

Accessory Building Requirements



An accessory building is considered a building subordinate to the principal use of a building on a lot and serving a purpose customarily incidental to the use of the principal building. Among of the things the following are considered to be an accessory building: shed, gazebo, detached garage.

A permit is required from the City of Grimes before the construction or alteration of any accessory building.

Standard Shed Permit Fee: \$20

INSPECTIONS

An inspection is required for footings, framing, and once the structure is complete.

Inspections must be scheduled at least 24 hours in advance.

City of Grimes

Development Services

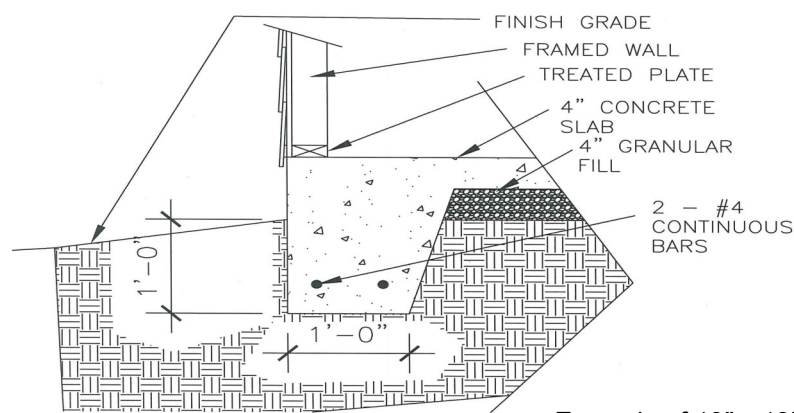
Department

410 SE Main St. Ste. 102

Grimes, IA 50111

Phone: 515.986.4050

1. No accessory building shall be erected in any required yard other than a rear yard.
2. Accessory buildings in rear yards shall be at least 6 feet from alley lines and at least 3 feet from lot lines of adjoining lots, which are in any Residential District. On a corner lot they shall conform to the setback regulations on the side street, and on a double frontage lot they shall only be placed in the rear yard between the back of the residence or building and the back yard setback line.
3. Accessory buildings may be erected as a part of the principal building, or may be connected thereto by a breezeway or similar structure, provided all yard requirements for a principal building are complied with.
4. An accessory building which is not a part of the main building shall not occupy more than 30% of the rear yard and shall not exceed 15 feet in height; however, this shall not be interpreted to prohibit the construction of a 550 square foot garage on a minimum rear yard.
5. No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building shall be used unless the main building on the lot is also being used.



Example of 12" x 12" reinforced (thickened) edge footing



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