

RESIDENTIAL GARAGE, SHED, ADDITIONS, AND OTHER ACCESSORY STRUCTURES INFORMATION

Garages, sheds, additions, and other home/property renovations are allowed in most residential areas. The following will provide information on the allowed size, height, location on property, design, and permits for most detached and attached (additions) residential projects.

This information covers the basic requirements for detached and attached residential projects. However, each project is unique and may have additional regulations and requirements.

- See [Section 18-48](#) and [Section 18-49](#) for the criteria on Development Permits and Minor Development Permits.
- See [Section 18-473](#) for design standards for remodeling and new accessory structures.

All permits available online on the [Current Planning](#) and [Building Inspection Division](#) websites, and at the Building and Planning Counters located at City Hall.

Detached Accessory Structures

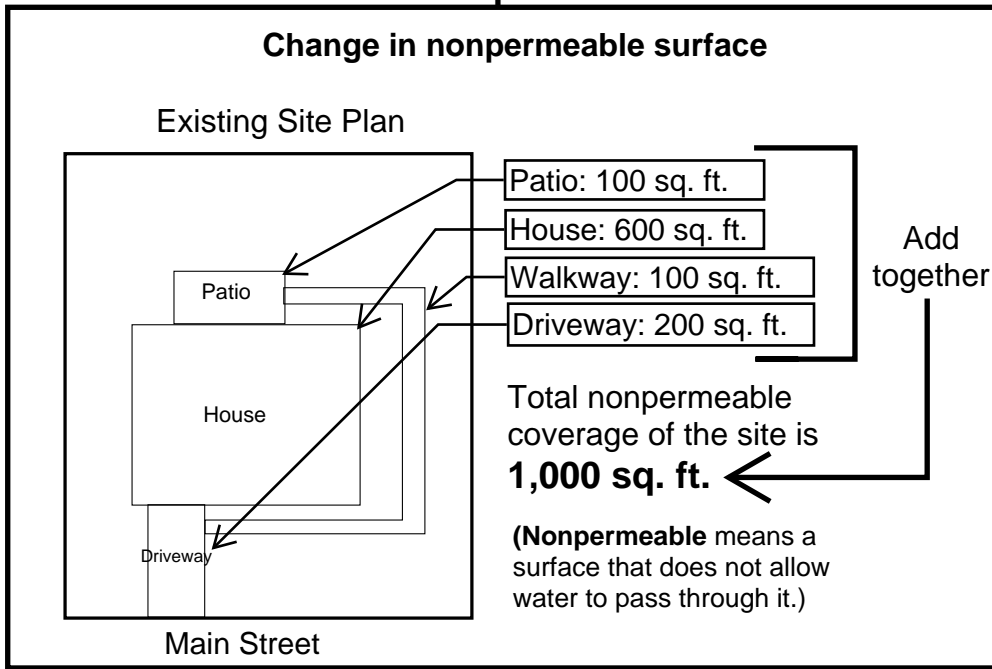
- **What:** Any garage or shed that is fully detached from the primary structure on the property.
- **Where:** Can be in the side and/or rear yard of the property. Must meet all applicable setbacks and cannot be located in a utility easement.
- **Height:** 16 ft. maximum
- **Appearance:** Should be compatible with the main structures on the property, such as wall material and color, roof material and color, and architectural details.
- **Permits required:** Building permit, Minor Development Permit, and/or Development Permit
 - Less than 120 sq. ft. – no permit required
 - 121 sq. ft. to 480 sq. ft. – Building Permit required
 - 481 sq. ft. to 767 sq. ft. – Minor Development Permit and Building Permit required
 - Greater than 768 sq. ft. – Development Permit and Building Permit required

Addition to Existing Structure

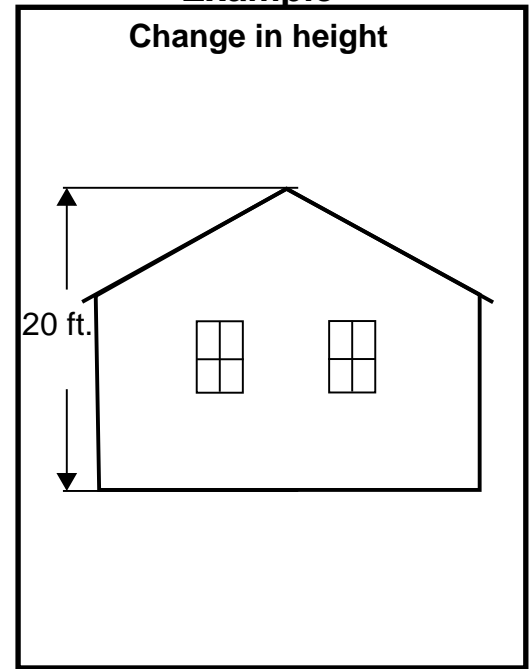
- **What:** Any attachment to an existing structure on the property (Home additions, additional story, garage expansion, etc.)
- **Where:** Can be located on the site. Must meet all applicable setbacks and cannot be located in a utility easement.
- **Height:** 35 ft. maximum.
- **Appearance:** Shall be compatible with the main structures on the property, including wall material and color, roof material and color, and architectural details.
- **Permits required:** Building permit, Minor Development Permit, and/or Development Permit
 - The type of permit needed is based on the change of the site's overall nonpermeable surface coverage, and the increase of the site's overall height. **See back/next page for details.**

HOW TO CALCULATE WHAT PERMIT IS NEEDED FOR AN ADDITION

Example



Example



Type

Regulation

Example

<5% Change in nonpermeable surface coverage	A change in nonpermeable surface coverage of the site less than 5% can be permitted with a building permit .	5% of 1,000 sq. ft. = 50 sq. ft.	An addition less than 50 sq. ft. can be permitted with a building permit
<5% change in height	A change in height less than 5% can be permitted with a building permit .	5% of 20 ft. = 1 ft.	A change in height less than 1 ft. can be permitted with a building permit
5% to 20% change in nonpermeable surface coverage	A change in nonpermeable surface coverage of the site between 5% and 20% can be permitted with a building permit and a Minor Development Permit .	5% of 1,000 sq. ft. = 50 sq. ft. 20% of 1,000 sq. ft. = 200 sq. ft.	An addition between 50 sq. ft. and 200 sq. ft. can be permitted with a building permit and a Minor Development Permit .
5% to 20% change in height	A change in height between 5% and 20% can be permitted with a building permit and a Minor Development Permit .	5% of 20 ft. = 1 ft. 20% of 20 ft. = 4 ft.	A change in height between 1 ft. and 4 ft. can be permitted with a building permit and a Minor Development Permit .
>20% change in nonpermeable surface coverage	A change in nonpermeable surface coverage of the site greater than 20% can be permitted with a building permit and a Development Permit .	20% of 1,000 sq. ft. = 200 sq. ft.	An addition greater than 200 sq. ft. can be permitted with a building permit and a Development Permit .
>20 % change in height	A change in height greater than 20% can be permitted with a building permit and a Development Permit .	20% of 20 ft. = 4 ft.	A change in height greater than 4 ft. can be permitted with a building permit and a Development Permit .