

Steps to build an accessory storage building or unattached garage

Requirements

- Site plan
 - The site plan must show where the building will be placed with measurements to the lot line and other structures on the property.
- Permit
 - Complete the permit application; with owner information, contractor, and a description including measurements of the building. Bring the application to the Development Services Department for review.
 - You must have a floor plan of the building with measurements.
 - You must have a wall section showing concrete and footing, wall with header, and rafters.
 - If the structure is:
 - more than 120 sq. ft. you must have a concrete floor not less than 4 inches thick;
 - If any side wall dimension is over 12 feet; you must have a 4" concrete slab with a thickened edge not less than 18" X 8" with one #4 horizontal rebar at the perimeter;
 - If any side wall measures larger than 24 feet; you must have a footing of not less than 8" X 36" with 2 horizontal #4 rebar and a floor thickness not less than 4".

➤ Things to remember

- Detached accessory buildings or structures shall be located no closer than 10 feet to any other accessory or principal building;
- A detached accessory building shall not be located in the front yard;
- A detached accessory building must be located seven feet from any side or rear lot line; except, in the case of corner lots, not less than the distance required for residences from side streets.
- If you have an easement on your property and you want to build your accessory structure on the easement, you run the risk of having a utility company remove your structure to do utility work. The structure can't be larger than 120 square feet. In the event that the structure need to be moved for utility work it will be done at the owner's expense.
- The side or rear yard setback for an accessory structure having vehicular access through said yard to an alley, public street, private road, or ingress/egress easement shall be a minimum of 15 feet.
- Accessory buildings in Residential Districts shall be constructed of materials customarily used in residential construction and be consistent with materials and color of the principle structure and shall not include vertical metal wall panels. The sidewalls of said building shall not exceed 15 feet in height.
- You must follow all City of Lexington Codes.

CITY OF LEXINGTON
BUILDING DEPARTMENT

CITY OF LEXINGTON PO Box 70, Lexington, NE 68850 Phone: 308-324-2341 Ext. Fax: 308-324-4590

APPLICATION FOR RESIDENTIAL ACCESSORY STRUCTURE PERMIT

OWNER

Name:		Mailing Address:		Unit #:	
City:			State:		Zip:
Phone:		Cell Phone:		E-Mail:	

CONTRACTOR

Name:		Mailing Address:		Unit #:	
City:			State:		Zip:
Phone:		Job Site Phone:		City License No.	

ARCHITECT

Name:		Mailing Address:		Unit #:	
City:			State:		Zip:
Phone:		Cell Phone:		Professional License No.:	

JOB SITE INFORMATION

Job Address:		Flood Zone:		Zoning:	
Legal Description:			Estimated Cost of Project:		

Description & Location of work on premises/special conditions:		<p>State Law requires you to call <u>Diggers Hotline:</u> 1-800-331-5666 or 811</p>	
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BUILDING INFORMATION

Building Description	Building Details	Items Required for Submittal
	Dwelling Structure: Carport:	<ul style="list-style-type: none"> • Site Plan • Floor Plan • Wall Section(s) • Physical Address

I hereby certify I have read and examined this application and corresponding documents.
 All provisions of laws and ordinances governing this work will be complied with, whether specified or not.

Authorized Signature: _____ Date: _____

OFFICE USE ONLY

Date Rec'd :	Issued By:	Est. Cost:	Amount Due:	Paid:
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