

ZONING ORDINANCE REQUIREMENTS FOR DETACHED ACCESSORY STRUCTURES

Accessory Structures with a floor area of 120 square feet or less:

a. Except as otherwise provided herein, Accessory Structures with a floor area of 120 square feet or less are allowed to be setback a minimum of three (3) feet from the side and/or rear property line.

1. On Normal Corner Lots, Accessory Structures with a floor area of 120 square feet or less shall have a minimum side yard setback of two thirds (2/3) the front yard setback requirement for the zoning district in which the lot is located.

2. Except in the Business District, in the case where an alley is located along the side or rear lot line of the property, a six (6) foot setback is required for Accessory Structures with a floor area of 120 square feet or less.

3. Within the Business District, Accessory Structures may be built to the property line (with a 1 hr. fire-wall).

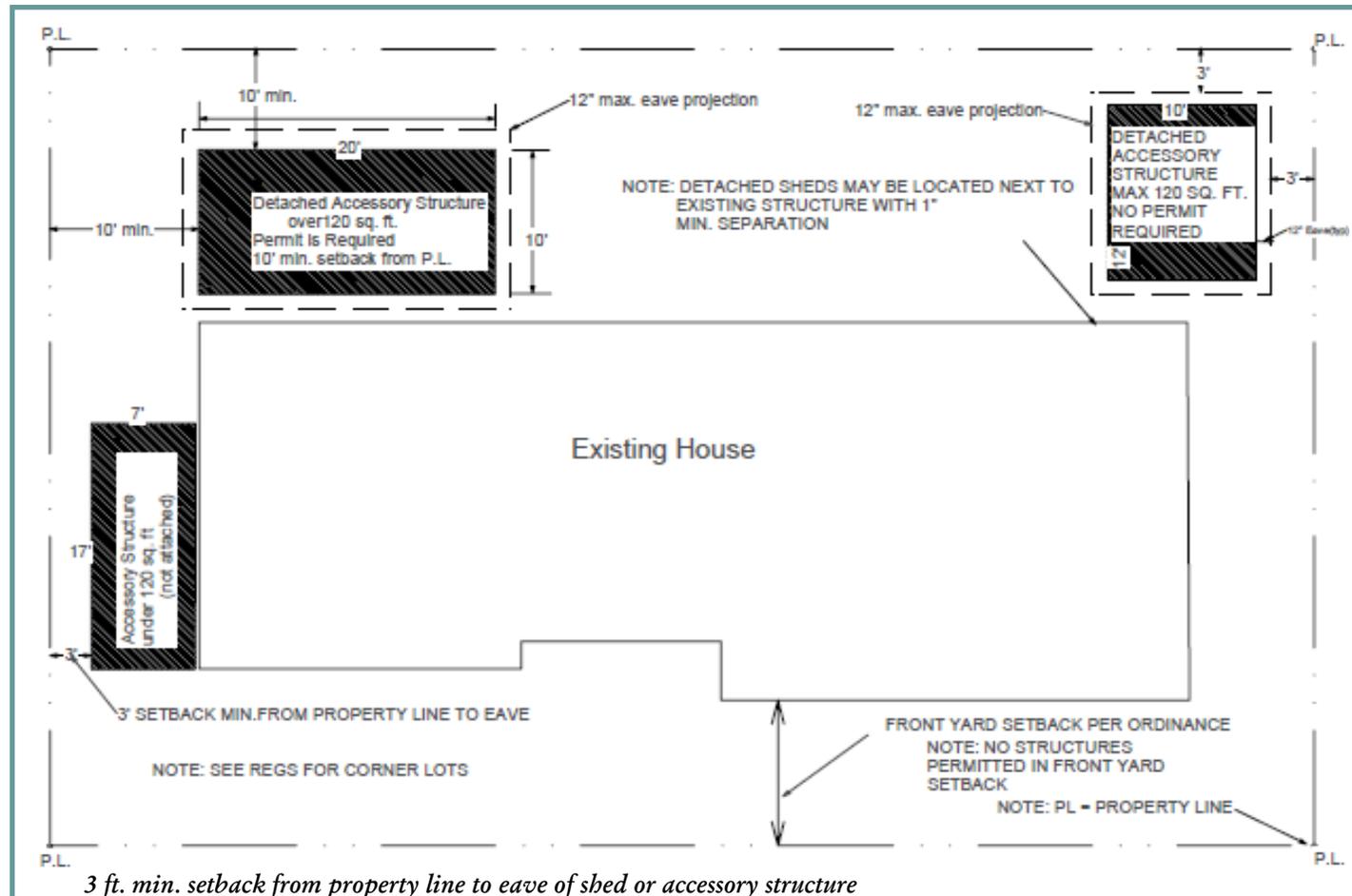
b. Accessory Structures with a floor area of 120 square feet or less and are located a minimum of three (3) feet from the side and/or rear property line shall have a maximum bearing wall height of eight feet and a maximum building height of 12 feet.

