

Portable Sheds/Accessory Structures (Residential & Commercial)

Permit is Required

Zoning Regulations [General] 14-410-Accessory Use Regulations-The use of land, buildings, and other structures permitted in each of the districts established by this zoning ordinance are designed by listing the principal uses. In addition to such principal uses, accessory uses which are customarily incidental to the permitted principal uses are also permitted in each district.

Each accessory use shall:

- A. Be customarily incidental to the principal use established on the same lot.
- B. Be subordinate to and serve such principal use.
- C. Be subordinate in area, intent, and purpose to such principal use.
- D. Contribute to the comfort, convenience, or necessity of users of such principal use.
- E. An accessory use or structure on any residential lot shall not exceed forty (40) percent of the total square footage of the principal structure on such lot, not to exceed six hundred (600) feet in size. If freestanding, it shall be located in the rear yard in relation to the principal structure on any zone lot.

Per Zones (R-1), (R-2), (R-3), and (A-1)

Accessory Structure-

- i. With the exception of signs and fences, accessory structures shall not be erected in any front or side yard.
- ii. Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot.

Accessory Uses and Structures (Examples)-

- a. Private garages and sheds.
- b. Outdoor recreational facilities exclusively for the use of the residents.
- c. Signs in compliance with the regulations set forth in Section 14-508.
- d. Home occupations as defined by and subject to the provisions of Section 14-504.
- e. Other accessory structures and uses customarily incidental to the permitted uses.



Per Zones (C-1), (C-2), (C-3), and (I-1)

Accessory Uses and Structures

The following accessory uses are permitted in the above referenced zones:

- a. Signs in compliance with the regulations set forth in Section 14-508.
- b. Accessory off-street parking and loading facilities as required in Section 14-501.
- c. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not, otherwise, prohibited.

Accessory Structures

Accessory structures shall be located at least five (5) feet from any lot line, and any building on the same lot.

Permitted on in (C-2) and (C-3) Zones

Planned Commercial Development Provisions

All developments within the C-2/C-3, General Commercial District, involving two (2) or more buildings on a single tract, site, or lot or any development site involving three (3) or more acres must be submitted as a planned commercial development., as provided in Subsection 14-609.1.

Per 2018 IRC and IBC

Section R105- Permits

R105.1-Required- Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the *Building Official* and obtain the required permit.

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). **(Does Not Require a Permit)**



Section R106-Construction Documents

R106.1 Submittal Documents-Submittal documents consisting of *construction documents*, and other data shall be submitted in two or more sets with each application for a permit. The *construction documents* shall be prepared by a registered design professional where required by the statutes of the *jurisdiction* in which the project is to be constructed. Where special conditions exist, the *Building Official* is authorized to require additional *construction documents* to be prepared by a registered design professional.

R106.1.1 Information on Construction Documents-*Construction documents* shall be drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the *Building Official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *Building Official*.

Section R109-Inspections

R109.1 Types of Inspections-For onsite construction, from time to time the *Building Official*, upon notification from the permit holder or his agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his or her agent wherein the same fails to comply with this code.

R109.1.1-Foundation Inspection-Inspection of the foundation shall be made after poles or piers are set or trenches or basement areas are excavated and any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations.

R109.1.2 Plumbing, Mechanical, Gas and Electrical Systems Inspections-Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection.

R109.1.3 Floodplain Inspections-For construction in flood hazard areas as established by Table R301.2(1), upon placement of the lowest floor, including basement, and prior to further vertical construction, the *Building Official* shall require submission of documentation, prepared and sealed by a registered design professional, of the elevation of the lowest floor, including basement, required in Section R322.



R109.1.4 Frame and Masonry Inspection-Inspection of framing and masonry construction shall be made after the roof, masonry, all framing, firestopping, draftstopping, and bracing are in place and after the plumbing, mechanical and electrical rough inspections are *approved*.

R109.1.5 Other Inspections-In addition to the called inspections above, the *Building Official* may make or require any other inspections to ascertain compliance with this code and other laws enforced by the *Building Official*.

R109.1.5.1 Fire-resistance-rated Construction Inspection-Where fire-resistance-rated construction is required between dwelling units or due to location on property, the *Building Official* shall require an inspection of such construction after all lathing and/or wallboard is in place, but before any plaster is applied, or before wallboard joints and fasteners are taped and finished.

R109.1.6 Final Inspection-Final Inspection shall be made after the permitted work is complete and prior to occupancy.

Section R110-Certificate of Occupancy

R110.1 Use and Occupancy- No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the *Building Official* has issued a certificate of occupancy therefore as provided herein.

Chapter 3 Building Planing-Section R301-Design Criteria

R301.1-Application- Building and structures, and all parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads and seismic loads as prescribed by this code. The construction of buildings and structures in accordance with the provisions of this code shall result in a system that provides a complete load path that meets all requirements for the transfer of all loads from their point of origin through the load-resisting elements to the foundation. Buildings and structures constructed as prescribed by this code are deemed to comply with the requirements of this section.

Chapter 4 Foundations-Section R401-General

R401.1-Application-The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for all buildings.

R401.2 Requirements- Foundation construction shall be capable of accommodating all loads according to Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Gravel fill used as footings for wood and precast concrete foundations shall comply with Section R403.



Per 2018 IBC Only

Section 312-Utility and Miscellaneous Group U-

312.1-General-Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped, and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not limited to, the following:

- Agricultural Buildings
- Aircraft Hangars, accessory to a one or two family residence
- Barns
- Carports
- Fences more than 6 feet (1829 mm) in height
- Grain silos, accessory to a residential occupancy
- Greenhouses
- Livestock Shelters
- Private Garages
- Retaining Walls
- Sheds
- Stables
- Tanks
- Towers

