

ACCESSORY STRUCTURES

A PERMIT IS REQUIRED FOR ALL ACCESSORY STRUCTURES GREATER THAN 50 S.F. IN AREA (SHEDS, UTILITY BUILDINGS, PERGOLAS, ARBORS, GAZEBOS, ETC.)

THE SPRINGDALE ZONING CODE PLACES LIMITS ON ACCESSORY BUILDINGS AS FOLLOWS:

- A. Only one accessory structure other than a detached garage is permitted per residential lot.
- B. Accessory structures must be located in the rear yard and not less than 5 feet from the side and rear lot lines.
- C. Accessory structures must be located at least 20 feet from a residence on an adjacent lot.
- D. Accessory structures may not exceed 16 feet in height or the height of the residence whichever is less.
- E. The area of an accessory structure may not exceed 12% of the finished square feet of the dwelling unit on the property nor can it exceed 2% of the lot area which ever is less.
 - a. The finished square feet of the dwelling unit and the lot area are determined from the Hamilton County Auditor's records for the property. You can access the information on their website at www.hamiltoncountyauditor.org . Lot area "Acreage" on the Auditor's website is listed in acres. Multiply acres by 871 to determine allowable area. Multiply the finished square feet of the dwelling by 0.12 to determine allowable area. The smaller of these two numbers is the maximum size permitted for your accessory structure.

TO APPLY FOR A PERMIT YOU WILL NEED THE FOLLOWING

1. Completed Application
2. Site Plan Showing
 - a. Distances from property lines (5' minimum)
 - b. Distance from a residence on the neighbor's lot (20' minimum)
 - c. Overall dimensions
3. Construction Drawings for the Utility Building
 - a. If constructed from a kit, a copy of the installation instructions or manufacturer's drawing showing size and materials and construction details
 - b. If not constructed from a kit:
 - 1) Overall dimensions and side views of all sides
 - 2) A cross section or other method of showing
 - a) floor framing size, spacing and support
 - b) floor sheathing
 - c) wall framing size and spacing
 - d) wall sheathing
 - e) roof framing size and spacing
 - f) roof sheathing
 - g) roof covering