

CITY OF WAHOO

ACCESSORY BUILDINGS

(GARAGES and STORAGE SHEDS)

605 NORTH BROADWAY
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www.wahoo.ne.us

ACCESSORY BUILDING PERMITS

This pamphlet outlines the basic information regarding accessory buildings. Applicable regulations are found in the City of Wahoo Zoning Regulations and Municipal Code. Prior to beginning any work on a building or remodeling project in the City of Wahoo, you should check to see if it is permitted under Building Code and Zoning Regulations. Information is available at City Hall, 605 North Broadway, Wahoo, Nebraska 68066, and on the Wahoo web site, www.wahoo.ne.us , Building Inspection and Planning and Zoning sections.

The Information Pamphlet for New Residential Construction is a more complete guide of what you need to know if you are building a new house.

“Article 2: Definitions: ACCESSORY BUILDING shall mean any detached subordinate building which serves a function customarily incidental to that of the main building or main use of the premises. Customary accessory building includes farm buildings, garages, carports and small storage sheds.”

Travis Beavers is the Building Inspector/Zoning Administrator. His office phone is (402)443-3222, Ext. 16, or cell phone (402)277-0166. He is available in the office Monday through Friday. Questions may also be directed to the City Clerk's Office.

Building permits WILL NOT be required for:

Tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet. Before pouring a concrete pad for such structures, however, you should verify location of underground utility lines and utility easements. Setback requirements must also be observed.

Regulations for building sizes and heights, lot sizes and setbacks, signs, and permitted uses vary by zoning districts. NOTE: “**Setback**” refers to distance from lot line, not distance from curb or street.

If you are not sure of the location of your lines, you must have your property surveyed. City staff does not locate lot lines or survey property.

For accessory building construction which requires a permit, **inspections** are conducted throughout the construction process by the Building Inspector of all building, plumbing and heating and air conditioning work. Contact the Building Inspector to schedule inspections.

Questions about electric, water, sewer, and natural gas service and connections should be directed to Wahoo Utilities, 402-443-3222.

Snow removal on streets is first priority for Street Department staff. Alleys are cleared after all city streets have been cleared. Please keep this in mind when constructing garages accessed through an alley.

WAHOO ZONING REGULATIONS

Section 4.12 Accessory Building and Uses.

- 4.12.01 No accessory building shall be constructed upon a lot prior to beginning construction of the principal building. In no event shall an Accessory Building be used as a dwelling unless a certificate of occupancy shall have been issued for such use.
- 4.12.02 No detached accessory building or structure shall exceed the maximum permitted height of the principal building or structure or as designated in each individual zoning district.
- 4.12.03 No accessory building shall be erected in or encroach upon the required side yard on a corner lot or the front yard of a double frontage lot.
- 4.12.04 Detached garages shall not be located less than 10 feet from the Rear Lot Line when the garage is entered from an alley.
- 4.12.05 Detached accessory buildings or structures shall be located no closer to any other accessory or principal building than six feet if said accessory building or structure creates a fire hazard or would subject the residential structure to potential fire, such as a detached fireplace, barbecue ovens, flammable liquid storage or similar use.
- 4.12.06 Accessory buildings that are 576 square feet or less in total area may use a concrete "monolithic floor slab" in accordance with local building codes.
- 4.12.07 Accessory uses located in the LLR Large Lot Residential District shall have a combined maximum square footage of 2,400 square feet, but in no case shall have more than the footprint of the primary structure on a three-acre lot. Lots of more than the minimum three acres may be allowed accessory building space above the applicable maximum, equal to one percent of additional lot size (434 additional square feet per full acre). Where additional lot size is used to calculate accessory building size above the maximum, no subdivision or splitting of the lot area used for calculation shall be permitted. Accessory buildings in LLR District may be of pole type construction.
- 4.12.08 Carports provided they are attached to a permanent foundation.

4.12.09 Detached garages and outbuildings in Residential Districts (R-1, R-2, R-3 and NRC) for storage uses and other structures customary and appurtenant to the permitted uses and detached accessory garages shall be constructed of materials customarily used in residential construction, as provided herein:

1. Shall be constructed of materials that are in good repair,
2. The sidewalls of said building shall not exceed 10 feet in height,
3. Garages shall have an overhang of at least six inches,
4. Garages shall have a maximum width of 36 feet,
5. Garages shall be constructed and finished in materials customary to and consistent in appearance with residential construction.

