



Accessory Buildings

GENERAL INFORMATION:

Building permits are required for all storage and accessory buildings, gazebos and detached garages.

Storage Buildings 0-160 sq. ft. and up to 10 ft. in height:

1. Rear Setback: 3 ft.
2. Side Setback: 3 ft
3. Separation from other structures 3 ft.

Accessory Buildings 121–225 sq. ft. and up to 15 ft in height.

1. Rear Setback: 3 ft.
2. Side Setback: Required Zoning District Setback
3. Separation from all other structures: 6 ft.

Detached Garages 226-900 sq. ft. and up to 16 ft. in height.

1. Rear Setback: With alley – 20 ft. with garage doors facing alley, 3 ft. without garage doors facing alley.
Without alley – 10 ft.
2. Side Setback: Required Zoning District Setback
3. Separation from other structures: 10 ft.

PLAN SUBMITTAL REQUIREMENTS:

1. Building permit applications are required.
2. Two sets of scaled plans that indicate location of proposed structure.
3. Plans must show setbacks from all adjacent property lines and structures.
4. Plans must indicate proposed type of structure and materials to be used.
5. Height of structure is to be shown on plans.

INSPECTIONS:

Inspections can be requested by calling the Inspection Request Line @ 972-227-2994. Inspections requests received before 7:00 A.M. will be made the same day of the request.

1. If a concrete slab is proposed a foundation inspection is required before pour.
2. Framing when completed (if sheetrock, prior to sheetrock).
3. Electrical if installed.
4. Plumbing if installed.
5. Final inspection after work is completed.

FEES:

The basic permit fee for an accessory building is determined by the construction cost as outlined in Table 1-A as adopted by the City of Lancaster.