

Accessory Structures

An accessory building, which is subordinate to the principal building or land use, is a structure having a roof supported by columns or walls such as a garage, shed, pavilion, etc. If you are constructing a building larger than 10 ft. x 12 ft. or more than \$3,000 in value, you will need to get a permit for the building and have it inspected. Our office will need a drawing of the structure with the dimensions, doors and windows, and any interior walls/rooms clearly labeled. If the structure is metal framed (i.e. a Red Iron building), we will need a copy of the certified engineered drawings stamped by a licensed Georgia engineer for review prior to permitting. In addition to the drawings, we will need: the total valuation of the completed building, any subcontractors to be used for electrical/HVAC/plumbing, and all relevant contact information.

Below are listed criteria that should be kept in mind for any accessory structures:

1. Where an accessory building is **attached** to the main building, a substantial part of one wall of the accessory building shall be an integral part of the main building or such accessory building shall be attached to the main building in a substantial manner by a roof, and therefore such requirements applicable to the main building shall be applicable to the accessory building.
2. A **detached** accessory building in which flammable materials are stored shall not be closer than twenty (20) feet to the main building. No accessory building can be so situated to interfere or restrict minimum light, air, and health standards as determined by the health official.
3. A **detached** accessory building, not more than two (2) stories in height, may be constructed on not more than thirty percent (30%) of the rear yard.
4. **No detached accessory building may be located on the front yard of a lot, nor any closer than ten (10) feet from any lot line.**
5. Temporary buildings used in conjunction with construction work only may be permitted in any district and shall be removed immediately upon completion of construction.