



SCOTT COUNTY PLANNING DEPARTMENT

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ACCESSORY BUILDINGS AND STRUCTURES

An accessory structure is a structure of secondary or subordinate use to the principal structure, located on the same lot.

Scott County Zoning Ordinance 4-3-10 Accessory Building and Structures

1. Rural Residential, Residential Suburban, Urban Expansion, Urban Business Reserve, and Agricultural District.
 - a. No accessory building shall exceed the height in the respective zoning district.
 - b. One (1) accessory building, not to exceed one hundred twenty (120) square feet of floor area shall be allowed and is not required to meet setbacks and shall be permitted in addition to the allowed square footage of accessory building size.
 - c. No accessory building shall be constructed on a lot before a building permit has been issued for the principal building to which it is accessory.

2. Single Family Accessory Buildings.
 - a. Detached Accessory Buildings
 Outside wall dimensions will be used to determine maximum building area, except where a roof projects out greater than two (2) feet from the side wall, roof area will be used to determine maximum building area.

Lot Size	Maximum Building Area	Maximum Building Height	Setbacks Side	Setbacks Rear	Setbacks Road
Less than 1 acre	1,000 square feet	15 feet	5 feet	8 feet	**See below
1 – 1.99 acres	1,600 square feet	18 feet	5 feet	8 feet	**See below
2 – 4.99 acres	2,000 square feet	18 feet	30 feet	60 feet	*See below
5 – 7.99 acres	2,600 square feet	20 feet	30 feet	60 feet	*See below
8 – 9.99 acres	3,200 square feet	20 feet	30 feet	60 feet	*See below
10 – 19.99 acres	4,000 square feet	24 feet	30 feet	60 feet	*See below
20 – 39.99 acres	5,000 square feet	24 feet	30 feet	60 feet	*See below

***Road setbacks (2 acres or more):**

All Townships **except** New Market Township:

County or State roads: 150' from centerline or 100' from road right-of-way, whichever is greater.

Township roads: 100' from centerline or 67' from road right-of-way, whichever is greater.

New Market Township **only**:

All Roads: 150' from centerline of all township roads.

****Road setbacks (less than 2 acres – [some exceptions – see UER-C]):**

All Townships:

County or State roads: 100' from road right-of-way

Township roads: 35' from road right-of-way

- b. Attached garages. The maximum floor area for attached garages shall be the greater of eight hundred (800) square feet or a footprint equal to the footprint of the principal building.
 - c. The roofline of attached garages shall not extend above the roofline of the principal structure on the lot.

3. Commercial and Industrial Districts. No accessory building shall exceed the height of the principal building except by conditional use permit.