

Ordinance Language*
(Section 1243.16)

- A. Accessory buildings are permitted only in connection with, incidental to, and on the same lot or contiguous lots under the same ownership with a principal building which is permitted in the particular zoning district.
- B. All accessory buildings shall comply with the limitations applicable in the zoning district in which it is located.
- C. In any district, except as noted elsewhere, an accessory building may be erected detached from the principal building, or it may be erected as an integral part of the principal building.
- D. No detached accessory building shall be used in any part for residential purposes.
- E. Detached accessory buildings together shall not occupy more than thirty percent (30%) of any required rear yard.
- F. Each parcel or lot shall have no more than two (2) detached accessory buildings.
- G. Detached accessory buildings shall not be erected in the required front yard. When a detached accessory building is located in the rear yard, the foundation of such building shall be a minimum of five (5) feet from the side and rear lot lines.
- H. Detached accessory buildings shall be a minimum of ten (10) feet from the principal building or buildings.
- I. When a detached accessory building is located on a corner lot, the entire building may not be located within the front or side yard setback and in no case shall it be closer than twenty (20) feet from either the front or street side lot line.
- J. In residential zoning districts, a detached accessory building, excluding garages, shall not exceed six hundred (600) square feet in size or twelve (12) feet in height.

***Because Zoning Ordinances are subject to amendments which can change standards and regulations, please speak with the Zoning Administrator for the most up-to-date zoning language.**

S:sharedhart1/planning&zoning/forms&handouts/shedsgarages

Any further questions can be directed to:

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Sponsored by:

City of Hart Planning Commission

Prepared by:



Sheds, Decks and Pools

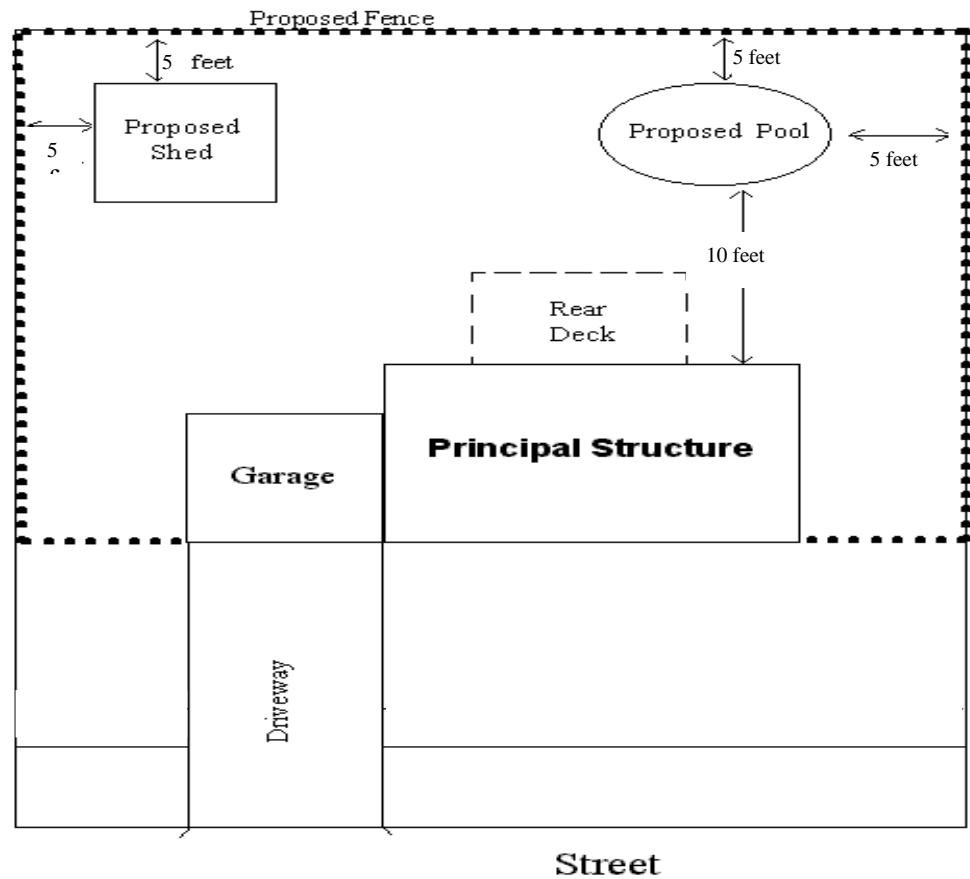
NO METAL SHEDS ALLOWED



April 2015

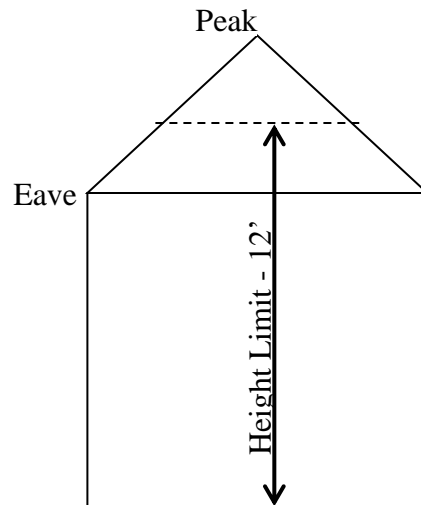
Detached Structures

- ✓ Detached accessory structures, such as garages or storage sheds, may not be located in the front yard.
- ✓ A detached structure must be located at least five (5) feet from the side and rear property lines.
- ✓ No detached structure shall be located closer than ten (10) feet to any main building.
- ✓ Accessory buildings are permitted only in relation to a principal structure.
- ✓ You may not have more than two detached accessory buildings per lot or parcel.
- ✓ The total area of an accessory structure, other than garages, may not exceed 600 square feet in size or 12 feet in height.
- ✓ All attached accessory structures must comply with the setback requirements found within their residential district.



Corner Lots

- ✓ An accessory structure cannot be located within the front or side yard setback, and in no case closer that 20 feet from either lot line.



Height is measured from the midpoint of the eave and peak at average grade.

Special Notes

- ✓ Corner lots are of particular concern. Please consult with the Zoning Administrator.
- ✓ Check power lines and easements on your lot. You may not build on an easement.
- ✓ Setbacks are measured from the property line to the edge of the foundation.
- ✓ You cannot sleep or live in any portion of an accessory structure (such as a garage or shed).