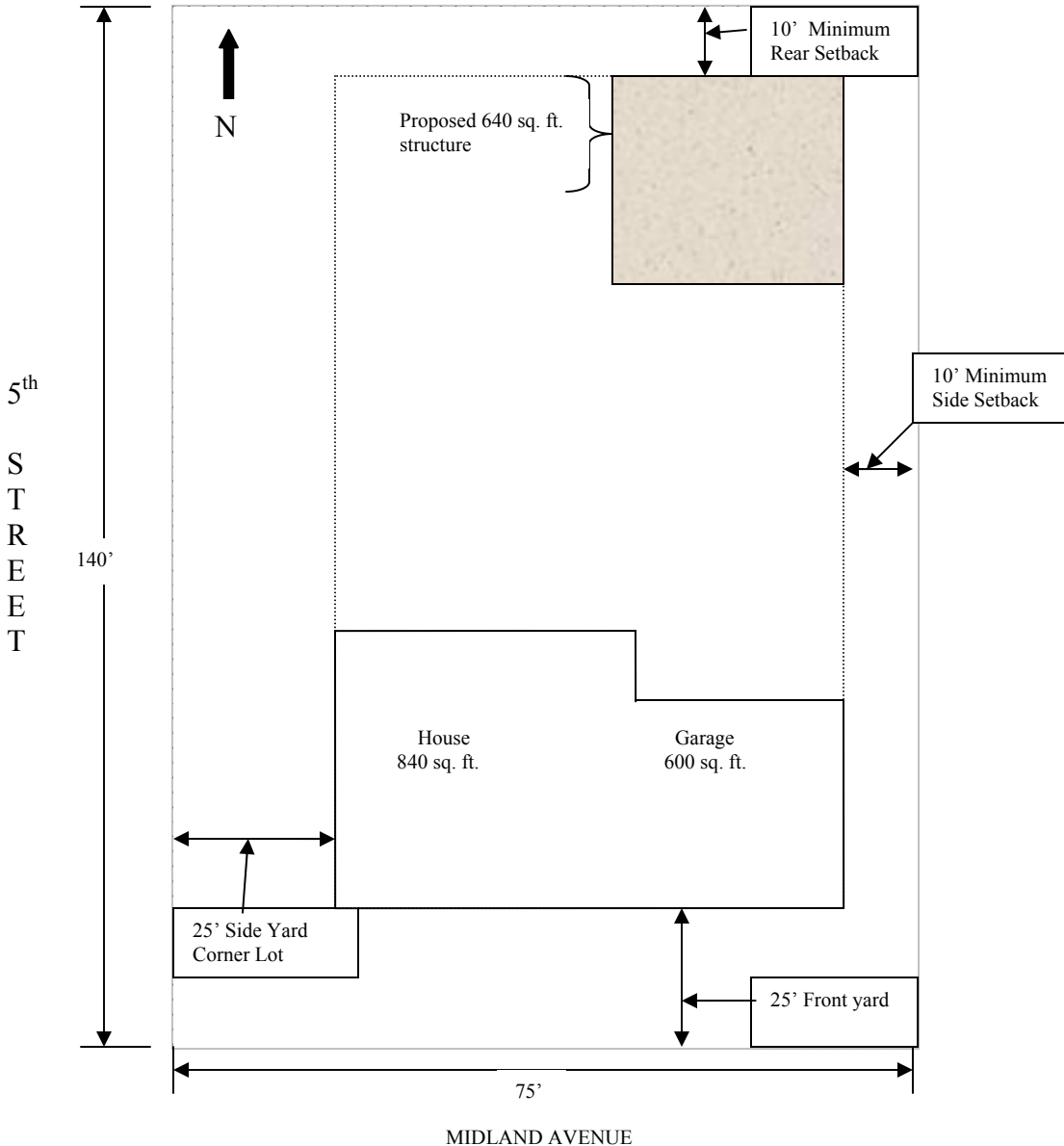


## DETACHED ACCESSORY STRUCTURE SITE REQUIREMENTS

A Site Plan (example shown below) is required with all applications and should include

- Lot dimensions
- North arrow
- All adjacent streets, easements and alleys
- Property pins located & exposed
- Footprint of ALL structures with ALL dimensions/setbacks noted
- **ONLY ONE DETACHED ACCESSORY PER RESIDENTIAL LOT**



### **Setback Requirements** (All setback measurements should be measured from the building line.)

- ◆ 10' From principal building
- ◆ 25' Front setback
- ◆ 10' Side setback
- ◆ 25' from street side yard on corner lot
- ◆ 10' from rear setback or 20' from rear property line faced by vehicle door

### **Structure Requirements**

- ◆ 1,200 sq. ft. maximum
- ◆ 12' Maximum side wall height
- ◆ Total combined square footage of all structure on lot must not exceed 30% of total lot area in an R2 Zone

### **Design Requirements**

- ◆ Structures over 120 sq. ft. shall be constructed of materials similar in quality and appearance to the principal structure
- ◆ Galvanized sheet metal, corrugated (pole-barn), canvas and iron are not allowed as exterior wall coverings