



Requirements for portable building or accessory use buildings as of May 15, 2013

Subject to change after action by City Council with public notice.

CHAPTER 50 – ZONING,

ARTICLE IV. DISTRICTS AND DISTRICT REGULATIONS

DIVISION 2 R-1 SINGLE-FAMILY DWELLING DISTRICT

Sec. 50-136. - Use regulations.

In the R-1 Single-Family Dwelling District, no land shall be used and no building shall be erected for or converted to any use other than:

- (2) Accessory buildings, including a private garage, bona fide servants' quarters not for rent but for the use of servants employed on the premises. When the accessory building is directly attached to the main building, it shall be considered an integral part of the main building. When the accessory building is attached to the main building by a breezeway, the breezeway may be considered part of the accessory building. When the breezeway extends into the required rear yard, it, together with the accessory buildings, may occupy not more than 30 percent of the required rear yard; provided, however, that this regulation shall not reduce the total floor area of all accessory buildings on the lot to less than 600 square feet and shall not apply to bona fide farm and agricultural buildings.

Sec. 50-138. - Other regulations.

- (f) Storage shed. No storage shed shall be constructed **within five feet of the property lines** whether the shed is on skids or concrete pads. No storage shed shall be constructed on an easement without written permission of the utility companies having infrastructure in the easement.

DIVISION 6. - R-6 SINGLE-FAMILY DISTRICT

Sec. 50-252. - Use regulations.

In the R-6 Single-Family Dwelling District, no land shall be used and no building shall be erected for or converted to any use other than:

- (2) Accessory buildings, including a private garage, bona fide servants' quarters not for rent but for the use of servants employed on the premises. When the accessory building is directly attached to the main building, it shall be considered an integral part of the main building. When the accessory building is attached to the main building by a breezeway, the breezeway may be considered part of the accessory building. When the breezeway extends into the required rear yard, it, together with the accessory building, may occupy not more than 30 percent of the required rear yard; provided,

however, that this regulation shall not reduce the total floor area of all accessory buildings on the lot to less than 600 square feet and shall not apply to bona fide farm and agricultural buildings.

Sec. 50-254. - Other regulations.

- (f) Storage shed. No storage shed shall be constructed **within five feet of the property lines** whether the shed is on skids or concrete pads. No storage shed shall be constructed on an easement without written permission of the utility companies having infrastructure in the easement.

INTERNATIONAL RESIDENTIAL CODE 2009 EDITION

SECTION R202 – DEFINITIONS - ACCESSORY STRUCTURE.

A structure not greater than 3,000 square feet (279 m²) in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot.

SECTION R105 - PERMITS - R105.2 Work exempt from permit. Permits shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building: (1) One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed **200 square feet** (18.58 m²).

OTHER THAN SINGLE FAMILY RESIDENTIAL

DIVISION 4. - R-3 MULTIFAMILY APARTMENT DISTRICT

Sec. 50-187. - Use regulations.

In the R-3 Multifamily Apartment District, no land shall be used and no building shall be erected for or converted to any use other than:

- (6) Accessory buildings customarily incident to any of the uses in this section, when not involving the conduct of a business and when located within the required rear yard of the main structure.

Sec. 50-189. - Other regulations.

- (f) Storage shed. No storage shed shall be constructed within five feet of the property lines whether the shed is on skids or concrete pads. No storage shed shall be constructed on an easement without written permission of the utility companies having infrastructure in the easement.

DIVISION 5. - R-5 MOBILE HOME/MANUFACTURED HOME DISTRICT

Sec. 50-220. - Use regulations.

In the R-5 Mobile Home/Manufactured Home District, no land shall be used and no building shall be erected for or converted to any use other than:

- (2) Accessory buildings, including a private garage, bona fide servants' quarters not for rent but for the use of servants employed on the premises. When the accessory building is directly attached to the main building, it shall be considered an integral part of the main building. When the accessory

building is attached to the main building by a breezeway, the breezeway may be considered part of the accessory building. When the breezeway extends into the required rear yard, it, together with the accessory buildings, may occupy not more than 30 percent of the required rear yard; provided, however, that this regulation shall not reduce the total floor area of all accessory buildings on the lot to less than 600 square feet and shall not apply to bona fide farm and agricultural buildings.

DIVISION 7. - B-2 RETAIL DISTRICT

Sec. 50-277. - Other regulations.

- (f) Storage shed. No storage shed shall be constructed **within five feet of the property lines** whether the shed is on skids or concrete pads. *No storage shed shall be constructed on an easement without written permission of the utility companies having infrastructure in the easement.*

DIVISION 8. B-3 COMMERCIAL DISTRICT

DIVISION 9. B-4 SPECIAL COMMERCIAL DISTRICT

DIVISION 10. B-5 LEISURE DISTRICT

DIVISION 11. I-1 LIGHT INDUSTRIAL DISTRICT

Sec. 50-306. - Use regulations.

In the ____ District, no land shall be used and no building erected for or converted to any use other than one of the following:

- (1) Any use permitted in the ____ District.

As **Storage Sheds** are listed under **Other regulations**, they are not allowed at this time without a **Specific Use Permit**.

INTERNATIONAL BUILDING CODE 2009 EDITION - SECTION 105 - PERMITS 105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

- (1) One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed **120 square feet** (11 m²).