

# Residential Detached Accessory Buildings



**Reference:** City of Marion Code of Ordinances

**Permit requirements:** A building permit is required when the detached accessory structure has a floor area of over 200 square feet or is more than one story. **Exception:** Any building that will have electrical, mechanical (HVAC), or plumbing installed in it requires a building permit, regardless of size.

**All** residential detached buildings, regardless of size, are to be located per the zoning guidelines listed below.

**Zoning guidelines: Planning & Zoning Division.** (319) 743-6320 or [planning@cityofmarion.org](mailto:planning@cityofmarion.org)

- In residentially zoned districts, **the total square footage of all detached accessory structures on one property shall not exceed 900sf.** A request for more than 900sf of accessory structure space may be made via the Conditional Use process. Approval of a Conditional Use by the Zoning Board of Adjustment must be granted prior to the start of construction. Contact the Planning Division to discuss the Conditional Use process.
- If the detached building is behind the primary structure (home), it can be constructed no closer than 3 feet from a side or rear property line unless a utility or drainage easement exists. No part of the structure may extend into an easement. Fire protection is required when the building is within 5 feet of a property line. **(See “Fire protection” requirements below.)**
- If the detached building is beside the primary structure, it may not be within the required side yard setback, which differs based on the zoning district of the property.
- A distance of 3 feet must be maintained between any portion (overhangs) of the detached structure and the primary structure.
- The area of detached structures should not cover more than 40% of the required rear yard.
- Overhead garage doors shall be a minimum of 25 feet from property lines they face.
- A hard surface driveway is required from the street to the overhead door when wider than 6 feet.

**Applying for a permit:** (Submit digital copies of building plans for review and approval.)

- Complete the “Application” and “Sample Site Plan” showing all required information
- Fill out all the applicable information on the “Detached Building Worksheet” found within this handout or submit detailed, scaled plans
- Email the application and all completed plans to [buildingpermits@cityofmarion.org](mailto:buildingpermits@cityofmarion.org) or go to the City of Marion website for information about applying through the Online Permit Service portal.
- Upon completion of the review, you will be notified by phone or email to secure your permit

**Design considerations:**

- A floating slab foundation with thickened edges is permitted up to 1,250 square feet and one story.
- Foundation **shall not** be placed on sod or any organic materials.
- Placement only on original soil or engineered fill place per engineer’s specifications.
- Continuous frost protected footings minimum 8” wide and 42” below finished grade and with a minimum spread footing of 12”x6” are required for any of the following conditions:
  - Detached garages exceeding 1,250 square feet and/or exceeding one story.
  - Garages (any size) attached to a dwelling.
  - Masonry veneer, concrete block walls, or wood walls over 10’ in height.
  - Garages with bathrooms.

**Fire protection:**

- Where an exterior wall is **less than 5'** from a property line, a minimum 1-hour fire- resistance rated wall is required.
- Projections (overhangs) constructed closer than 2' are not allowed from 2-5' to a property line require 1-hour fire-resistance rated construction on the underside.
- If the wall is less than 3' from the property line, no openings (doors & windows) are allowed. If the wall is 3' to 5' from the property line, openings are limited to 25% maximum of wall area.
- Walls 5' and over from the property line have no limit to the number of openings.

**Additional permits required:**

- Separate electrical, mechanical, and plumbing permits are required for any work performed in these fields.

**Inspections required:**

- Footings – after all excavation is complete and forms are set and before concrete is poured.
- Rough electrical, mechanical, and plumbing (when applicable) and rough framing, before any work is concealed.
- Final inspection – after all work is completed and prior to use.





