

Accessory Structures Compatibility Checklist

Applicant to Complete and Submit (with a color photo of the primary dwelling)

Section 42-58. Accessory uses of the Salina Zoning Ordinance allows detached storage sheds, workshops, garages or carports on residential lots provided:

1. The storage shed or workshop does not exceed 360 sq. ft. The garage or carport does not exceed 770 square feet in size except in the A-1 or RS zoning district where it does not exceed 1,200 sq. ft;
2. The storage shed or workshop is no taller than 16 ft. The garage or carport does not exceed the height of the dwelling or more than 20 ft. in height, whichever is less; and
3. **The detached garage, carport, workshop or storage shed is compatible with the residential dwelling in terms of design, appearance and materials;**

A scoring system has been developed for the purpose of determining the visual compatibility of a proposed accessory structure with the principal residence on the property. Under this system, one (1) point is given for each design factor that is achieved by the proposed accessory structure.

The permit applicant must insert a check mark in the appropriate box for each design criteria of the accessory structure that will match with principal residential dwelling on the lot. A minimum total score of 3 points out of 5 points is required for there to be a determination of compatibility. A garage, carport or workshop design that scores less than 3 points cannot be approved.

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| Property Address | Type of structure: Garage, Carport, Workshop | Building Permit No.(By staff) |

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| Point | | |
| <input type="checkbox"/> | 1. | The predominant building material that is used for the siding of the accessory structure matches that used on the principal residential dwelling. If not, what is proposed? Comments: |
| <input type="checkbox"/> | 2. | The predominant material that is used for the roofing of the accessory structure, matches that used on the principal residential dwelling. If not, what is proposed? Comments: |
| <input type="checkbox"/> | 3. | The roof style, its orientation and roof pitch matches that used on the principal residential dwelling. If not, what is proposed? Comments: |
| <input type="checkbox"/> | 4. | The sidewall height (<i>as measured from grade to soffit</i>) of the accessory structure is less than or matches the height on the principal residential dwelling. Height of principal dwelling (house):_____ft. Height of proposed accessory structure:_____ft. Comments: |
| <input type="checkbox"/> | 5. | The paint or finish color of the major exterior elements and trim match the finish colors on the principal residential dwelling. If not, what color is proposed? Comments: |
| <input type="checkbox"/> | Total points: Award (1) point for each criteria, only if the proposed feature is compatible. <u>3 points or greater:</u> The storage shed, workshop, garage or carport is determined to be compatible with the principal residential dwelling. A permit can be issued. <u>Less than 3 points:</u> The storage shed, workshop, garage or carport is determined to not be compatible with the principal residence. A permit cannot be issued. | |
| <input type="checkbox"/> | <u>Submit Color Photo of Primary Dwelling</u> | |

For questions contact:
 Community & Development Services Dept.
 Planning Division, 300 W. Ash St., Room #205
 785-309-5720 john.burger@salina.org

Applicant Signature

Staff Signature

Date

Date