ACCESSORY STRUCTURES

Includes: Sheds, Garages, Pole Buildings, Gazebos, etc.

General Information:

- There is no maximum size for Accessory Structures.
- Accessory Structures are not permitted on vacant lots.
- Accessory Structures may not be located within an easement.
- Stormwater Management controls may be required for the structure.
- Structures under 1,000 square feet are not required to comply with Building Codes. Structures 1,000 square feet or larger must comply with building code (UCC) regulations.

Maximum height: 20'. However, an accessory structure is permitted to extend up to a maximum height of 25' so long as it is set back at least equal to its height from each side and rear property line. The height is measured to the peak of the building.

Maximum Lot Coverage:

Zoning	Coverage
R-1 w/ public water & sewer	40%
R-1 w/o public water & sewer	30%
R-2 SFD	40%
R-2 Duplex	50%
Cluster Overlay	50%
Agricultural/R-R	30%
C-N	70%

Lot coverage includes all items on the lot including, driveway, house, outbuildings, porches, patios, decks, walkways and sidewalks (not including any public walks). It does not include swimming pools, but does include any decking or walkways around them.

To determine your maximum lot coverage, multiply the square footage of your lot by the coverage percentage permitted for your zone.
Example: 15,450 square foot (net) lot zoned R-1 – 15,450 X .40 = 6,180 square feet (maximum coverage)

Required Setbacks:

Accessory Structures 1,000 square feet or less:

- Front Setback – Minimum of 100' from street right-of-way if located in front yard
- Side/Rear Setback – 5' from side & rear

Accessory Structures over 1,000 square feet:

- Front Setback – Minimum of 100' from street right-of-way if located in front yard
- Side/Rear Setback – 10' from side & rear

To apply for a permit:

- Building Permit Application Form
- A detailed plot plan must be provided identifying the sizes of all structures on the lot. You must show where the new structure will be located and how far it will be kept from property lines.
- For UCC covered projects – Two sets of plans outlining the construction of the structure must be submitted to determine code compliance. Worker's Compensation insurance must be provided for the general contractor.

Fees: The Building Permit Fee is based on the cost for the project

- $25 for projects costing less than $5,000
- $6 per $1,000 for projects costing $5,000 or more

UCC covered projects will have fees in addition to the Building Permit fee.

- $30 Plan Review Fee
- $4.50 State Fee
- $15 Administrative Fee
- There will also be inspection fees. They are based on the project. You will receive a packet listing the inspections required when you pick up the Building Permit.

If you have any additional questions prior to application submittal, please contact the Zoning Office at (717) 244-3512.

Sample Drawing

