



Accessory Structure Requirements

R-1 Single Family Residential District

Sec. 46-72 Permitted Accessory Uses

A. Accessory buildings.

Each lot shall be permitted two (2) detached accessory use buildings, which shall not be located in the front yard of the property. The following are the permitted accessory use buildings:

1. Sheds that are used for domestic storage of supplies and non-commercial equipment provided that:
 - A. The shed must be setback two (2) feet from any property line.
 - B. The shed shall not be greater than one hundred and twenty (120) square feet.
 - C. The shed must be located at least five (5) feet from the dwelling.
 - D. There is no separation distance required from an attached garage.
 - E. The shed must be located in the rear or side yard.
 - F. The shed must be fourteen (14) feet from the centerline of the platted alley right of way.
 - G. Sheds adjacent to and unimproved alley shall be setback two (2) feet from the property line.
2. Private detached garages for the storage of licensed and operable vehicles and non-commercial uses provided that:
 - A. The garage is located not less than ten (10) feet from any property line.
 - B. The garage cannot cover more than thirty (30) percent of the rear yard.
 - C. The total square footage of the garage must not exceed the total ground level square footage of the dwelling.
 - D. The materials used for the construction of the garage must be similar with the materials of the dwelling.
 - E. The appearance shall closely resemble the dwelling.
 - F. The garage must be located at least ten (10) feet from the dwelling.
 - G. The garage may be located in the rear or side yard.
 - H. The garage must be set back ~~twenty-five (25) feet~~ **twenty (20) feet** from any alley.
3. Outdoor storage of a fish house is considered an accessory use building and is subject to zoning regulations.

R-2 Two Family Residential District

Sec. 46-102 Permitted Accessory Uses

A. Accessory buildings.

Each lot shall be permitted two (2) detached accessory use buildings, which shall not be located in the front yard of the property. The following are the permitted accessory use buildings:

1. Sheds that are used for domestic storage of supplies and non-commercial equipment provided that:
 - A. The shed must be setback two (2) feet from any property line.
 - B. The shed shall not be greater than one hundred and twenty (120) square feet.
 - C. The shed must be located at least five (5) feet from the dwelling.
 - D. There is no separation distance required from an attached garage.
 - E. The shed must be located in the rear or side yard.
 - F. The shed must be fourteen (14) feet from the centerline of the platted alley right of way.
 - G. Sheds adjacent to an unimproved alley shall be setback two (2) feet from the property line.
2. Private detached garages for the storage of licensed and operable vehicles and non-commercial uses provided that:

- A. The garage is located not less than seven (7) feet from any property line.
 - B. The garage cannot cover more than thirty (30) percent of the rear yard.
 - C. The materials used for the construction of the garage are similar to the materials of the dwelling.
 - D. The total square footage of the garage must not exceed the total ground level square footage of the dwelling.
 - E. The appearance of the garage shall closely resemble the dwelling.
 - F. The garage shall be located at least ten (10) feet from the dwelling.
 - G. The garage must have a minimum setback of twenty (20) feet from an alley.
3. Outdoor storage of a fish house is considered an accessory building and is subject to zoning regulations.

R-3 Multi-Family District

Sec. 46-127 Permitted Accessory Uses

1. Sheds that are used for domestic storage of supplies and non-commercial equipment provided that:
 - A. The shed must be setback two (2) feet from any property line.
 - B. The shed shall not be greater than one hundred and twenty (120) square feet.
 - C. The shed must be located at least five (5) feet from the dwelling.
 - D. There is no separation distance required from an attached garage.
 - E. The shed must be located in the rear or side yard.
 - F. The shed must be fourteen (14) feet from the centerline of the platted alley right of way.
 - G. Sheds adjacent to an unimproved alley shall be setback two (2) feet from the property line.
2. Private detached, attached, and row garages for the storage of licensed and operable vehicles and non-commercial uses provided that:
 - A. The garage is located not less than twenty (20) feet from any property line.
 - B. The material used to construct the garage shall be similar to the materials of the dwelling.
 - C. The appearance of the garage shall closely resemble the dwelling.
 - D. Single- and two-family dwellings may have a detached or attached garage provided that the total square footage of the garage does not exceed the total ground level square footage of the dwelling.
 - E. The garage must be setback a minimum of fifteen (15) from an alley.
3. Outdoor storage of a fish house, boat, inoperable vehicle, or any other form of outdoor storage is prohibited in this district.

R-4 Residential District

Sec. 46-152 Permitted Accessory Uses

1. Sheds that are used for domestic storage of supplies and non-commercial equipment provided that:
 - A. The shed must be setback two (2) feet from any property line.
 - B. The shed shall not be greater than one hundred and twenty (120) square feet.
 - C. The shed must be located at least five (5) feet from the dwelling.
 - D. There is no separation distance required from an attached garage.
 - E. The shed must be located in the rear or side yard.
 - F. The shed must be fourteen (14) feet from the centerline of the platted alley right of way.
 - G. Sheds adjacent to an unimproved alley shall be setback two (2) feet from the property line.
2. Private detached garage for the storage of licensed and operable vehicles and non-commercial uses provided that:
 - A. The garage is located not less than ten (10) feet from the property line.
 - B. The garage cannot cover more than thirty (30) percent of the rear yard.
 - C. The garage shall be located at least ten (10) feet from the dwelling and shall not exceed the total square footage of the ground level of the dwelling.
 - D. The garage must be set at a minimum of twenty (20) feet from an alley.