

# RESIDENTIAL ACCESSORY STRUCTURES

Residential Accessory Structures **do not** require a permit if they meet all of the following conditions

- No Power or Plumbing
- 120 sq. ft. or less
- Single Story
- 15' Maximum Height
- 10' Separation from main house, including decks
- 20' Front yard setback
- 3' Rear yard setback
- 5' Side yard setback
- Corner lot, street side, 12'6" side yard setback for R-1 and R-2 zones
- Corner lot, street side, 10' side yard setback for R-3 zone
- Can not be on, over, under, in conflict with the City's intended use of the right-of-way or sewer, storm drains or other utility easements
- Can not be attached to any other structure
- Not allowed on undeveloped property



## Additional Questions

Front Desk 823-4211 x136

Building Dept. 823-4211 x123

Please ask us before getting started.

## Lot Coverage

In order to protect the character of properties and insure the orderly development thereof, the City regulates land usage. In addition to the above conditions, the total lot coverage of all the structures located on the property must not exceed 35%.

The accessory structures shall not occupy more than 30% of the required rear yard setback. The rear yard setback in an R1 zone is the last 25' and in a R2/R3 zone is the last 10'. In order to calculate your lot coverage, take the length of the lot and multiply the setback depth to equal your square footage. Subtract your proposed accessory structure and all existing structures that are over 30" tall (anything over 30" is considered a structure). *Example on back.*

## Ask Us

Please keep in mind that Auburn is unique. The size and placement of your home plays a roll in adding any accessory structures. Contact the City prior to starting your project.



## EXAMPLE

PROPOSED SHED

10X10 = 100 Sq. Ft.



DETACHED GARAGE

15x20=300 Sq. Ft.



DECK

10x20=200 Sq. Ft.

*For Example: The back yard already has a detached garage and a deck within the 25' rear yard setback. The back yard measures 100'x25' that equals 2500 square feet. The deck and garage take up 500 square feet. The structures cannot take up more than 30% of the rear yard setback measurements. If you take 2500 square feet and multiply by .30 this will give you the allowable and buildable square footage (750 sq. ft.). Therefore, this proposed shed would be allowed.*

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*The total parcel square footage also plays a roll in how many structures are allowed. Total lot coverage can not exceed 35%. If the lot is 10,000 square feet, multiply by .35 and this will give you the total buildable square footage (house/garage/deck/shed/etc.)*

