



MINIMUM SUBMITTAL REQUIREMENTS FOR ACCESSORY STRUCTURES

FBC 6th Edition (2017)

Residential accessory uses. Accessory uses and structures in any residential zoning district shall include non-commercial greenhouses, gardens, detached garages and carports, piers, docks, and boat houses or shelters, utility sheds and workshops, swimming pools, tennis courts, private golfing facilities, barbecue pits, non-commercial antenna structures for television and radio, children's playhouses or play equipment, and similar uses or structures which:

1. Do not exceed fifteen (15) feet in height,
2. The combined ground floor area of all enclosed, detached accessory use buildings shall not exceed six hundred twenty-five (625) square feet; ***typical lot coverage for residential properties is 35%***
3. Do not involve the conduct of business of any kind;
4. Are of a nature not likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
5. Do not involve operations or structures not in keeping with the character of the residential neighborhood.
6. All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.
7. Accessory structures may be located in a required rear yard, or within the buildable area of the lot

Required Documents if Proposed Structure is <u>UNDER 100</u> Square Feet <i>Must be submitted at time of permit application</i>
1. Notarized building permit application and proof of ownership;
2. Boundary/Legal Survey (to scale) of property with surveyors signature and flood zone (2 copies) showing proposed location of structure on property;
3. Tree Removal/Site Clearing Affidavit; and
4. Specification for anchoring structures

Required Documents if Proposed Structure is <u>OVER 100</u> Square Feet <i>Must be submitted at time of permit application</i>
1. Notarized building permit application and proof of ownership;
2. Boundary/Legal Survey (to scale) of property with surveyors signature and flood zone (2 copies) showing proposed location of structure on property;
3. Tree Removal/Site Clearing Affidavit; and
4. Specifications for anchoring structure
5. Two (2) bound copies of drawings to scale (1/4" = 1'0" minimum scale) with sufficient clarity and detail to indicate the nature and scope of work*** ***The printed name, address, telephone number, signature, date, and (registration or license number, if applicable) of the person who drew the plan is included on <u>every page and every attached drawing</u>