

Suggestions for update to ordinances:

Update to:

24.04.060 Definitions

"Accessory building" means a building detached from a principal building located on the same lot to the side or rear of the principal structure, and which is incidental and subordinate to the principal use or building. A shed, greenhouse or gazebo are some examples of accessory buildings.

Update to:

24.04.090 Regulations Applicable To All Zoning Districts

section H:

An accessory building or structures must be located at the rear of the house. The structure must not closer than five (5) feet from the rear of the house, be located ten (10) feet from the rear property line and 5ft. from the side property line. Should the structure impede on any easement, drainage, or "right of way" area, the structure may be removed at the expense of the property owner.

24.20 Design Standards

ADD

24.20.110 Sheds

No Lot is allowed more than one utility shed. Such Shed shall be used exclusively by the owners or occupants of the Lot on which the Shed is located. In any event, no such Shed shall be constructed or maintained upon any Lot until plans for design, color, and exact location of the same have been approved and a permit obtained. The following standards shall apply with respect to the approval of one Shed per Lot.

- a) You can build a shed up to 200 square feet without a permit, but all setback requirements must be followed. Sheds under 200 square feet placed on block or stone are not considered permanent. A footer design would not be required.
- b) The outside footprint of the shed shall be either a square or a rectangle and the maximum height is ten feet, six inches (10'6") to a ridge which shall be part of an "A" frame roof design.
- c) You will need three copies of a plot plan of your property. This can be your mortgage inspection survey or any other legal survey that shows property boundaries and existing structures. For structures over 480 square feet, you will need to have a surveyor prepare a lines and grades survey. This is a topographical survey that shows the existing and proposed contours of your lot along with the proposed structure. You will need to submit three copies of the lines and grades survey. Along with the surveys, you will need to submit three copies of the construction plans of your proposed structure.
- d) Some sheds are designed to sit directly on the ground on a series of treated 4x4 "skids." This type of a building still needs to be anchored to the ground to prevent movement during high winds. Mobile home style anchors, which auger into the ground,

can be used for anchorage, placing them at 6' intervals around the perimeter of the structure. It is recommended that you first place a gravel bed, for better drainage, beneath the shed if you are not putting it on a concrete foundation.