



# Sheds/Garages Fact Sheet...

City Of Bondurant

**Sheds larger than 120Sq Ft will need a permit pulled.** Smaller ones will need to comply with 3ft setbacks from property lines and 6ft from back of house as stated below.

## **177.4 (Zoning code) Accessory Building/Sheds/Garages**

**“Only one (1) detached garage and one yard shed shall be allowed in a rear yard** (this is not to be construed as not allowing gazebos, greenhouses, shelters and “children’s playhouses”, as long as the total aggregate building area **does not exceed 30% of the rear yard).**”

“In A-1, R-1, R-2, R-4 Zoned Districts **(most homes are in a R1 or R2 zone)** and for One & Two family dwelling lots in an R-3 and R-5 Zoning District, accessory garages shall be no larger than 1,000 square feet and **yard sheds shall not be larger than 160 square feet.** Accessory buildings shall be distant at least three **(3) feet from alley lines, and / or lot lines** of adjoining lots.”

Accessory buildings (Sheds) must be erected separately from and **six (6) feet distant (into rear yard) from the principal structure (your house) except in R-4 districts where accessory building shall be no closer than four (4) feet** to the principal structure providing they meet all applicable fire and building codes as adopted. Any building so connected to the principal building shall be considered a part of the principal building and must meet the space requirements thereof. **Accessory buildings shall not occupy more than 30% of the rear yard and shall not exceed 15 feet in height in any “R” district.**

Please visit [www.CityofBondurant.com](http://www.CityofBondurant.com) for more information and to find your home on a Zoning map