

# Residential Accessory Building



## Exempt from Building Permit

***Per the 2012 International Residential Code, a Building Permit is not required for:***

A one story, detached, residential accessory structure, 200 square feet or less, used as a garage, carport, storage shed, tool shed, playhouse, garden structure or other similar, non-habitable use. A building permit for the structure will be required if utilities are added.

- **A \$25.00 site plan approval fee is required. Bring site plan to office.**

***Exemption from Building Permit requirements does not imply that work can be done in violation of the Building Code or any other laws and/or ordinances that apply.***

***Exempt residential accessory buildings must still comply with:***

- All Zoning Regulations (use permit may be required)
- Zoning setbacks to the property line
  - (Contact us. Setback requirements vary depending on the zoning district.)
- Zoning setbacks to other buildings
  - (Typically 6' from eave to eave)
- Setbacks to septic systems
  - (Typically 10' from any part of the septic system including the leach field)
- Floodplain regulations
  - (Contact us. Floodplain regulations vary depending on where the property is located.)

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