

# Accessory Structures: Sheds & Detached Garages Permit Requirements

## § 155.046 ACCESSORY STRUCTURES AND USES.

(A) *Definition.* An **ACCESSORY STRUCTURE OR USE** is a structure or use that:

- (1) Is subordinate in extent and purpose to, and serves, a principal structure or use; and
- (2) Is customarily found as an incident to such principal structure or use; and
- (3) Contributes to the conformity, convenience, or necessity of those occupying, working at, or being served by such principal structure or use; and
- (4) Except as otherwise expressly authorized by the provisions of this Code, is located on the same zoning lot as such principal structure or use; and
- (5) Is under the same ownership and control as such principal structure or use.

(B) *Use, bulk, space, and yard regulations.* Except as expressly provided otherwise in this section, every accessory structure and use shall comply with the use, bulk, space, and yard regulations made applicable to them by the regulations of the district in which they are located.

(1) *Yard regulation.* No accessory structure shall be located closer than 5 feet to rear or side lot lines.

(2) *Number and size of accessory structures in all zoning districts.* Accessory structures other than a garage may not exceed 120 square feet and 10 feet in height. No more than 2 accessory structures may be located on any residential lot with a combined floor area not to exceed 700 square feet. Garages may not exceed a height of 14 feet. If 2 structures are in place, 1 must be used strictly as a garage to house vehicles and be accessory in use to principal structure. Only 1 accessory structure other than a garage will be allowed on any lot with a principal structure and attached garage.

(C) *Use limitation.* No accessory structure or use shall be constructed, established, or maintained on any lot prior to the completion of construction of the principal structure to which it is accessory.

(D) *Uses subject to special restrictions.* When the district regulations of this Code require compliance with any procedures or standards with respect to a specific use, such use shall not be established as an accessory use except in compliance with those procedures and standards.



**Diagram:**

