storage of agricultural products, equipment or for shelter of livestock on properties two (2) acres or more.

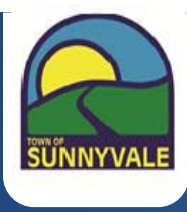
*Where can I find the allowed size, exterior material and required setbacks for accessory buildings?*

You can verify the size, setback and max wall height by reviewing the accessory building regulation table below. Refer to [Section 3.04.07](#) for additional regulations not noted on the quick sheet.

| Table 14: Accessory Building Regulations |   |   |  |  |
|--|---|---|--|--|
| Lot Size (Acres)                         | Maximum Number of Accessory Buildings Allowed | Combined Floor Area Allowed for All Accessory Buildings <sup>1</sup> (Sq.Ft.) | Maximum Wall Height <sup>2</sup> (Ft.) | Setback from an Adjacent Residence (Ft.) |
| <½                                       | 2   | 580   | 8                                      | 10                                       |
| ½<1                                      | 2   | 960   | 8                                      | 20                                       |
| 1<2                                      | 3   | 2,500   | 10                                     | 20                                       |
| 2<3                                      | 3   | 3,000   | 15                                     | 25                                       |
| 3<4                                      | 4   | 3,500   | 15                                     | 30                                       |
| 4<5                                      | 4   | 4,000   | 15                                     | 35                                       |
| 5<10                                     | 5   | 4,500   | 15                                     | 40                                       |
| 10+                                      | 5   | No more than 3% of the lot/tract  | 15                                     | 45                                       |

<sup>1</sup> A permit is required for accessory buildings over 120 square feet.  
<sup>2</sup> Wall height shall be measured from the finished floor elevation (FFE) to the top of the plate line supporting the roof.





*Standards for Accessory Buildings in All Districts – See the Unified Development Ordinance for referenced sections.*

- a. For all accessory buildings larger than 400 square feet, all facades that face public rights of way shall be of Masonry construction.
- b. The Masonry requirement may be waived by the Director of Development Services for accessory buildings on lots/tracts of two (2) acres or larger and the building's primary use is agriculture in nature.
  - i. The Applicant must establish the following:
    - (a) The use is agricultural.
    - (b) The building will not be detrimental to the public health and safety of the surrounding area.
    - (c) The building substantially conforms to the standards previously established in the zoned area.
    - (d) The building construction and use does not create a land use prohibited in the zoned area.
  - ii. Non-Masonry portions of the building shall be profiled panel, deep ribbed panel, or concealed fastener system metal siding.
- c. The maximum floor area for an accessory building permitted by right shall be based on lot/tract size. The maximum floor area shall be as set forth in 3.04.07. A.1 Accessory Building Size, Number, and Setbacks.
- d. The structure height shall be measured as described in the [UDO](#) and shall not exceed the maximum height of the zoning district for the property. In addition, the wall height shall be measured in accordance with 3.04.07. A.1 Accessory Building Size, Number, and Setbacks.
- e. The number of accessory buildings per lot/tract shall be limited to that shown in 3.04.07. A.1 Accessory Building Size, Number, and Setbacks.
- f. All accessory buildings larger than 100 square feet and less than or equal to 400 square feet shall be constructed of Masonry and/or Hardboard, Hardiplank, or deep ribbed metal panels of baked or enamel finish with 30-year rating. Roofing for accessory buildings shall meet the requirements of the [UDO](#).
- g. If a property resides within the jurisdiction of an HOA, a letter of approval from the HOA, for the requested accessory building, shall be required with the application for a Building Permit.
- h. Shipping containers as storage buildings prohibited- No person shall place or cause to be placed or use any shipping container as an accessory building, storage building or living unit.
  - i. Portable moving containers shall be allowed for use as temporary on-site storage for a maximum 90 days only by approval from the Building Official.

