

# **Guidelines and Requirements for: Accessory Building** **City of Gretna – 7/2010**

**T**he City of Gretna requires all construction to comply with the following building codes:

- 2006 International Residential Building Code
- 2008 National Electrical Code
- City of Gretna Zoning Code

**M**aximum size:

RE (1 to 4 acres)	TA (5 acres or more)
RE-A (1 to 4 acres - Animals)	AG (10 acres or more)

Square footage of all sheds/accessory buildings/detached garages, taken together shall be subordinate to the principal building with regard to size and building footprint, except in AG and TA districts.

Required property line setbacks shall be maintained. These are as follows:

	<u>RE</u>	<u>RE-A</u>	<u>TA</u>	<u>AG</u>
Street Side Yard	25ft.	25 ft.	25 ft.	25 ft.
Interior Side Yard	10ft.	10 ft.	25 ft.	25 ft.
Rear Yard	10 ft.	10 ft.	10 ft.	10 ft.
Maximum Height	20 ft.	20 ft.	35 ft.	35 ft.
Maximum side wall height is determined by a 3:12 pitch roof				

All accessory buildings shall be to the rear of the principal structure.

No accessory buildings shall be built on a lot for more than six months prior to beginning construction of the principal building.

Detached accessory buildings or structures shall be located no closer than 6 feet to any other accessory or principal building.

Accessory buildings cannot be located within an easement or right-of-way (check with Sarpy County for the location of easements). It is the homeowners responsibility to identify existing easements, location of lot lines and, if applicable, covenant restrictions. Before beginning construction, call Diggers Hotline 1-800-331-5666 for buried utility locations.

### **Inspections Required:**

- Footing Inspection - Once the footings are dug for the poles and before concrete is poured.
- Rough-In/Framing/Electrical Inspection: After all framing, electric and plumbing (if applicable) are “roughed-in” and before enclosing or covering.
- Final Inspection - After the completion of the entire building.

Please allow a 24-hour notice when calling for an inspection. The Building Inspections Office number is 332-3336, ext 209.

Note: Building permit fee is based on square footage.  
Please be advised this informational sheet is a summary guideline and is not conclusive of all codes and regulations.

