



ACCESSORY BUILDING GUIDELINES

The City's Zoning Ordinance allows for accessory buildings. An accessory building is defined as "a subordinate structure, whether attached or detached, on the same lot as the principal building." Examples of accessory buildings include garages, carports, garden sheds, workshops, gazebos, pergolas, decks, and pools. Accessory buildings may NOT be used as a sleeping room or dwelling unit. As a result, accessory buildings may not include utilities for both bathrooms and kitchens.

Requirements: Accessory buildings in residential districts must meet the following requirements:

Required Open Space: The area between the property line and the required building setback. [Go to www.a2gov.org/zoning to look up your zoning and setback requirements.]

Front Open Space: Accessory buildings may not be located within the required front open space.

Side Open Space:

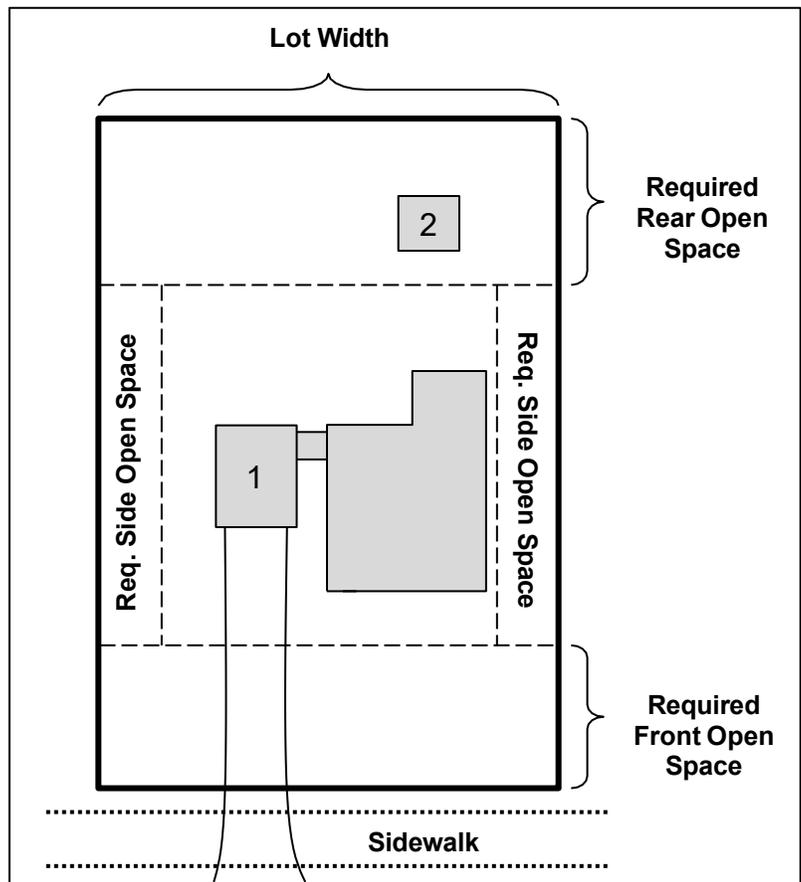
Detached accessory buildings may be located in required side open space if:

- they are farther from the street than the principal building;
- they are farther from the street than any part of principal buildings on abutting lots; and
- they are farther than 3 feet from any lot line [Note: structures over 200 sq. ft., may need to be more distant from the lot line due to fire rating standards].

Attached accessory buildings, such as a garage, may not occupy any portion of the required side open space.

Rear Open Space: Accessory buildings may be located in required rear open space if:

- the sum of all structures on the lot, including accessory buildings and parts of the principal building that encroach upon the rear open space, do not occupy more than 35% of the required rear open space; and



A HYPOTHETICAL RESIDENTIAL LOT

1. Because this accessory building is attached to the principal building, it may not be in the side open space.
2. Any accessory structure may not take up more than 35% of the rear open space (Lot Width x Rear Open Space depth). For example, if the rear open space of this hypothetical lot was 2,000 sq ft, the accessory building would need to be less than 700 sq ft (2,000 sq ft * 0.35)

- they are farther than 3 feet to any lot line [Note: structures over 200 sq. ft., may need to be more distant from the lot line due to fire rating standards. See “Building Permits” below for more information].

Corner Lots: On corner lots, there is required front open space along each street frontage. No part of any accessory building may be nearer the street lot line than the required open space.

Height: Accessory buildings may not exceed 21 feet in height, measured from the midpoint of the pitched roof.

Compliance and Permitting: Accessory buildings that are 200 sq. ft. in size or greater require a building permit. Structures that are less than 200 sq. ft. in size do not require a building permit but still require a zoning compliance permit.

Building Permits: For more information about construction guidelines for accessory buildings greater than 200 sq. ft., consult the [Garages, Carports, and Accessory Buildings](#) information sheet.

Zoning Compliance: For accessory buildings 200 sq. ft. or smaller, complete the [Zoning Compliance Permit Application](#) and submit it in person to Planning & Development, first floor, Larcom City Hall (301 E. Huron), or scan the application and payment cover sheet and email to Planning@a2gov.org. Allow for 3 working days for your application to be reviewed for zoning compliance.

Historic Districts: If your property is located in a Historic District, you will also need to obtain approval from the Historic District Commission (HDC). For more information and the HDC approval process, or to determine whether your property falls within a Historic District, visit the [Historic Preservation Program](#) website.

For more information about accessory building requirements, please contact a city planner in the Planning & Development Services Unit at 734.794.6265 or planning@a2gov.org.

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