

ACCESSORY STRUCTURES - RESIDENTIAL

FACT SHEET

CASS COUNTY ENVIRONMENTAL SERVICES

Accessory Structure A structure which is subordinate to and serving the principal structure and customarily incidental to the land use district in which the structure is located.

1101 ACCESSORY STRUCTURES - RESIDENTIAL

A residential accessory structure shall comply with the following standards:

- A. The total cumulative area that all residential accessory structures may occupy on a lot and maximum building height shall be as follows:

Riparian Lots

Lot Size (In acres)	Maximum Building Area**	Maximum Building Height
0 -.49	900 Square Feet	24 Feet
.5 - .99	1,200 Square Feet	24 Feet
1 –1.49	1,500 Square Feet	24 Feet
1.5-1.99	1,800 Square Feet	24 Feet
2-4.99	2,400 Square Feet	24 Feet
5.0 or greater	Unlimited	24 Feet

**--The maximum building area of the accessory structure may be increased by 33% if the structure is located at twice all the required minimum setbacks.

Non-Riparian Lots

Lot Size (In acres)	Maximum Building Area**	Maximum Building Height
0 -.49	1200 Square Feet	30 Feet
.5 - .99	1500 Square Feet	30 Feet
1 –1.49	1800 Square Feet	30 Feet
1.5-1.99	2400Square Feet	30 Feet
2.0 or greater	Unlimited	30 Feet

**--The maximum building area of the accessory structure may be increased by 33% if the structure is located at twice all the required minimum setbacks.

- B. A permit shall not be required for up to two accessory structures totaling no more than 150 square feet, however all applicable setbacks shall be met.
- C. No accessory structure shall be used for human habitation.
- D. All setback and building height requirements shall be met.
- E. No accessory structures shall be permitted on outlots created after 1971, unless the outlot is replatted according to the provisions of the Cass County Subdivision and Platting Ordinance, or such use is expressly permitted in a plat.
- F. Semi-trailers, cargo containers, railroad cars, manufactured houses, or similar structures shall not be used for storage.