

Hanna City Zoning Regulations on Accessory Buildings:

7.5 Yards: No principal or accessory building or structure shall hereafter be erected or enlarged unless the following yards are provided and maintained in connection with such buildings or structures.

7.5.1 Front Yard: Front yard not less than twenty-five (25) feet in depth, unless forty (40%) percent or more of the adjacent frontage is improved with buildings that have observed a greater or less depth of front yard, in which instance, no new buildings or portion thereof shall project beyond a straight line drawn between the point closest to the front property line of the two (2) nearest residences, but this regulation shall not be interpreted to require a front yard of more than fifty (50) feet nor to permit a front yard of lesser depth than that of the nearest building. Where the street is curved, the line shall follow the curve of the street rather than to be a straight line.

7.5.2 Side Yard: A side yard on each side not less than ten (10%) percent of the width of the lot for principal buildings or structures is required. However, a side yard of a principal building or structure which occupies two (2) or more lots shall be not less than ten (10%) percent of the total front footage of said lots or six (6) feet, whichever is less. That in the event of damage or destruction of a dwelling by fire, storm or other casualty, said dwelling may be restored with the side yard setback which it originally had without reference to the requirements set forth in this section.

For accessory buildings or structures located on the rear one-third (1/3) of the lot, a side yard setback of not less than three (3) feet shall be maintained. For accessory buildings or structures located on the front two-thirds (2/3) of the lot, a side yard setback of not less than ten (10%) percent of the lot's width shall be maintained. For accessory buildings or structures located on the front two-thirds (2/3) of the lot, a side yard setback of not less than ten (10%) percent of the lot's width shall be maintained. No accessory buildings or structures shall be allowed in the front yard.

7.5.3 Rear Yard: A rear yard having a depth of not less than twenty-five (25) feet for principal buildings or structures. For accessory buildings or structures located on the rear one-third (1/3) of the lot, a rear yard of not less than five (5) feet shall be maintained where said rear yard abuts an existing alley; not less than three (3) feet where said rear yard does not abut an existing alley.