

CHAPTER 138, ARTICLE III GENERAL PROVISIONS

DIVISION 1 ACCESSORY BUILDINGS AND STRUCTURES Garages, Carports, Sheds

Definitions: Accessory buildings and structures shall be classified as herein defined and, unless otherwise provided in this chapter, shall be subject to this section.

- (1) By their definition and nature, accessory buildings and structures shall be secondary and clearly incidental to the principal building on a parcel of land. Such buildings or structures shall therefore not be permitted as the only building or structure on a parcel of land.

Yard location: Accessory buildings or structures shall not be erected in any yard, except a rear yard.

Lot coverage: Maximum percentage of lot coverage, calculating the area of all structures (main building and all accessory buildings and structures) shall not exceed 35% (except corner lots which can't exceed 45%). In no instance shall the combined floor area of all accessory buildings be more than 800 square feet or one-half the ground floor of the main building, whichever is greater. Dog runs are excluded from the maximum lot coverage calculation.

Setback: No detached accessory building or structure shall be located closer than 10 feet to any main building, or other accessory building or structure; nor shall any accessory building or structure (except swimming pools which have their own setback criteria) be located within 5 feet of the side lot line unless proper fire separation has been installed. An accessory building or structure may be located 18 inches from a side lot line with proper fire separation. No accessory building or structure shall be located within 5 feet to any rear lot line. In no instance shall an accessory building or structure be located within a dedicated easement or right-of-way. NOTE: NO PART OF GARAGE (OVERHANG, GUTTERS, ETC.) SHALL ENCROACH INTO SETBACK.

Height:

- (1) *For Parcels less than 100 feet wide.* No detached accessory building or structure, including garages, shall exceed one story or 15 feet in height.
- (2) *For Parcels 100 feet or more in width.* Garages may be up to 2 stories or 25 feet in height provided that two additional, accessible off-street parking spaces are provided. No other detached accessory buildings or structures shall exceed one story or 15 feet in height.

Corner Lots: When the side yard of a parcel abuts a street and the rear yard of the same parcel abuts a rear yard, then the side yard abutting the street shall not be less than 10 feet. When a side yard of a parcel abuts a street and the rear yard of the same parcel abuts a side yard, then the side yard abutting the street shall not be less than 25 feet. Garages may be attached to the principal structure provided that the principal structure including the garage is at least 5 feet from the rear lot line and all other setback requirements are met. The garage door or combination of garage doors shall not exceed 18 feet.

Attached to main building: Where the accessory building or structure is structurally attached to a main building it shall be subject to, and shall conform to, all regulations of this chapter applicable to the main building. The width of a front loading attached garage shall not be greater than 45% of the total width of the entire building as measured along the front building line. The garage portion must also be stepped back at least 5 feet from the house portion of the building. For attached garages on corner lots, see Section 138-61. All attached garages are to be separated from the main building by a firewall consisting of metal lath and one inch of plaster or two (2) layers of five-eighths (5/8") inch type X fireproof board with staggered joints or any other material approved by the building inspector. All openings in firewalls are to be fireproofed.

Zoning Board of Appeals: When a detached accessory building or structure is other than as defined in 138-51, construction or placement of the accessory building or structure shall be subject to the approval of the Zoning Board of Appeals.

Carports:

- 1) Garages shall not be less than 180 square feet in area.
- 2) Carports shall not be enclosed.
- 3) Carports and garages shall be built to the following minimum specifications:
 - a) If detached, they shall be located at least three (3) feet from the side lot line. When attached to the principal building, they shall be subject to and conform to, all regulations of this chapter applicable to the main building.
 - b) They shall be of an approved material.
 - c) Piers for foundations shall be at least twelve (12) by twelve (12) inches in width and have a depth of not less than twenty-four (24) inches.
 - d) If attached to the principal building, they shall be tied to the building either with one-half inch bolts or nailed properly to existing studs or plates.
 - e) If wooden upright posts are used, they must be at least four (4) by four (4) inches.
 - f) The pitch of the roof shall be at least one-half inch per foot or the joist dimensions shall be increased to standard requirements.

Garages-Minimum requirements: All garages must be built according to the following minimum requirements.

- 1) All poured concrete shall be at least six (6) bag cement content to each yard of sand and gravel and must have a compressive strength after twenty-eight (28) days of at least three thousand (3,000) pounds.
- 2) All ratwalls under frame unattached garages shall be not less than four (4) inches side and twenty-four (24) inches in depth. NOTE: Garage floor to be a minimum of four (4) inches concrete. Footings required under attached and masonry garages shall be eight (8) inches by forty-two (42) inches. All depths of footing and ratwall shall be measured below ground.
- 3) All garages shall be attached to footings with one-half inch bolts, six (6) foot on center and starting from front corner to tie down wall (or equivalent).
- 4) All garage floors must be properly pitched to expel surface water.
- 5) All garage shall have siding of at least one half (1/2) inch thickness and framing members shall not exceed sixteen (16) inches O.C., two (2) by four (4) rafters up to fourteen (14) feet and two (2) by six (6) on garages over fourteen (14) feet, and the ceiling ties shall not exceed forty-eight (48) inches O.C.
- 6) No concrete shall be poured unless sod shall be first removed and replaced with a minimum of two (2) inches of fill sand in the area to be covered by such concrete.
- 7) Framing shall be properly nailed to meet specifications of the building code and shall be wind braced at all corners, both ways.
- 8) All headers over doors and other openings shall conform to the following minimum schedule:

Span (feet)	Nonbearing	Bearing
8	2 - 2 x 8	2 - 2 x 10
9	2 - 2 x 10	2 - 2 x 12
16	2 - 2 x 12	3 - 2 x 12
- 9) Provide eavesdrops, downspouts and splash blocks.
- 10) Grading, as it relates to residential structures, shall be so developed as to drain surface water away from residential dwellings. A minimum slope of one-fourth inch in one foot shall be provided. Grading on a parcel shall be so developed as to prevent surface water from that parcel from flowing onto adjoining parcels (Ord. No. 3-82, Chapter 138 Section 138-132)
- 11) Provide roof or gabled vents.

EXEMPTIONS: Accessory buildings that are 36 square feet or less in square footage and 6 feet or less in height do not require a permit.

SKETCH

SHOW DISTANCE FROM REAR AND SIDE LOT LINES - LOCATION IN RELATION TO HOUSE
- ELEVATION (FRONT & SIDE VIEW)

CONSTRUCTION PERMITS

2 SETS OF PLANS - (2) INSPECTION (ratwall, final) **(3) INSPECTIONS IF FIREWALL REQUIRED**