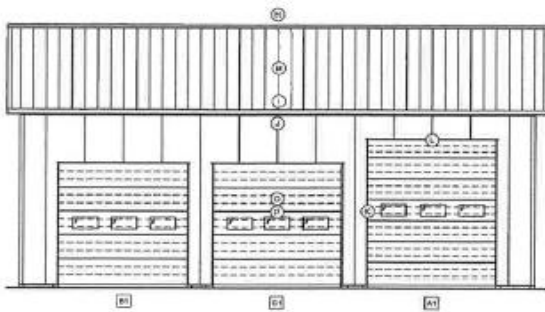


Accessory structures less than 200 square feet do not require a building permit.



Detached garage or accessory building

Regulations regarding detached accessory buildings, including detached garage are found in Appendix A Section 10 of the Sheridan City municipal code.

General provisions:

- Must be incidental to residential use.
- Must be located on a lot with a home.
- Must be erected on the back half of the lot.
- Cannot occupy more than thirty percent of a rear yard for all accessory buildings.
- Cannot exceed more than twenty feet in mean roof height or the height of the main building, whichever is less.

Setbacks:

- Interior Lot: 3 feet from side and rear yard.
- Corner Lot: Cannot be nearer the street than the depth of the front yard required on the adjoining lot.
- Alley Lot: If the building has direct access to an alley, the structure must be 5 feet from the alley.

Per International Fire Code, fire wall and fire rated construction requirements may apply to any accessory building construction in addition to setback requirements.

Attached garage

- **R-1 Zone**
Front yard. The minimum front yard shall be 25 feet.
Minimum side street setback for corner lots shall be 15 feet.
Rear yard. The minimum rear yard shall be 20 feet.
Side yard. The minimum width of the side yard on each side of the building shall be 5 feet.
- **R-2 Zone**
Front yard. The minimum front yard shall be 20 feet.
Minimum side street setback for corner lots shall be 10 feet.
Rear yard. The minimum rear yard shall be 20 feet.
Side yard. The minimum width of the side yard on each side of the building shall be 5 feet.
- **R-3 Zone**
Front yard. The minimum front yard shall be 15 feet.
Minimum side street setback for corner lots shall be 10 feet.
Rear yard. The minimum rear yard shall be 15 feet.
Side yard. The minimum width of the side yard on each side of the building shall be 5 feet.