



ACCESSORY STRUCTURES

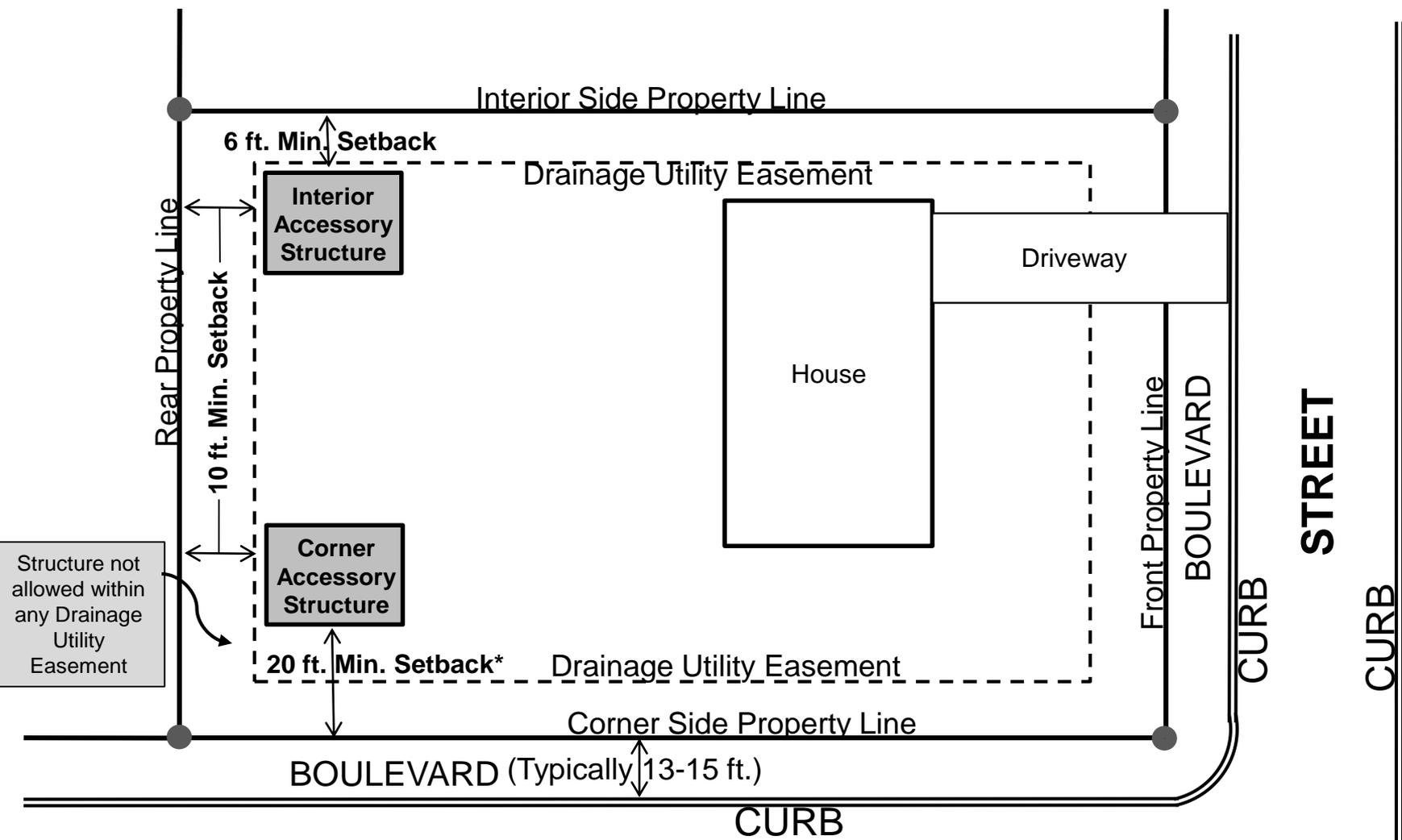
- Building/zoning permits are required for all accessory structures and shall be constructed in accordance with the performance standards listed in Table 1 (see reverse side).
- Accessory structures must be anchored to the ground. Buildings with foundations shall be secured with anchor bolts. Since most accessory structures are not provided with a foundation, the City allows buildings to be anchored by various methods which should be discussed with the Building Division prior to permit issuance.
- In addition to the accessory structures listed in Table 1, one storage shed up to 160 square feet in size is permitted on each lot in all zoning districts. The storage shed cannot exceed 12 feet in height and must meet the performance standards in Table 1.
- In all zoning districts the exterior finishes of accessory structures sized less than 160 square feet shall be constructed of quality weather resistant materials consisting of wood, metal, or engineered composite materials that are similar to the color palette of the principal structure.
- In all zoning districts the exterior finishes of accessory structures sized greater than 160 square feet shall be constructed of quality weather resistant materials in accordance with Table 1.
- Accessory structures are prohibited within any easement.
- No structure shall be placed within 20 feet of a public street right-of-way on a corner lot. The 20-foot measurement is between the property line and the building, NOT between the curb and building. An accessory structure in the rear 40 percent of a corner lot abutting a local street must set back a minimum of 30 feet from the property boundary line.
- Temporary accessory structures including tents that consist of metal or fiberglass poles, metal hoops and, PVC, cotton or nylon fabric covering materials are prohibited except as permitted in conjunction with an approved conditional use, permitted camping area, or special event.
- At-grade structures such as basketball courts, tennis courts, patios, and dog kennels must meet the established accessory structure setbacks for the zoning districts in which they are located. Swimming pools and surrounding apron/decks also must meet the established accessory structure setbacks for the zoning districts in which they are located. These structures are not included in the total allowable accessory structure square footage as regulated in Title 11-3-3 of the City Code (shown on Table 1), as long as the total impervious surface of the lot does not exceed 35 percent of the rear area of the lot measured from the rear building line of the house to the rear lot line.
- Accessory structures intended to house animals must be set back at least 60 feet from all property lines and at least 300 feet from a dwelling on another property.
- Detailed information on City Code Title 11-3-3, Accessory Structures, can be accessed at: http://www.sterlingcodifiers.com/codebook/index.php?book_id=500.