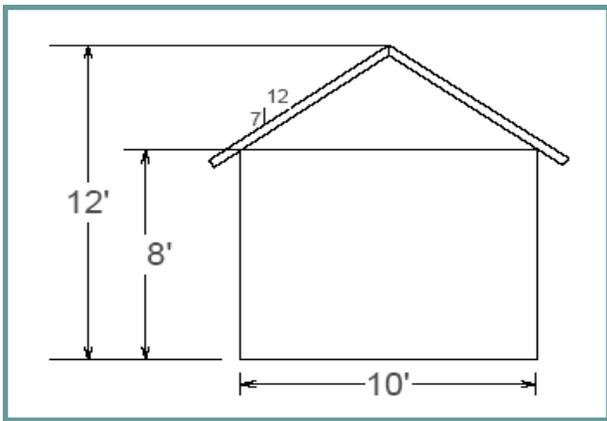
c. Accessory Structures with a floor area of 120 square feet or less shall comply with all applicable Building Code requirements.

BLDG CODE REQUIREMENTS FOR CONVENTIENALLY FRAMED STRUCTURES

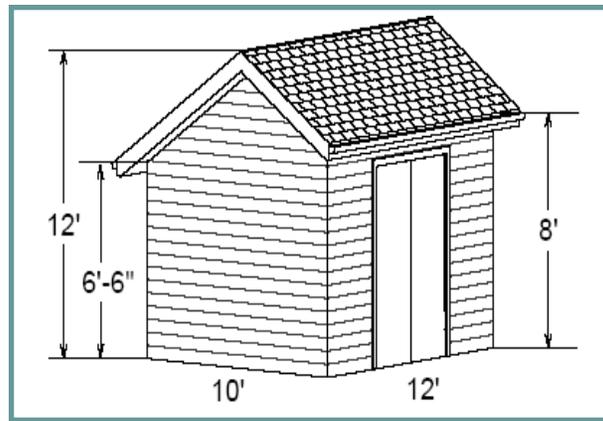
- Structure not to exceed 120 sq. ft.
- Floors shall support a minimum of 40 lbs. per square feet.
- Roof system shall support 100 PSF Snow Load
- Provide a minimum of one (1) inch separation between accessory structures and residence.
- Maintain a minimum **3 ft.** separation between property line and

- the eave of the shed or accessory structure.
- Accessory structures shall not be situated next to a window or door at a residence.
- Alternate methods may be approved by the building department.
- Attached structures of any size or detached structures over 120 sq. ft. in size require a building permit.



