

CITY OF OAK LEAF

ACCESSORY BUILDING/ACCESSORY STRUCTURE

ARTICLE 3.600 UNATTACHED BUILDINGS

Sec. 3.601 Accessory building/ Accessory Structures

(A) Definitions:

1. ACCESSORY BUILDINGS:

An accessory building, detached from the main building, which may be used as a private garage, but may not be used for commercial purposes that involve excessive vehicular traffic, may not be rented, and may not contain living quarters. Examples of use would be: storage, a private laundry or utility building, cabana, greenhouse, tool house or workshop. These are not inclusive.

(a) A garage that is connected by a breezeway to the main building, and is an integral part of the main building, shall not be considered an accessory building, provided that such breezeway is fifteen (15) feet or less in length. In this configuration, the garage shall be considered as an integral part of the main building and subject to main building regulations.

(b) Children's playhouses are not considered accessory buildings.

2. ACCESSORY STRUCTURES:

An accessory structure consists of a roof and less than 50% of the perimeter enclosed. Examples of use would be pavilions, gazebos, and detached screen porches.

Sec. 3.602 Specifications

Accessory buildings/accessory structures shall:

(1) Be constructed from pre-engineered metal, wood or comparable weather bearing material or brick.

Sec. 3.603 Height

An accessory building/ accessory structure shall be limited to the height of the main building or 25' whichever is less.

Sec. 3.604 Size

The square footage allowed is:

- (1) 300 sq. ft. – for a lot size of .25 acres
- (2) 480 sq. ft. – for a lot size of .25 acre to .5 acre
- (3) 600 sq. ft. – for a lot size of .6 acre to 1.0 acre

- (4) 800 sq. ft. – for a lot size of 1.0 acre to 2.0 acres
- (5) 1000 sq. ft. – for a lot size of 2.1 acres and above

(B) ACCESSORY STRUCTURES in a residential area shall be limited to two (2) in number. A total ground level square footage of all structures on a residential lot shall not exceed 1,000 sq. feet.

Sec. 3.605 Placement

An accessory building/accessory structure shall be placed to the rear of the front plane of the house. Placement: refer to Article 3.400, Section 3.406. Due to multiple façade existing in corner lots, placement is recommended to be unobtrusive to view from all visual neighbors.

Sec. 3.606 Doors

Garage doors, if used in the design of the building, shall face the side or rear of the property line. For lots less than one (1) acre where alleys are unavailable or in areas where placement creates a difficulty the property owner may apply for a variance.

Sec. 3.607 Permits

A permit for an accessory building/accessory structure is required. A permit shall not be issued for an accessory building unless a primary residence exists on the property or is under a current building permit for its construction.

(Ordinance 9303, Addendum 4, of 8/15/95, Addendum 0607, 5/18/06)

Article 3.700 Inspections

Sec. 3.701 (8) Accessory Building

- Permit review – must include permit application, site plan, drawing of building
- Foundation (if applicable)
- Electric and/or plumbing (if applicable)
- Permit Final

Sec. 2.100 Building Permit Fees

(2) Additions and/or alterations (to existing home)

Up to four hundred (400) sq. ft.	\$225.00
400 sq. ft. to 999 sq. ft.	\$300.00
1,000 sq. ft and up	\$400.00

(3) Miscellaneous Construction Permit Fees:

- (A) \$.10 per sq. ft. but not less than \$50.00 for detached or temporary buildings. If utilities are included, see Sec. I.

- (I) If separate from new building permit:
 - (i) Electrical \$90.00
 - (ii) Temporary Pole \$45.00
 - (iii) Plumbing \$90.00

Sec. 3.201 Time Factors

The following time limits shall be effective on all permits:

- (1) New Construction, Residential, Single Family:
 - (A) Building permit – 9 months
 - (B) Residential storage buildings, barns, structures, etc. – 6 months
 - (C) Pools – 6 months
 - (D) Fence – 90 days

All unexpired permits may be extended for a period of 90 days at 1/2 their original fee.

ARTICLE 3.400 - CONSTRUCTION

Sec. 3.406 - General

(8) Building Lines.

(b) Non Dwelling Unit Front Building lines shall apply to all property and shall provide for a minimum set-back of at least the distance specified in the chart below, as measured from the road right of way, but in no case shall be less than 40 feet beyond the existing dwelling unit's front building line.

LOT SIZE	MINIMUM FRONT BUILDING LINE FROM ROAD RIGHT OF WAY FOR NON-DWELLING UNITS
1.00 through 1.49 acres	80 feet
1.50 through 2.24 acres	100 feet
2.25 acres or more	120 feet

(c) Side building lines for dwelling units shall apply to all property and shall provide for a minimum set-back of at least the distance specified in the chart below, and must be a minimum of 30 feet from the side street on all corner lots. **Side building lines for non-dwelling units must be at least 10 feet and must equal that of dwelling units on all corner lots.**