

City of Gretna Guidelines & Requirements

Accessory Building – Structure larger than 144 Sq. Ft.

The City of Gretna requires all construction to comply with the 2018 IRC, 2017 National Electrical Code and City of Gretna Zoning Code

Note: This Building Permit Fee is based on square footage

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.

Below are the required property line setbacks

	<u>R1</u>	<u>R2 & R3</u>	<u>RE & RE-A</u>	<u>TA & AG</u>
Street Side Yard	15 ft.	15 ft.	25 ft.	25 ft.
Interior Side Yard	8 ft.	5 ft.	10 ft.	25 ft.
Rear Yard	5 ft.	8 ft.	10 ft.	10 ft.
Maximum Height	17 ft.	17 ft.	20 ft.	35 ft.

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

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

Accessory buildings cannot be located within an easement or right-of-way. 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 or 811 for buried utility locations.

Inspections Required:

- Footing Inspection - Once the footings are dug for the poles and before concrete is poured
- Rough-In Electrical – Before Rough-In Framing Inspection
- Rough-In/Framing Inspection - After all framing, electric and plumbing (if applicable) are “roughed-in” and before enclosing or covering
- Final Electrical Inspection – Before final building inspection
- Final Building 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 402-332-3336, ext. 209

Please be advised this informational sheet is a summary guideline and is not inclusive of all codes and regulations

