

### **17.12.121 Garage and/or accessory buildings.**

- A. Detached garages and/or accessory buildings on residentially zoned lots or residential use lots or combination of lots as legally described for the primary residence and recorded with the Natrona County assessor's office, may be located in any zoning district in accordance with this section.
- B. No detached garage and/or accessory building, or portion thereof, shall be built upon a public easement.
- C. A building permit is required for buildings one hundred twenty square feet in area and over as measured at the maximum exterior wall dimension. One story detached accessory buildings used as tool and storage sheds, playhouses and similar uses that measure under one hundred twenty square feet in area as measured at the maximum exterior wall dimension require a fence/accessory building permit.
- D. There shall be a residential building on-site before a detached garage and/or accessory building may be constructed, or they may be constructed at the same time.
- E. Any garage that fronts on any street shall maintain a street setback of twenty-five feet, measured from the property line. Any accessory building that fronts on any street shall meet the front yard setback required for that zoning district.
- F. Detached garages and/or accessory buildings shall:
  - 1. Maintain a minimum rear setback of five feet; with the exception of garages and/or accessory buildings abutting alleys, which shall have a three-foot minimum rear setback. One story detached accessory buildings under one hundred twenty square feet in area as measured at the maximum exterior wall dimension shall have a minimum one-foot rear yard setback;
  - 2. Maintain a minimum side yard setback of five feet in all zoning districts. One story detached accessory buildings under one hundred twenty square feet in area as measured at the maximum exterior wall dimension shall have a minimum one foot side yard setback;
  - 3. Meet all other setback requirements of the zoning district in which they are located and shall maintain a minimum three-foot separation between the eaves of other buildings, including buildings located on adjacent lots;
  - 4. Not exceed one thousand five hundred square feet in area as measured at the maximum exterior wall dimension nor cover more than fifteen percent of the total area of the lot or lots associated with the primary residence, whichever is less. A conditional use permit approved by the planning and zoning commission pursuant to Section 17.12.240 of this code is required for detached garages and/or accessory buildings that exceed one thousand five hundred square feet in area as

measured at the maximum exterior wall dimension nor cover more than fifteen percent of the total area of the lot or lots dedicated to the principal use, whichever is less;

5. Only be used by the owner or tenant for those accessory uses allowed in the respective zone;
  6. Buildings greater than one hundred twenty square feet in area as measured at the maximum exterior wall dimension shall be similar in design, exterior residential materials, and roof pitch to the principal and/or surrounding residential neighborhood buildings. Vertical metal siding is expressly prohibited on buildings one hundred twenty square feet in area and over as measured at the maximum exterior wall dimension.
- G. A conditional use permit shall be required for detached garages and/or accessory buildings that exceed twelve feet in an exterior wall building height above the finished floor, measured at the primary access to the building.
- H. Where multiple lots of record have continuous frontage and are under single ownership, detached garages and/or accessory buildings may be constructed on a separate lot which is adjacent to and contiguous to the lot upon which the principal building is located, subject to all other requirements of this section and after approval of a conditional use permit.
- I. A detached garage and two accessory buildings may be allowed in association with the principal building. The detached garage is limited in size as set forth in subsection (F)(4) of this section, and the two accessory buildings shall not exceed a combined total of four hundred square feet in area as measured at the maximum exterior wall dimension.