



## **ACCESSORY BUILDING PERMITS**

An Accessory Building is a subordinate building attached, or detached, and used for a purpose customarily incidental to the main building, not involving the conduct of a business, and not built for or used for living quarters. An Accessory Building is located on the same lot or tract as the main building. Such as, but not limited to: a private garage or carport for automobile or boat storage, tool house, greenhouse, home workshop, children's playhouse, barn or storage building. **A private airplane hangar, as defined in Article 1.1(a)(4), is not an accessory building and is regulated under Article 2.1(c)(2)(J)(iii). Airplane hangars built on residential lots shall be built using colors to coordinate with the main structure and with the lower 1/3 of each wall, excluding doorways, to be consistent with the main structure masonry.**

### **TYPE 1 ACCESSORY BUILDINGS**

This type or class of accessory building consists of accessory buildings that support the agricultural use of the property as defined or permitted in areas with Agricultural Tax Exemptions (or a lot size of not less than 5 acres), such as barns, loafing sheds, private stables or tool/equipment sheds. Electricity and water connections are permitted. Use as living quarters is prohibited. If toilet and/or shower facilities are provided, adequate wastewater disposal must be provided and approved by the Town building inspector.

1. **Location:** All portions of the accessory building must be:
  - a. not less than 30 feet from any property line of an adjacent owner, and
  - b. not less than 40 feet from any dwelling on any adjacent property, and
  - c. not less than 40 feet from any road, whichever is greater.
  
- (3) **Construction:** The building's construction materials must be of material defined by the Town Building Codes. The Type 1 Accessory Building does not have to comply with "Standard Masonry Construction" and may be constructed of wood and/or factory painted or colored sheet metal, including standing metal seam products. Corrugated metal is not allowed.
  
- (4) **Maximum Height:** The height of the building shall not exceed 24 feet in height, or the height of the main building, whichever is less.

## SIZE OF STRUCTURE

Lot Size	Building Type	Total Square Footage	Building Type	Total Square Footage	Note
1 to less than 2 acres	Type 1 or Type 2	Not to exceed 2000	Type 3	Not to exceed 300	Must have Ag. exemption
2 to less than 5 acres	Type 1 or Type 2	Not to exceed 4500	Type 3	Not to exceed 300	Must have Ag. exemption
5 or more acres **	Type 1 or Type 2 (four total)	not to exceed 10% of the lot size	Type 3	Not to exceed 300	

\*\* 5 acres or more: Not more than four (4) type 1 or type 2 Accessory buildings. The total cumulative floor space of all accessory buildings, (Type 1, 2, and/or 3) may not exceed ten (10%) of the lot size. The height of Type 1 and Type 2 accessory buildings may not exceed 24 feet. Type 3 may not exceed 12 feet in height. The building materials do not have to match the principal residence.

### TYPE 2 ACCESSORY BUILDINGS

Type 2 Accessory Buildings include but are not limited to a shop or recreation building, swimming pool cabana, boat storage, detached garage for boat, recreational vehicle and motor vehicle storage, home office, tool/equipment storage, greenhouse or stable. **Type 2 Accessory buildings may not be used for living quarters, or commercial purposes and may not be used as rental property.** No Type 2 Accessory building will be permitted unless there is a principal residential dwelling on the property.

**CARPORTS**- per the ordinance carports are only permitted on properties that are:

1. less than ½ acre or
2. on properties not less than 5 acres in size, or on lots that are between ½ acre and 5 acres with Agricultural exemptions.

A carport is considered a Type 2 Accessory Building.

**Maximum Height:** The height of the building shall not exceed the height regulated by lot size, below in Article (vii), or the height of the main building, whichever is less.

**Location:** Type 2 Accessory buildings must be located not less than the minimum front and rear setback and side yard requirements from the property lines, as required in the zoning district in which the accessory building is to be located.

