

## Residential Accessory Structures

The term *residential accessory structure* includes a private garage, storage structure, workshop, patio cover, play set, greenhouse, etc. (see *Unified Development Code [UDC] 11-1A-1*). The structure must be detached and located on the same property as the residence. Please refer to the diagrams as you review the frequently asked question below.

### Can I put a shed next to my rear fence?

One detached accessory structure that is 200 square feet in area (or less) may be placed in the *required rear yard* without a building permit (see UDC 11-2A-3D3). Detached structures and sheds over 200 square feet require a building permit.

### Are there utility easements in my back yard?

An accessory structure placed or constructed in the required rear yard, is likely encroaching on an easement. If an easement beneficiary needs access to the easement, you may need to move and replace the structure at your expense.

### Can I put a shed on the side of my house?

In no case shall an accessory building be allowed in the street yard or the required side yard  (see UDC 11-2A-3D3).

### How tall can my shed be?

Homeowner Association restrictions apply.

### Are other structures allowed?

Additional accessory structures may be located on a residential property, provided they are not located in front of the residence, or within the required rear or side yards. For corner lots, no accessory structure shall be located in front of the residence, between the residence and the street, or within the required street yard. (See diagrams to the right for typical residential configurations and UDC 11-2A for standards applicable in residential zones.)

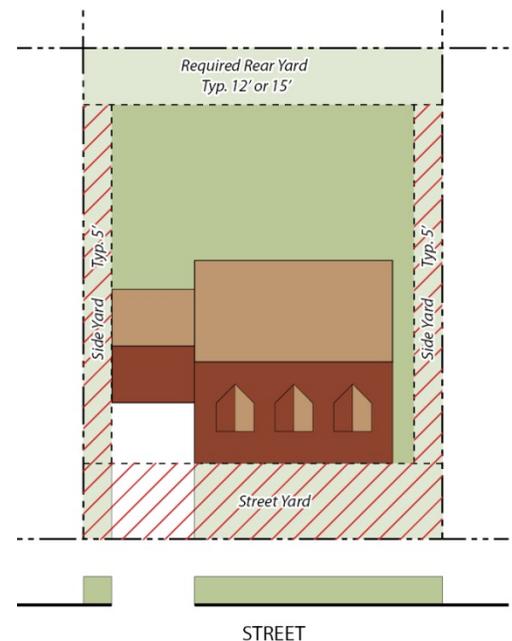
### Do I need a building permit?

Detached accessory structures, including sheds that are over 200 square feet require a permit from Building Services.

### Do these same rules apply to fences?

Fences, including arbors, walls, lattice-work, arches, and other detached screening, are not considered accessory structures and are subject to different regulations. (See UDC 11-3A-7 for all regulations regarding fences). Fences require a permit from Building Services.

### Typical Lot Configuration



### Corner Lot Configuration

