

## City of Maquoketa – Accessory Buildings

A structure located on the same lot with the main building (residential or commercial). Examples include garage, swimming pool, storage shed, deck and car port. One garage and one accessory building is allowed per lot. See City Code 5-1K-4 for more detailed information. Proposed building projects not meeting the standards below need a variance from the Board of Adjustment.

### **Garage**

- Attached to the house, must meet the front and side setback requirements for the house.
- On an alley, must be at least 10 feet from the rear property line.

### **Accessory Building or Garage**

- Must be in the rear yard.
- Must be located at least 2 feet from side and rear lot lines (measured from the overhang if there is one).
- Must be located at least 10 feet behind the main building. If closer than 10 feet, must be within the setback requirements for the main building.
- The total square footage of all accessory buildings on a lot must be less than 50% of the rear yard area.

### **Height**

- An accessory building cannot be more than 15 feet high.

### **Permit**

- A building permit must be issued prior to construction.
- A proposed accessory building not meeting these standards must have an approved variance before a building permit will be issued.

### **Materials**

- A garage or accessory building should be constructed of materials comparable to the main building.

### **Living Quarters**

- An accessory building may not be used as a dwelling.

### **Fences**

- Not considered accessory structures, fences are regulated by Title 5, Chapter 1.
- A fence or hedge in the front yard cannot exceed 3 feet high, 4 feet if made of woven wire. Corner lots are considered to have 2 front yards for height requirements.
- A fence or hedge in the side and rear yard cannot be more than 6 feet high.
- A building permit is required for a fence in the front yard.
- Permits are required for all public, commercial, and industrial use fences.
- A fence may not be built on an easement.

A **setback** is a limitation requiring a building, structure, or fence to be placed a certain distance from the property line.

An **easement** is a portion of the property reserved by agreement by the owner that allows access on or through the property. Common types are utility, drainage, or access easements.