



ACCESSORY BUILDINGS

Garages and Storage Sheds

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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 the City's Building Code and Zoning Regulations. Information is available at City Hall and on the City's website, www.wahoo.ne.us, under the "Building and Inspection" section.

The *Informational 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, Section 2.03.81 of the City's Zoning Ordinances states:

[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.

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, you should verify the location of utility easements and underground utility lines by calling the Diggers' Hotline of Nebraska at (800) 331-5666. Setback requirements must also be observed.

Regulations for building sizes and heights, lot sizes and setbacks, signs, and permitted uses vary by zoning districts.

For accessory building construction which requires a permit, inspections are conducted by the Building Inspector throughout the construction process of all building, plumbing, and heating and air conditioning work. A separate permit is required for plumbing and mechanical (heating, ventilation, air conditioning, and electrical) work. Contact the Building Inspector/Zoning Administrator at City Hall to schedule inspections.

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

Snow removal on streets is the first priority for the 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 has 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 of 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 and vehicular entrance door is oriented toward the alley. Setback may be reduced to 5 feet if the vehicular entrance door is perpendicular to the alley and the garage is entered parallel to the alley.
- 4.12.05 All detached accessory buildings or structures are to be 6 feet away from the primary structure. If the accessory structure is closer than 6 feet, it must meet the required setbacks of the primary structure. If said accessory structure is a fire hazard, it must be 10 feet away from the primary structure.
- 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, structures on a three-acre lot, located in the LLR Large Lot Residential District shall have a combined maximum square footage of 2,400 square feet, but shall not exceed the footprint of the primary structure. Lots of more than the minimum three acres may be allowed accessory building space exceeding the 2,400 square foot maximum, equal to one percent of additional

lot size (434 additional square feet per full acre) but in no case shall the combined total of accessory structures exceed the footprint of the primary structure. 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 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 sidewalks 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 framed, constructed and finished in materials customary to and consistent in appearance with residential construction.
6. Post-framed buildings for accessory use must have a minimum of 42 inch footing depth for the poles.
7. Non-glass exterior materials shall be nonreflective.

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.
2. Service station pumps and pump island may occupy the required yards, provided, however, that they are not less than 15 feet from street lines.
3. Storage of an unlicensed boat, boat trailer, camp trailer, or other vehicle shall not be permitted in any required yard.

To determine the zoning district for a particular location, contact the City of Wahoo, or refer to the zoning map on the City's website.

Large Lot Residential Zoning District:

See Section 4.12.07, above. In addition, the total lot coverage of all buildings must not exceed 50%. The 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 Section 4.12.04, above.

R-1 Residential Zoning District:

The 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 Section 4.12.04, above. The maximum height is 20 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 for 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:

The 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 Section 4.12.04, above. The maximum height is 20 feet. Total area of accessory structure for single family use on lots of 7,500 square feet must not exceed 864 square feet, 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:

The required minimum lot area in R-3 is 7,500 square feet. For accessory buildings, front yard setback is 25 feet, side yard setback is 5 feet, and rear yard setback is 5 feet, or subject to Section 4.12.04, above. Maximum height is 20 feet. The total area of accessory structure for single family use on lots of 7, 500 square feet must not exceed 864 square feet 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:

The required minimum lot area in NRC is 7,500 square feet. For accessory buildings, the front yard setback is 25 feet, side yard setback is 5 feet, and rear yard setback is 5 feet, or subject to Section 4.12.04, above. The maximum height is 20 feet. The total area of accessory structure for single family use on lots of 7,500 square feet must not exceed 864 square feet, 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 City Hall and on the City's website.

- Fill out the form completely with names, phone numbers, addresses, and a complete legal description of the property.
- Submit a 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, etc.) must be licensed with the City of Wahoo.
- The Diggers Hotline of Nebraska at (800) 331-5666 must be called for utility location at least two working days prior to any digging or excavation.
- Submit all information with a \$30 nonrefundable fee to the Building Inspector/Zoning Administrator at City Hall.
- If approved, the initial fee will be credited toward the total permit fee. Approval is indicated by the Building Inspector/Zoning Administrator's signature on the completed permit application.