

**Article 3 – General Requirements
CITY OF WYOMING ZONING ORDINANCE**

Sec. 90-311 ACCESSORY BUILDINGS AND USES

Accessory buildings and uses, except as otherwise permitted in this chapter, shall be subject to the following regulations:

- (1) Accessory buildings, including detached garages, shall be erected only in a rear yard unless otherwise allowed in this chapter and shall not be closer than three feet to any side or rear lot line.
- (2) Detached garages shall be allowed in a side yard with the same required side yard setback as the principal building.
- (3) Any pre-manufactured accessory building larger than 120 square feet shall be in character with the primary building. Exterior building and roof materials shall be of a finished character with no visible exterior fastening system.
- (4) Only two accessory buildings, including garages, shall be permitted on any single-family residential lot or parcel. For side-by-side duplexes, one accessory building per unit, excluding garages, shall be permitted; subject to approval by the city planner so that the same is compatible with the surrounding area. No accessory building shall be erected prior to the principal building.
- (5) No detached accessory buildings shall be located closer than ten feet to any main building.
- (6) In the case of double frontage lots, accessory buildings shall observe front yard setback on both street frontages where there are any principal buildings fronting on said streets in the same or adjacent lots.
- (7) An accessory building on a single-family and two-family residentially zoned or used property shall not exceed one story or 14 feet in height except that detached accessory buildings 1200 square feet or greater may not exceed 17 feet in height.
Properties up to 22,000 square feet are permitted a total accessory building area of 1,000 square feet with no single building exceeding 768 square feet. Properties greater than 22,000 square feet and up to one acre, are permitted a total accessory building area of 1,200 square feet with no single building exceeding 900 square feet.
Properties greater than one acre and up to two acres are permitted a total accessory building area of 1,600 square feet with no single building exceeding 1,200 square feet. For each additional whole acre, 200 square feet of building area shall be permitted up to a total accessory building area of 2,400 square feet with no single building being greater than 1,600 square feet. The total accessory building area shall include the square footage of attached garages. Detached accessory buildings shall be setback from side or rear property lines as follows:

Up to 768 square feet: Three feet minimum
Up to 900 square feet: Ten feet minimum
Up to 1,200 square feet: 15 feet minimum
Up to 1,600 square feet: 20 feet minimum

For other than single- and two-family residentially zoned or used property, accessory buildings may not occupy more than 30 percent of a required rear yard plus 40 percent of any non-required rear yard. (Ord. No. 19-14, 09-02-14)
- (8) Exterior house or yard lighting shall be arranged or shielded to reflect away from and not illuminate adjoining properties.