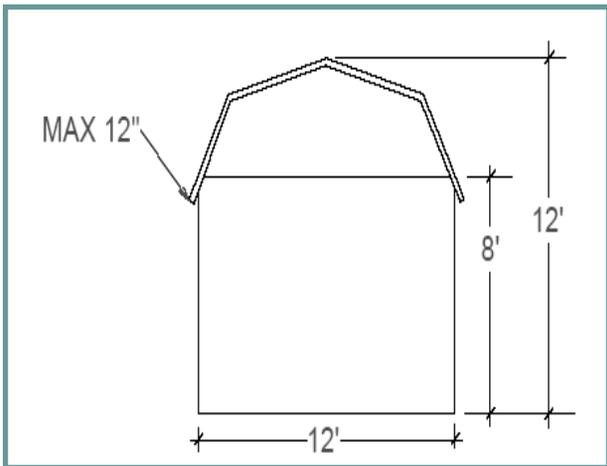


GABLE ROOF SHED

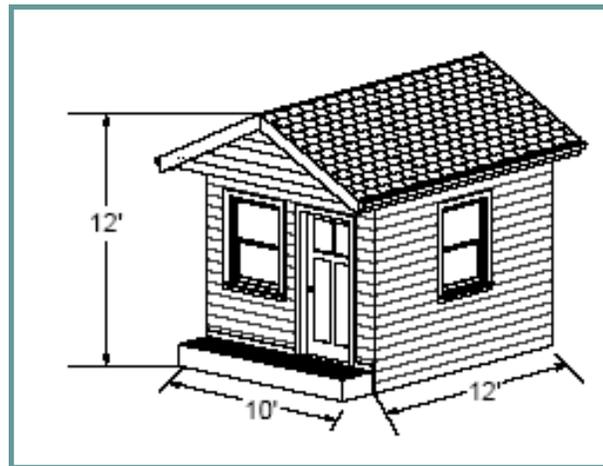


SALT BOX ROOF

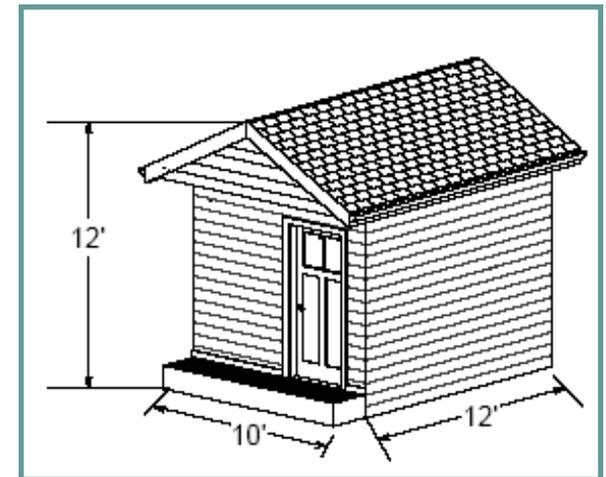
CITY OF HAILEY
Requirements For Detached Accessory Structures & Sheds
 Revised 10/24/08



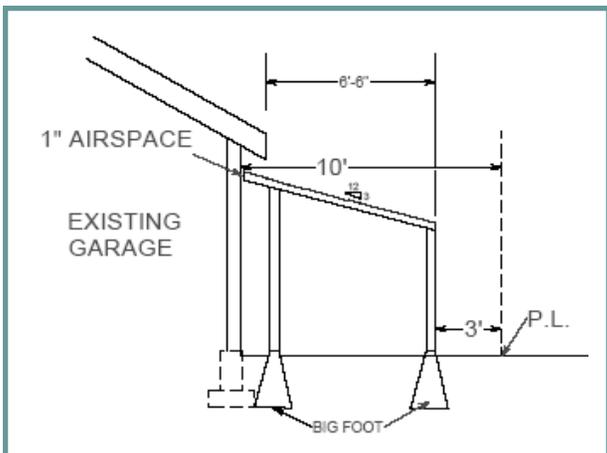
GAMBREL ROOF SHED



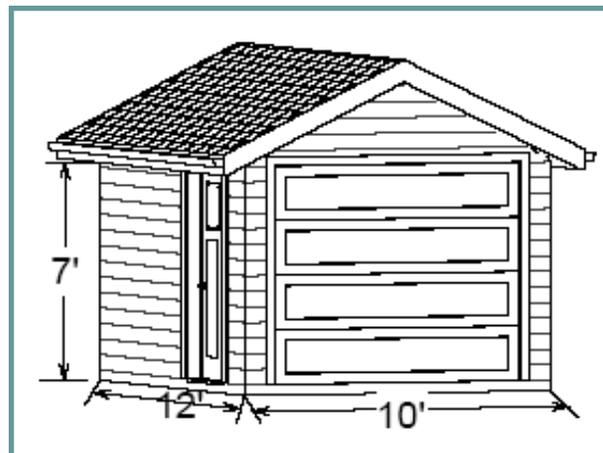
CABIN



GABLE SHED



STORAGE ROOF



GARAGE



**Building & Planning
 Departments
 (208) 788-9815**