

DEFINITION

- ▶ An Accessory use of a structure is any structure subordinate to the principal use of another building on the lot or site with, and serving a purpose customarily incidental to the use of the principal building.

REQUIREMENTS

- ▶ Accessory buildings cannot be erected within a front yard.
- ▶ Any accessory structure must be at least two feet away from alley lines, easement lines, and lot lines.
- ▶ All accessory buildings must be detached, at least 6 feet away from any building projection, and may not be connected to a breezeway.
- ▶ An accessory building cannot occupy more than 30 percent of the rear yard area and cannot exceed 14 feet in height unless permitted otherwise by the zoning ordinance.
- ▶ All accessory structures, regardless of their size, must be placed out of any easements that run through a property.

PERMITS

- ▶ A permit is required by the City of Waukee before the erection, construction, alteration, placing or locating of any accessory structures larger than 120 square feet.
- ▶ The price of an accessory structure permit is based upon the square footage of the proposed building.

PROCESS

- ▶ Obtain and fill-out a permit application from the Development Services Department at Waukee City Hall or online at www.waukee.org/buildpermits.html
- ▶ Submit a completed application with a copy of plans and specs; including details of the proposed size, location, and materials used.
- ▶ After an application and all required information has been submitted, the Department has 12 days to review the application; excluding Sundays and holidays.
- ▶ You will be notified by telephone or mail of approval and any remaining fees.
- ▶ Once the permit has been approved and paid for you may begin your project.

CONTACT INFO:

WAUKEE DEVELOPMENT SERVICES DEPARTMENT
230 W. HICKMAN ROAD

WAUKEE, IA 50263

PHONE: (515) 978-9533

FAX: (515) 987-1845

www.waukee.org/developmentservices.html



Know what's below.
Call before you dig.

⇒ * The City of Waukee also recommends that property owners verify the type of structure they desire is allowed under any restrictive covenants*