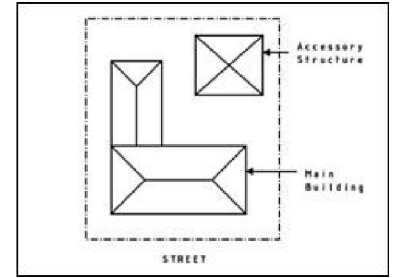




City of Columbia City

Accessory Buildings and Structures Resource Information



What are Accessory buildings and structures?

They are a detached subordinate building or structure, other than accessory dwelling units, the use of which is clearly incidental to that of the existing principal building and is located on the same lot with the principal building.

Building means any structure greater than two hundred (200) square feet or greater than ten (10) feet in height, having a roof supported by columns or walls, attached to a permanent foundation, and intended for the shelter, housing, protection or enclosure of any individual, animal, process, equipment, foods or materials of any kind or nature.

Structure means that which is built or constructed, erected, or air-inflated, permanent or temporary; an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner and which requires location on the ground or which is attached to something having location on the ground. Among other things, structure includes buildings, walls, signs, billboards and poster panels.

Do I need any special approvals or permits?

Yes, a planning review application is required for the placement of any building or structure. The application ensures all ordinance standards are followed. A planning review permit costs \$25.00.

If the building or structure is over 10 feet in height or over 200 square feet a building permit is required and the planner will review a site plan as part of that process. Contact City Hall for cost estimate for this permit.

Are there location restrictions?

Yes. Accessory buildings or structures are only allowed to be built on parcels that have a principal building. You cannot build an accessory building or structure by itself or on an otherwise vacant lot.

There are also minimum “setback” standards for accessory buildings and structures. A “setback” is the minimum allowable distance between the property line and any structural projection.

Structure size	Minimum Setback		
	Front	Side	Rear
200 sq. ft. or under	Located behind the front building line*	5 ft.	5 ft.
201 to 600 sq. ft.	Located behind the front building line*	1 structure allowed 5 ft.	1 structure allowed 5 ft.
Over 600 sq. ft.	Located behind the front building line*	See minimum required setbacks for the zoning district.	

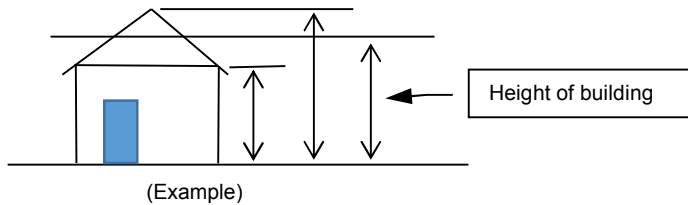
**Building Line: means a line that coincides with any side of a building excluding ordinary building projections, such as eaves, cornices, awnings, chimneys, flues and heating and cooling units. Porches or decks, but not steps and any other attached appurtenances, shall be included as part of the main building.*

The front of garages, carports or any other building or structure used for vehicle storage shall be located a minimum of twenty (20) feet from the property line where access occurs, except:

- a. Adjacent to an alley right of way, where the point of vehicular access shall be no less than five (5) feet from the alley right-of-way;
- b. Adjacent to an eighty (80) foot wide local street, public right of way, where the point of vehicular access shall be no less than ten (10) feet from the public right of way;
- c. Where a primary residence existing on or before May 17, 1978 is being attached to a detached garage existing on or before May 17, 1978, no additional setback shall be required.

Are there height restrictions?

Yes.



Structure size	Maximum Height
200 sq. ft. or under	10 ft.
201 to 600 sq. ft.	14 ft.
Over 600 sq. ft.	Height of the primary structure, or 24 ft., whichever is less

Are there any size restrictions?

Accessory structures with a footprint over 600 square feet may not exceed 50% of the primary structure building footprint, or 800 square feet, whichever is greater.

Also note the lot coverage for all buildings, structures and paving on the site shall not exceed 50%, except in R-3 zoning it shall not exceed 70%.

Are there limits on the number of structures?

Generally there are no restrictions to the number of structures on a lot or parcel, as long as all of the other guidelines (lot coverage, setback requirements, etc.) are met. However, you are only allowed one (1) structure over 600 square feet per lot or parcel.

Are there design standards for accessory structures?

For all structures with a footprint of 200 square feet or greater, the structure must be compatible with, and constructed of, similar exterior building materials and must be the **same color** as the primary building.

Membrane or fabric covered storage buildings and structures are no longer permitted.

Under new regulations, structures may no longer have vinyl or canvas materials. Those structures that were in existence and legally placed prior to December 18, 2016 will be grandfathered in for the life of their current vinyl or canvas materials, but when those vinyl or canvas materials reach the point that replacement is needed those portable structures will need to be brought up to current standards or removed.