TABLE 1 – ACCESSORY STRUCTURE PERFORMANCE STANDARDS

Property Classification	Number	Total Size	Max Height	Side Yard	Rear Yard	Front Yard	Exterior Finish
AG-1	2	2,500 sq. ft.	20 feet	25 feet	50 feet	behind principal structure	Wood, metal, split face block, vinyl lap, or engineered cementitious materials.
AG-2	2	2,500 sq. ft.	20 feet	25 feet	50 feet	behind principal structure	Wood, metal, split face block, vinyl lap, or engineered cementitious materials that are similar to the color palette of the principal structure.
R-1	2	2,500 sq. ft.	20 feet	20 feet	50 feet	behind principal structure	Wood, metal, split face block, vinyl lap, or engineered cementitious materials that are similar to the color palette of the principal structure.
R-2	2	2,000 sq. ft.	20 feet	20 feet	20 feet	behind principal structure	The same design, material, and color palette of the principal structure.
UR, R-2.5	1	1,200 sq. ft.	18 feet	6 feet	15 feet	behind principal structure	The same design, material, and color of the principal structure.
R-2A	1	780 sq. ft.	18 feet	10 feet	15 feet	behind principal structure	The same design, material, and color of the principal structure.
R-2B, R-2C	1	780 sq. ft.	18 feet	15 feet	15 feet	behind principal structure	The same design, material, and color of the principal structure.
R-2D	1	480 sq. ft.	18 feet	15 feet	15 feet	behind principal structure	The same design, material, and color of the principal structure.
R-2E, R-2F	site plan review	site plan review	18 feet	50 feet	50 feet	behind principal structure	The same design, material, and color of the principal structure.
R-3	1	1,000 sq. ft.	18 feet	6 feet	10 feet	behind principal structure	The same design, material, and color of the principal structure.
R-4	1	850 sq. ft.	18 feet	6 feet	10 feet	behind principal structure	The same design, material, and color of the principal structure.
R-3 and R-4, non-MUSA, 3 acres or greater	2	2,500 sq. ft.	site plan review	site plan review	site plan review	behind principal structure	Wood, metal, split face block, vinyl lap, or engineered cementitious materials that are similar to the color palette of the principal structure.
R-5, R6	site plan review	576 sq. ft. per unit	18 feet	site plan review	site plan review	site plan review	The same design, material, and color of the principal structure.
PUD	1	1,000 sq. ft.	18 feet	6 feet	15 feet	behind principal structure	Site plan review.
All properties meeting agricultural definitions	unlimited	300 sq. ft. per acre	unlimited	For further information, please refer to the City of Cottage Grove zoning ordinance.			Wood, metal, split face block, vinyl lap, or engineered cementitious materials.
Commercial and Industrial	site plan review	site plan review	20 feet	site plan review	site plan review	site plan review	Site plan review.

