



RESIDENTIAL ACCESSORY STRUCTURE AND DECK GUIDELINES

The following guidelines pertain to accessory buildings, structures, decks, and uses in the R-1 District:

- A. Accessory buildings that are structurally attached to a principal building are subject to all zoning regulations that apply to the principal building. Attached accessory buildings must be setback at least three (3) feet behind front of the main building (including porches and stairs).
- B. No detached accessory buildings may be built in the front yard.
- C. Accessory buildings must be set back at least:
 - Five (5) feet from side lot lines;
 - Three (3) feet from rear lot lines;
 - Ten (10) feet from the principal structure;
 - Ten (10) feet from a public road; and
 - One (1) foot from a public alley.
- D. No more than two (2) detached accessory buildings are permitted on any lot. The total footprint of all buildings shall not exceed 40% of the total lot area.
- E. On corner lots where a rear yard abuts the neighbor's side yard, accessory buildings on the corner lot shall have a five (5) foot minimum setback from the rear lot line.
- F. A deck, as defined in the Zoning Ordinance, shall not be subject to the above provisions regulating accessory buildings. A deck may be constructed in any side or rear yard area, provided that it maintains a five (5) foot setback from all lot lines. Decks are to be included in the maximum lot coverage calculations. Lot coverage may be increased to 50 percent in order to permit construction of a deck.

****NOTE:** This handout is merely a guide. The Zoning Ordinance text pertaining to Accessory Structures and Fences can be found in Section 4.1.1.

In the event of a conflict between this handout and the Zoning Ordinance, the Zoning Ordinance text shall apply.