

CITY OF CONRAD REGULATIONS FOR ACCESSORY BUILDINGS, PATIOS/DECKS AND FENCES:

ACCESSORY BUILDINGS: (Garages/Sheds)

No accessory building may be erected in any required front or side yard and no separate accessory building may be erected within 5 feet of the main building.

Where the garage is entered from the alley, it must be located 15 feet from the alley line.

No accessory building shall be closer than 5 feet to the rear or side lot line.

No accessory building shall be used without occupancy of principal building.

Accessory buildings shall not occupy more than 40 percent of the rear yard area. Two car garage cannot exceed 550 square feet of building area.

Accessory buildings in residential districts may not exceed 1 story or 15 feet in height.

***FOR MORE INFORMATION SEE CITY OF CONRAD ZONING REGULATIONS.**

PATIOS/DECKS:

Patios and decks in front yards- see Front Entrances

Patios and decks which are raised above the level of the ground by more than 6 inches shall comply with the required setbacks.

Zoning	Min. Front Yard	Min. Side Yard	Min. Rear Yard
7RS	25	6	15
10RS	25	8	30
RM 2 or 3	20	10	20

**Patios/Decks which are at grade level or less than 6 inches above grade level shall comply with ½ the required setback.

FRONT ENTRANCES:

Front Entrances. Front entrances, not including the steps, commencing at the threshold of the main front entrance, shall project not more than 30% of the distance of the zoned front yard setback and shall extend in width not more than 30% of the width of the residence. Residence for the purpose of this section shall be defined to include any permanent attachments to the main living area such as a garage.

FENCES/WALLS:

On a corner lot in RS or RM Districts, nothing shall be erected, placed, planted or allowed to grow in such a manner to impede vision between a height of 2 ½ feet and 10 feet above the centerline of grades of area.

***See determination of grading in City of Conrad Zoning Regulations for determining maximum height for fences and walls.

All Fences shall be constructed at least 3 feet or more from any lot line.

*FOR MORE INFORMATION SEE CITY OF CONRAD ZONING REGULATIONS.