

ACCESSORY STRUCTURES

(CARPORTS, GARAGES, SHEDS, GAZEBOS, ETC.)

ACCESSORY TO A SINGLE UNIT DWELLING OR DUPLEX LOCATED IN ANY RESIDENTIAL R-ZONE DISTRICT

10.20.09

CHECK LIST FOR SUBMITTAL:

- Site/Plot Plan of the Property
- Construction Information
- Building Elevation Plans (call out overall height)
- Separate Permits Required for:
 - Roofing Permit
 - Electrical Permit (If Applicable)
 - Plumbing Permit (If Applicable)
 - Sewer Use and Drainage Permit/Approval – also available at Development Service counter

PERMITTED SIZE

- For Single Unit Dwellings: One-thousand (1,000) sq. ft. and no wall length dimension may exceed thirty-six (36) linear feet.

PERMITTED HEIGHT

- Detached structures cannot exceed fifteen (15) feet in height.
- Attached garages must comply with the height requirements prescribed for the single unit dwelling/duplex.

PERMITTED LOCATION

- Attached or detached structures that are located in their entirety on the rear one-third of a property need not be set in from any side line, otherwise must be set in accordance with front and side setback requirements.
- Accessory structures located on a property with an alley must be set in at least five (5) feet from the rear line of the property.
- If a property abuts an alley, carport and garages must be accessed from the alley (some exceptions apply)
- Carports located on a property that **abut** an alley, with the opening facing onto the alley, must be set in a minimum of five (5) feet from the rear line of the property
- Garages that do not have doors facing directly onto the alley (side load) have no rear setback requirement.
- Carports that do not open directly onto the alley (side load) have no rear setback requirement.
- Garage or Carports with no alley must be set in at least five (5) feet from the rear line of the property.

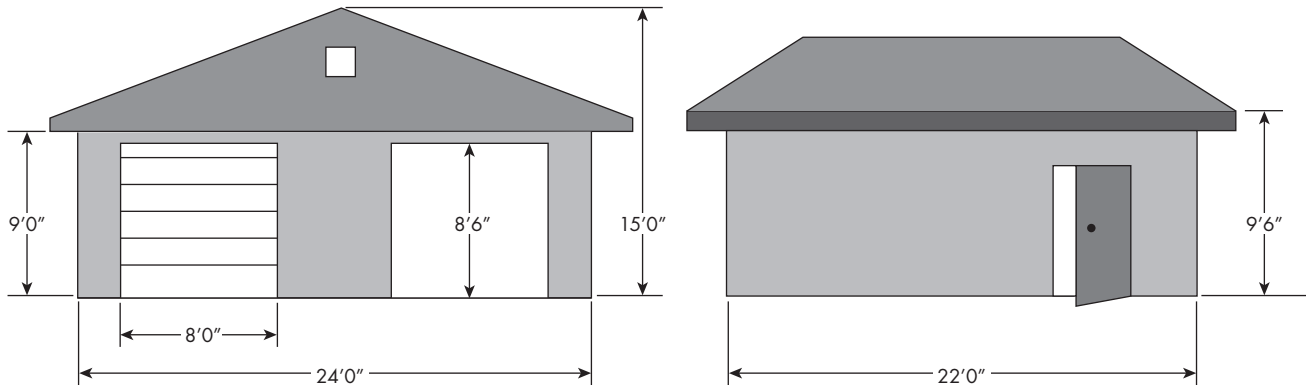
NOTE: A PIN SURVEY IS REQUIRED FOR STRUCTURES THAT ARE GOING TO BE PLACED CLOSER THAN THREE (3) FEET TO A PROPERTY LINE.

MATERIALS

- The materials used to construct carports and garages are to be common and customary to the construction of such and be similar in nature with those used on the primary structure.
- Monolithic Slab with twelve (12) inch deep edges minimum for detached carports and detached garages.
- Minimum three (3) foot below grade stem wall for attached garages and three (3) below grade piers for attached carports.
- The use of salvage doors and corrugated metal is not acceptable.

