

ARTICLE 36 - Accessory Structure Standards

Sec 26-960 Accessory Structures—Residential Districts

- (1) On lots 2 acres in size or less, each residential accessory structures must meet the following requirements:

| STRUCTURE SIZE | Road right of way | Side yard | GD Lake | GD River | RD Lake | NE Lake | NE River | Bluff | Wetland | Building Height | Wall Height |
|--------------------------------|-------------------|-----------|---------|----------|---------|---------|----------|-------|---------|-----------------|-------------|
| Up to 1200 square feet in size | 35 | 10 | 75 | 100 | 100 | 150 | 150 | 30 | 15 | 24 | 12 |

- (2) On Lots greater than 2 acres and less than 4 acres in size, residential accessory structures shall meet the following requirements:

| STRUCTURE SIZE | Road right of way | Side yard | GD Lake | GD River | RD Lake | NE Lake | NE River | Bluff | Wetland | Building Height | Wall Height |
|--------------------------------|-------------------|-----------|---------|----------|---------|---------|----------|-------|---------|-----------------|-------------|
| Up to 2500 square feet in size | 35 | 10 | 75 | 100 | 100 | 150 | 150 | 30 | 15 | 24 | 12 |

- (3) On Lots greater than 4 acres in size, each residential accessory structure must meet the following requirements:

| STRUCTURE SIZE | Road right of way | Side yard | GD Lake | GD River | RD Lake | NE Lake | NE River | Bluff | Wetland | Building Height | Wall Height |
|---|-------------------|-----------|---------|----------|---------|---------|----------|-------|---------|-----------------|-------------|
| Maximum impervious limit of 25% for the lot shall not be exceeded | 35 | 10 | 75 | 100 | 100 | 150 | 150 | 30 | 15 | 24 | 16 |

- (4) A permit shall not be required for up to two accessory structures totaling no more than 160 square feet.
- (5) No accessory structure shall be used for human habitation except to allow for a permitted auxiliary quarter as listed in Section 26-314.
- (6) All setback and building height requirements shall be met.
- (7) Construction complies with all provisions of Articles 20 and 21 of this Chapter.
- (8) Semi-trailers, railroad cars, manufactured houses, or similar structures shall not be used for storage.
- (9) Accessory Structures with a footprint greater than **1200** sq ft shall require a Conditional Use Permit

Secs 26-961—26-994 Reserved