

## **Storage Buildings, Detached Shade Structures, Storm Shelters and Similar Structures:**

To construct a detached patio cover, storage building, shade structure, or similar construction, the requirements are below: (detached structures under 200 sq. ft. do not require a permit. However; it must comply with the minimum setback requirements and trade permit requirements)

- Fill out an application for a permit, listing all contractors.
- A plot or site plan showing location of the home, proposed structure(s) and distance of future structure from the home, other buildings and the property lines.
- If your structure is attached to the home, an addition to the home is not allowed to be built past the setback/build line and it will be a different permit type.
- **All setback and size requirements for detached accessory structures are base on the zoning type designated for the location of the proposed construction. Setbacks must be determined prior to starting the construction of your project. Large lots with acreage may have an exemption from accessory building size. Be sure that the location of any easements are known. You may not build over any easement. Minimum setbacks are 5' from the main house at all points including additions, minimum 5' from side yard and 5' rear property line, with zoning approval and there are no easements.**
- A **detailed** set of plans must be submitted showing framing details, including lumber size, structural support methods, and spacing. All the dimensions/measurements of the structure.
- Any electrical, plumbing and mechanical must be shown on the plans and who is doing the work on the permit.
- All inspections must be requested and approved during the build process, including pier/foundation inspection prior to pouring of concrete. Framing, trade inspections and finals inspections.
- Outdoor kitchens it must be permitted separately with all trades doing work on the permit.
- All accessory structures must be on an approved foundation, support, piers or slab and/or anchored to the ground.
- Building without a permit can result in citations and or removal of the structure.

\* Manufactured buildings will require manufacturers model/specifications\*

\* This notice is not intended to be an all inclusive list. Instead, it is designed to be more of a guide to building detached structures in the city\*

\* Note: An HOA, ARC, or deed restrictions acknowledgment document must be provided with application. It can be found on our web site. \*