4.12.10 Regulation of accessory uses shall be as follows:

1. Except as herein provided, no accessory building shall project beyond a required yard line along any street.

LARGE LOT RESIDENTIAL ZONING DISTRICT: Section 5.06.06

See 4.12.07. Maximum height of Accessory buildings shall not exceed the height of the Primary structure. Required front yard setback is 75 feet; side yard setback is 5 feet; rear yard setback is 5 feet, or subject to 4.12.04 above.

R-1 RESIDENTIAL ZONING DISTRICT: Section 5.07.06

Required minimum lot area in R-1 is 10,000 square feet. The front yard setback for accessory buildings is 25 feet; side yard setback is 5 feet, rear yard setback is 5 feet, or subject to 4.12.04. Maximum height is 15 feet. Square footage of accessory structures shall not exceed the footprint of the primary structure in any case. The total area of accessory structures for single family use must not exceed 15% of the lot size, and the total lot coverage of all buildings must not exceed 50%. Contiguous lots, when their total is used for computation of accessory building size, shall be merged as one parcel by a filing with the Register of Deeds. (This means the property cannot be split into two or more parcels in the future, since the total area was used to justify the construction of the accessory building.)

R-2 RESIDENTIAL ZONING DISTRICT: Section 5.08.06

Required minimum lot area in R-2 is 7,500 square feet. For accessory buildings the front yard setback is 25 feet; side yard setback is 5 feet, rear yard setback is 5 feet, or subject to 4.12.04. Maximum height is 15 feet. Total area of accessory structure for single family use on lots of 7,500 square feet must not exceed 864-sq. ft. and the total lot coverage of all buildings must not exceed 50%; accessory structures on tracts with square footage greater than 7,500 square feet shall not exceed the footprint of the primary structure in any case, and shall not exceed 15% of lot coverage. Contiguous lots comprising such tracts, when their total is used for computation of accessory building size, shall be merged as one parcel by a filing with the Register of Deeds. (This means the property cannot be split into two or more parcels in the future, since the total area was used to justify the construction of the accessory building.)

R-3 RESIDENTIAL ZONING DISTRICT: Section 5.09.06

Required minimum lot area in R-3 is 7,500 square feet. For accessory buildings the front yard setback is 25 feet; side yard setback is 5 feet, rear yard setback is 5 feet, or subject to 4.12.04. Maximum height is 15 feet. Total area of accessory structure for single family use on lots of 7,500 square feet must not exceed 864-sq. ft. and the total lot coverage of all buildings must not exceed 50%; accessory structures on tracts with square footage greater than 7,500 square feet shall not exceed the footprint of the primary structure in any case, and shall not exceed 15% of lot coverage. Contiguous lots comprising such tracts, when their total is used for computation of accessory building size, shall be merged as one parcel by a filing with the Register of Deeds. (This means the property cannot be split into two or more parcels in the future, since the total area was used to justify the construction of the accessory building.)

NRC - NEIGHBORHOOD RESIDENTIAL COMMERCIAL ZONING DISTRICT: Section 5.11.09

Required minimum lot area in NRC is 7,500 square feet. For accessory buildings the front yard setback is 50 feet; side yard setback is 5 feet, rear yard setback is 5 feet, or subject to 4.12.04. Maximum height is 15 feet. Total area of accessory structure for single family use on lots of 7,500 square feet must not exceed 864-sq. ft. and the total lot coverage of all buildings must not exceed 50%; accessory structures on tracts with square footage greater than 7,500 square feet shall not exceed the footprint of the primary structure in any case, and shall not exceed 15% of lot coverage. Contiguous lots comprising such tracts, when their total is used for computation of accessory building size, shall be merged as one parcel by a filing with the Register of Deeds. (This means the property cannot be split into two or more parcels in the future, since the total area was used to justify the construction of the accessory building.)

BUILDING PERMIT APPLICATION INSTRUCTIONS

Forms are available at the Building Inspector and City Clerk's Office, 605 North Broadway, Wahoo, Nebraska, and on the City of Wahoo web site: www.wahoo.ne.us

- Fill out form in full with name, phone number, address, and complete legal description of property.
- Submit Plot Plan with all dimensions of existing and proposed structures.
- Show all distances to lot lines, any easements or utilities.
- Submit plan of new building with dimensions and square footage.
- List all subcontractors.
- All subcontractors (electrical, plumbing, heating/air conditioning) must have a City of Wahoo license.
- Diggers Hotline (811) must be called for utility location at least two working days prior to any digging or excavation.
- Submit all information with nonrefundable fee of \$30.00 to Building and Zoning Administrator.
- If approved, initial fee will be credited toward the total permit fee. Approval is indicated by Building and Zoning Administrator's signature on the completed permit application.