

Shed/ Barn/ Accessory Bldg



1,200 Sq. Ft Max

What is an Accessory Building?

An accessory building is a detached garage, a barn, a shed, a workshop or something similar. There has to be a 'primary' building, meaning an existing house. An accessory building is a second structure on the property. You can only have **one** accessory structure per house (over 200 square feet).

How Big Can it Be?

In the two Rural Residential zones, an accessory building can be no larger than **1,200 square feet**. That includes the enclosed area *and*, roof covered open space areas but does not include roof overhangs less than 30 inches. Farm accessory buildings are exempt from the maximum size limit. The height limit is 24 feet, and it cannot have a second story.

What Are the Setbacks?

The setbacks specific to an accessory structure in one of the two Rural Residential zones are:

Front	20' for a garage, 15' to a structure
Rear	5'
Side	5'
From the House	6'

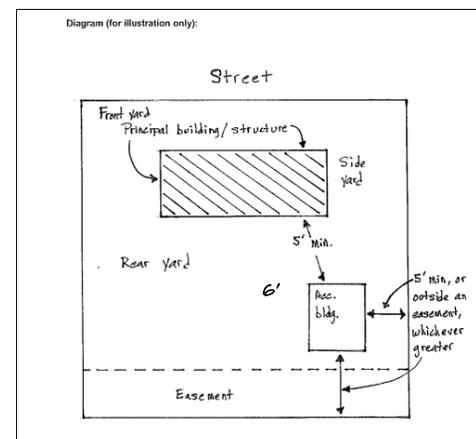
Can I use a Variance?

Possibly, but usually not. A variance can be used when there is something limiting on the property, like a stream, or a hill that prevents you from being able to use the site. It's not a tool that lets someone ask for a larger structure. If you think there is something limiting on your property, see city staff to discuss.

What Kind of Permit Do I Need?

Anything under 200 square feet does not require a building permit or any approvals from the City. It does still need to respect setbacks. For anything over 200 square feet, you only need a building permit, which is processed by the City and Linn County. You will need a site plan and elevations. The site plan should communicate the following information:

- Setbacks (distance from the property line)
- Location of the property lines
- Proposed location of the new building
- Size of the new building
- Location of the other existing buildings, fences, and other significant site features.
- The site plan can be hand drawn
- Additional Permits required for electrical or plumbing





What Code Sections Does This Come From?

Section 1.170, which is the Administration Section, explains in subsection (2)(g) that the Planning Commission has the authority to Approve Residential Accessory Uses exceeding 1,200 square feet in conformance with Section 6.110(3) AND the variance provisions in Section 2.600

Section 6.110 is the Residential Accessory Use Section. This section explain what you can and cannot do in an accessory building. This section also explains that you are limited to one structure of 1,200 square feet.

What Can I Do in an Accessory Building?

You cannot use it for dwelling purposes. You also cannot do sales from the building unless it has been approved for a home occupation.



**UNDER 200
Square Feet?**

No permit
required!

**OVER 200
Square Feet?**

Building permit
required!