ELEVATION DRAWING(S) REQUIRED**EXAMPLE:****MATERIALS**

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**DEFINITIONS**

- **Accessory Structure:** A detached or attached subordinate structure located on the same zone lot with the main building, the use of which is customary to the main building.
- **Garage:** A building or part of a building wherein motor vehicles are housed or stored.
- **Carport:** Space for the housing or storage of motor vehicles and enclosed on not more than two (2) sides by walls.
- **Unobstructed Open Space:** Open to the sky including overhangs, driveways, drive isles, parking pads, and any surfaces which are under two and a half (2) feet from grade.

ACCESSORY STRUCTURE USES: [This is not an all inclusive list]**Use of garages in residential districts**

1. Carports and Garages in residential zone districts are **not to be used for auto body repair and absolutely no auto painting.**
 - Occupants of a dwelling may perform maintenance only on their own vehicles.
 - Major repair of vehicles involving dismantling or removal of components must be conducted inside a completely enclosed garage structure.
 - Minor repair of personally owned vehicles may be performed outdoors on the driveway.
 - Junking or painting of vehicles shall not be permitted.
 - Inoperable, dismantled, or wrecked vehicles, which belong to the occupants of a dwelling unit, may be kept on the property only if they are within a completely enclosed structure.
 - The use of accessory structures (carports and garages) for the storage of goods or materials belonging to any person or persons not residing in the single unit dwelling or dwelling unit in a multiple unit dwelling on the property is **not** permitted.

2. If you live and reside on the property, you may repair only your vehicles. If friends or relatives bring their vehicles to your house to be repaired, it is not considered to be clearly incidental and customary to and commonly associated with the operation of a single unit dwelling or dwelling unit in a multiple unit dwelling.

Only vehicles belonging to occupants and their house guests may be parked on the property.

The number of vehicles kept on or adjacent to a residential property shall be limited to one (1) vehicle per licensed driver occupant plus one (1) additional vehicle for the household.

The surfacing required for the parking of vehicles as accessory to a single family dwelling is four (4) inches of compacted road base material.

- The surfacing for all other parking shall be dust-free surface, asphalt, or concrete.

- Trucks exceeding six thousand (6,000) pounds empty weight, buses **exceeding** twenty-two (22) feet in length, recreational vehicles (RV) **exceeding** twenty-two (22) feet in length, truck-tractors and semi-trailers, and commercial vehicles such as tow trucks, dump trucks, stake bed trucks, towed vehicles carrying machinery and supplies and other similar vehicles shall not be parked or stored on or adjacent to a residential zone lot.
3. The parking/storage of friends and relatives' vehicles on a residential property is **not** clearly incidental and customary to and commonly associated with the operation of a single unit dwelling or dwelling unit in a multiple unit dwelling. It is viewed as commercial parking or commercial storage of vehicles and is not an allowed use in a residential zone district.
- **Carport:** Space for the housing or storage of motor vehicles and enclosed on not more than two (2) sides by walls.
 - **Storage shed building:** a subordinated structure used to store things that are common and customary and incidental to a residential use.
 - **Playhouse:** a small model house that is large enough for small children to go inside and play in.
 - **Patio:** A level surfaced area generally made of concrete or pavers, directly adjacent to the principal building at finished grade and intended for outdoor dining, lounging and the like and is usually located on the rear of a structure.
 - **Cabana / pool house:** a shelter located near a swimming pool in which swimmers or sunbathers can change their clothes.
 - **Porch:** A covered entrance or semi-enclosed space projecting from the wall of a building and generally located at an entrance.
 - **Deck:** A platform, normally made of wood, attached to the principal building, twelve (12) inches or more above finished grade, supported on the ground by posts or similar type structural members', and intended for outdoor dining, lounging and the like and is usually located on the back of the principal building.
 - **Gazebo:** a small, usually open-sided and slightly elevated building, generally Victorian in style, located in a garden or backyard area and situated in a spot that commands a pleasant view.
 - **Swimming pool:** A water-filled structure, in which people can swim, usually set into the ground outdoors.

Children's play equipment (swing set, slide, etc.) do not require a permit and do not count against open space. They can not be located in the front setback space.