



**ACCESSORY BUILDING INFORMATION**

16.10(5) A parcel may have two (2) accessory buildings, provided maximum aggregate square footage of accessory buildings shall not exceed:

| Size         | Maximum                    |
|--------------|----------------------------|
| 0 to 1 acre  | 900 sq. ft.                |
| 1 to 2 acres | 1200 sq. ft.               |
| 2 to 3 acres | 1.5% of the Total Lot Area |
| 3 acres plus | 3% of the Total Lot Area   |

allows and shall not be constructed in the front yard. The front yard shall be defined as follows: In the case of a lot which abuts one, and only one, existing or proposed public road, the front yard shall be a yard extending across the full width of the lot, the depth of which shall be the minimum distance between the existing or proposed public road and a line parallel thereto through the nearest point of any existing or proposed principal building on the lot.

**16.10(8) COMPATIBILITY**

All residential accessory buildings shall be constructed in such a way that the exterior appearance is compatible with the principal structure on the parcel. The determination of compatibility shall be made by the Building Inspector. If the Building Inspector determines that the proposal is not compatible, the applicant may appeal to the Plan Commission.

**FOUNDATIONS**

- 1) Sheds under 200 sq. ft. are allowed a treated foundation system of 4" x 4" or 6" x 6" timbers.
- 2) Garages or sheds over 200 sq. ft. must have either a floating slab or a frost footing system. Thickness of slab to be not less than 4". A floating slab foundation must also contain a minimum 8" exterior grade beam.

**GENERAL CONSTRUCTION**

- 1) All bottom plates in contact with concrete must be pressure treated.
- 2) Maximum spacing for 2" x 4" studs must be 24" on center.
- 3) Rafters must be a minimum of 2" x 6" S.P.F. with a maximum spacing of 24" on center.
- 4) Ceiling joist of 2" x 6" minimum must be provided with a maximum spacing of 48" on center.
- 5) Rafter collar ties with a minimum of 2" x 4" S.P.F. must be provided at a maximum .spacing of 48" on center.
- 6) Roof sheathing must be rated for rafter spacing and be a minimum of 7/16" thickness. Roofing clips must be used when rafter spacing is 24" on center.

**Town of Vernon  
Building Inspector  
Vince Budiac – 262-366-2400**