



Accessory Buildings and Accessory Structures

An **ACCESSORY BUILDING** is any enclosed structure with a roof supported by columns or walls and intended for shelter, housing, or enclosure of persons, animals, or personal property.

Examples include: detached garage, cabana, garden tool shed, shed, greenhouse, horse stable, spa enclosure, gazebos, or patio covers with solid roofs.

- All accessory buildings must conform to the required building setbacks (unless the Planning Commission grants a variance);
- A building permit is not required for an accessory building that is 120 square feet or less and has no electrical power installed;
- Accessory buildings over 120 sq. ft. require Administrative Design Review and a building permit;
- Single story accessory buildings can be up to 19 feet high and two-story accessory buildings can be up to 28 feet high (exceptions can be granted by the Design Review Board).



An **ACCESSORY STRUCTURE** is any subordinate structure that does not have a solid roof or walls and the use of which is incidental to that of a main building on the same lot.

Examples include: arbor, trellis, pergola, or lattice patio cover.

- Accessory structures must be set back at least 50 feet from the front property line;
- Accessory structures that are 6-feet or less in height may be constructed 3-feet from the side and rear yard property lines;
- The Design Review Board may approve a minimum 3-foot side or rear yard setback for an accessory structure higher than 6-feet;
- Accessory structures over 6-feet in height are permitted as long as they comply with the required setback regulations;
- Accessory structures require Administrative Design Review and a building permit.

