

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 electrical, mechanical, or plumbing 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.)

GILA COUNTY COMMUNITY DEVELOPMENT

745 N Rose Mofford Way
Globe Arizona 85501
(928)425-3231 Ext. 4224
FAX (928)425-0829

608 E. Hwy 260
Payson, Arizona 85541
(928)474-9276
FAX (928)474-0802