



## Accessory Structures & Driveways

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### Overview

- Garages and sheds located in residential zoning districts may total 1,400 square feet, but any one structure cannot exceed 1,000 square feet.
- In addition to a garage (attached or detached), one accessory structure is permitted.
  - Contact city staff for outdoor living space exception.
- Buildings must be at least six (6) feet from the house or constructed with fire-rated walls.
- Buildings may not be constructed or located on a drainage or utility easement. If the drainage way is obstructed, the cause of the obstruction must be removed at the owner's expense.
- A five (5) foot minimum setback from property lines is required for all accessory structures. Additional setback requirements apply to lots with side streets (corner lots).
  - Contact city staff for corner lot setback requirements.

### Sheds

- Sheds must be placed in the rear or side yards.
- Rear yard: must be set back at least five (5) feet.
- Side yard not abutting a street: must be set back at least five (5) feet.
- Side yard abutting a street: must be set back 20 to 30 feet, depending on the street classification. Contact city staff for information on street classification.
- Sheds less than 200 square feet may be built without a building permit, but must comply with building and zoning codes.
- Sheds are limited to 12 feet in height.
- Sheds must be anchored per code.

### Garages

- Height is limited to 15 feet.
- Detached garages are not allowed in front yards.
- Setback requirements:
  - Detached garages must maintain a 10 foot minimum setback from the rear property line.
  - Attached garages must maintain a 25 foot minimum setback from the rear property line.

### Driveways

- Driveways and curb cuts/approaches must be at least three (3) feet from the side property lines.
- Driveways on corner lots must be at least 40 feet from the intersection of the property lines.
- All parking areas, driveways, and driveway aprons must be constructed and surfaced with concrete, asphalt, paving block, or other forms of concrete in compliance with city construction specifications. All driveways and parking stalls must be surfaced with, at minimum, a six (6)-inch class 5 base and two (2)-inch asphalt topping.
- Curb cut accesses may not exceed the following width dimensions measured at the property line:
  - Residential: 24 feet
  - Residential single-family with three (3) car garage: 28 feet
  - Commercial/industrial: 26 feet
- See residential curb cut and commercial curb cut information sheets for a diagram.

### Permit

Scaled plans, a building permit application, and fees must be submitted, unless exempt, before beginning work.