- * **All accessory structures**, regardless of size, must be constructed in a structurally sound manner.
- * For accessory structures on corner lots that abut the street, please see the other side of this handout.
- * Accessory structures cannot be located between the principal structure and the front lot line except where the site is five acres or greater.
- * Accessory structures cannot exceed the height or foot print of the principal structure.





*Structures in rear 40% of corner lots are required to be setback 30 feet from street side property line.

STREET

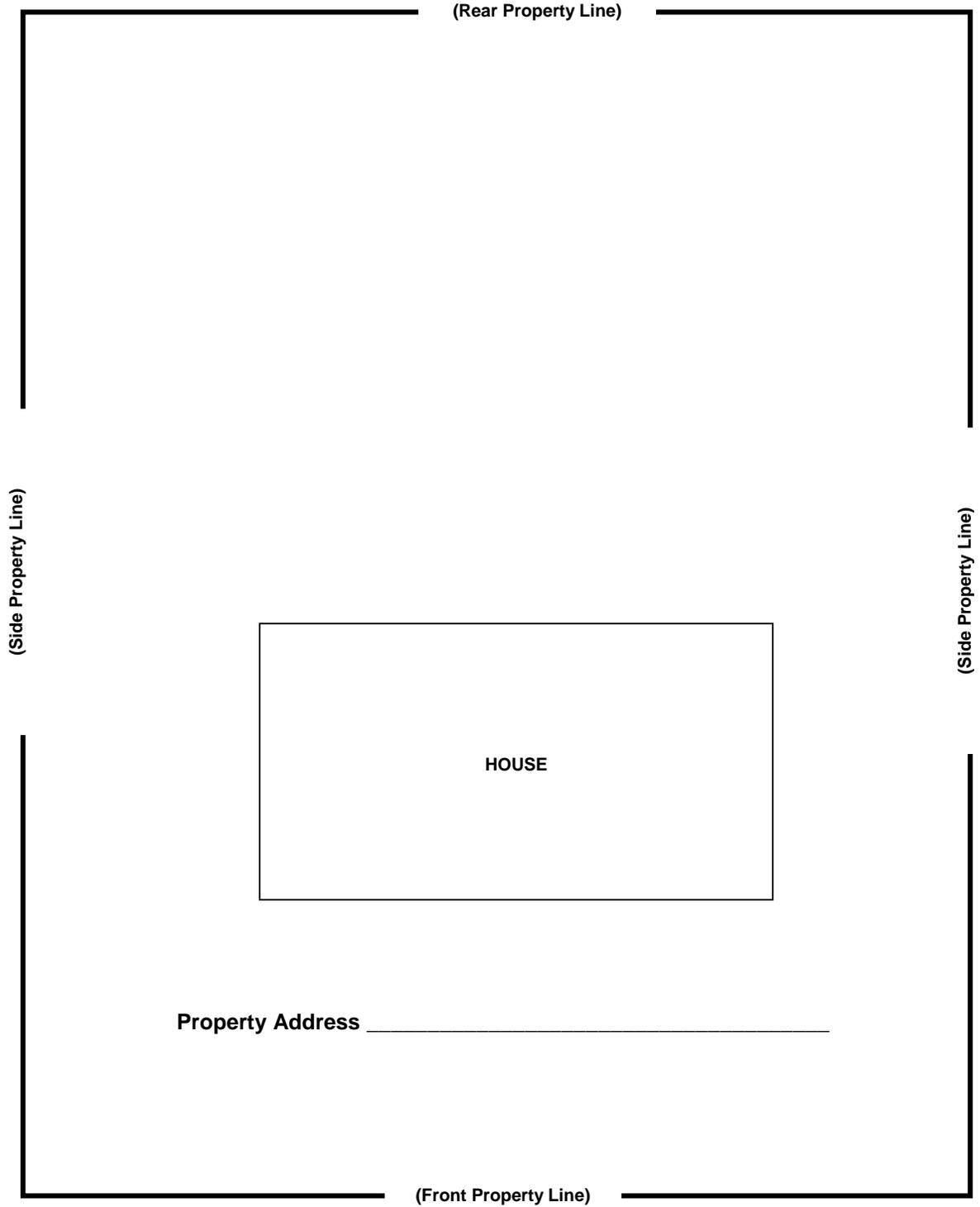
CURB

BOULEVARD

● = Property Pin

Note: Drawing not to Scale

Please indicate on the diagram below the location of the Accessory Structure, its dimensions, and its distance from the nearest property lines.



Curb ↑