**Construction:** The building’s construction materials must be substantially similar in color, composition and design as that of the residential building, the lower 1/3 of each wall excluding doorways must be brick or masonry, and generally meet the requirements for the principal residential building. Corrugated sheet metal siding is expressly prohibited. Roofing material must also be substantially similar in color, composition and design as that of the residential building and comply with the Town’s building codes. For accessory buildings in excess of 300 square feet, including, but not limited to, detached garages each exterior wall shall be constructed with not less than the lower one third (1/3) of the wall as masonry construction

**Foundation:** A concrete foundation is required for all Type 2 Accessory buildings, with the exception of “Greenhouses”.

#### SIZE OF STRUCTURE

LOT SIZE	BUILDING TYPE	TOTAL SQUARE FOOTAGE	BUILDING TYPE	TOTAL	TOTAL SQUARE FOOTAGE
Less than ½ acre	One Type 2 Or Type 3	700 sq. feet 16’ height			
Less than ½ acre	Carport (Type 2)	700 sq. feet 16’ height			A carport is considered a Type 2 Accessory Building
½ acre to less than 1 acre	One Type 2 or One Type 3	1500 sq. feet 16’ height			
1 to less than 2 acres	Type 1 or Type 2	Not to exceed 2000	Type 3	Not to exceed 300	Must have Ag. Exemption for a Type 1
2 to less than 5 acres	Type 1 or Type 2	Not to exceed 4500	Type 3	Not to exceed 300	Must have Ag. Exemption For a Type 1
5 or more acres **	Type 1 or Type 2 (four total)	*not to exceed 10% of the lot size	Type 3	Not to exceed 300	

### Type 3 Accessory Buildings

Type 3 Accessory buildings include pre-fabricated buildings and buildings on skids, used for the storage of tools, lawn care equipment, and similar storage related to the residential dwelling on the property.

**Maximum Size:** 300 square feet.

**Location:** A Type 3 Accessory building must be located not less than the minimum front and rear setback and side yard requirements from the property lines, as required in the zoning district in which the accessory building is to be located.

**Maximum Height:** 12 feet in height.

**Construction:** Accessory buildings of 300 square feet or less may be of non-masonry construction or may be of all metal with baked-on or pre-painted surface.

#### SIZE OF STRUCTURE

LOT SIZE	BUILDING TYPE	TOTAL SQUARE FOOTAGE	BUILDING TYPE	TOTAL	TOTAL SQUARE FOOTAGE
Less than ½ acre	One Type 2 Or Type 3	700 sq. feet 16' height			
½ acre to less than 1 acre	One Type 2 or One Type 3	1500 sq. feet 16' height			
1 to less than 2 acres	Type 1 or Type 2	Not to exceed 2000	Type 3	Not to exceed 300	Must have Ag. Exemption for a Type 1
2 to less than 5 acres	Type 1 or Type 2	Not to exceed 4500	Type 3	Not to exceed 300	Must have Ag. Exemption For a Type 1
5 or more acres **	Type 1 or Type 2 (four total)	*not to exceed 10% of the lot size	Type 3	Not to exceed 300	

#### BUILDING PERMITS

The following items will be needed before a building permit is issued:

1. 1 set of electronic plans, 1 set of paper plans
2. Site plan drawn to scale that shows any existing building already located on the property
3. Completed Permit Application with all sub-contractor information.
4. Payment in full

#### COST

The base permit price for an accessory building is .50 a square foot plus all required inspections.

At a *minimum* your building will require a plan review and final inspection + .50 a square foot.

#### **DETACHED GARAGE WITH ELECTRICITY- EXAMPLE**

800 sq ft. =  $.50 \times 800 = \$400 + 14 \text{ inspections @ } \$45 = \$ 630$

1. Plan Review
2. T-Pole Inspection
3. Piers
4. Foundation
5. Seconds
  - a. Frame
  - b. Electric Rough-In
  - c. Mechanical Rough-In
  - d. Brick Ties
6. Flatwork, approach and culvert
7. Meter Releases
  - a. Final Electric
8. Finals
  - a. Building Final