

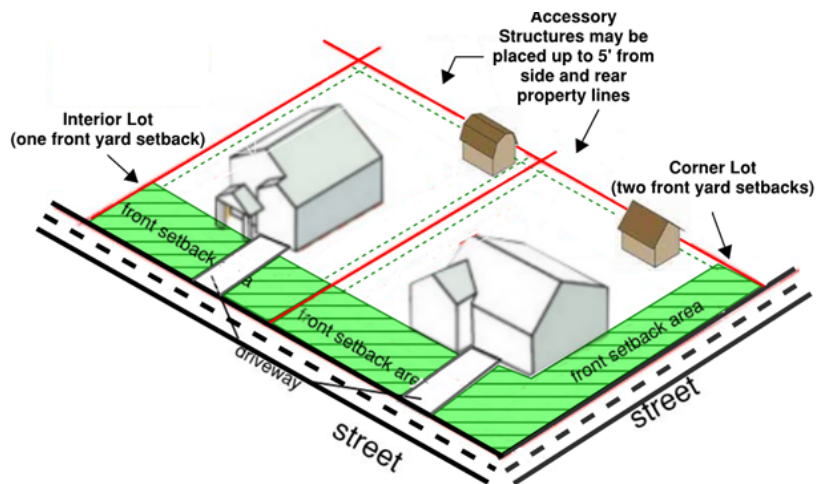
ACCESSORY STRUCTURES FAQ:

What is an accessory structure?

Residential accessory structures include (but are not limited to) sheds, gazebos, storage containers, detached garages, and pole buildings. They do NOT include pools, porches, decks, or any structures attached to your house by a roof.

Where can I place an accessory structure?

Accessory structures are generally allowed outside of the front yard setback and up to 5' from the side and rear property lines. Note that if you have a corner lot, you have two front yard setbacks, regardless of the orientation of your house. Accessory structures must also maintain at least 10' separation distance from all parts of your septic system including the drain field, if you have one.



Can I have an accessory structure in my front yard?

Since most houses are built at the front setback line, the front yard is generally the area between the right-of-way and the front of the house. In those cases, accessory structures are NOT permitted in the front yard. However, there are two instances where an accessory structure may be placed in the front yard:

- 1) On larger lots when a house is constructed much farther back than the minimum front setback line, if the accessory structure can be placed at least 100' from the right-of-way, then it may be located in the front yard.
- 2) If you have a corner lot, you have two front yards. In the front yard that does not face your front door, an accessory structure may be placed closer to the right-of-way than the house IF it still meets the minimum front setback requirement. If you have a corner lot, you are encouraged to contact Planning & Zoning to discuss your specific property.

How close can my accessory structure be to my neighbor's property?

Accessory structures may be placed up to 5' from the side and rear property lines. To locate your property boundaries, refer to the survey you received at closing. If you don't have a survey of your property and you need to locate your boundaries, contact a Surveyor.

Do I need a permit for my accessory structure?

A permit is required if your accessory structure is larger than 300 square feet OR is located in the flood zone. However, regardless of whether or not the structure requires a permit, it must still meet the minimum setbacks and anchoring requirements.

If I'm not required to obtain a permit, am I still required to anchor my accessory structure?

Yes. Residential accessory structures less than 300 square feet in area - with the exception of a pole building or garage - shall be leveled and secured with tie-downs or equivalent manufactured home anchoring devices, one in each corner. Structures 20 feet or more in length shall have two additional anchors installed on each side mid-span. In addition, all lumber and wood siding is to be pressure treated from grade to 8 inches above finished grade.

Is there a limit to the number of accessory structures I can have?

As long as all structures meet the minimum setback requirements and you do not exceed the maximum impervious coverage for your lot, there is no limit to the number of accessory structures you can have. For more information regarding impervious coverage, contact Planning & Zoning.

How big can my accessory structure be?

Accessory structures may be equal to or smaller than the floor area of your house including any attached garages. Floor area does not include basements (finished or unfinished), cellars, attics, or open porches.

Who do I call if I have questions about accessory structures?

For questions about setbacks, contact Planning & Zoning at (302)744-2471.

For questions about permits, contact Inspections & Enforcement at (302)744-2451.

To locate your property lines, contact a Surveyor.