



ACCESSORY STRUCTURES

PLANNING



DESCRIPTION

Accessory structures are sheds, garages, storage buildings, gazebos, cabanas and other structures that are detached from the main residence. A complete description of accessory structure regulations can be found under Danville Municipal Code Section 32-22.

Second dwelling units are not considered accessory structures and are regulated under Danville Municipal Code Section 32-76.

PERMIT REQUIREMENTS

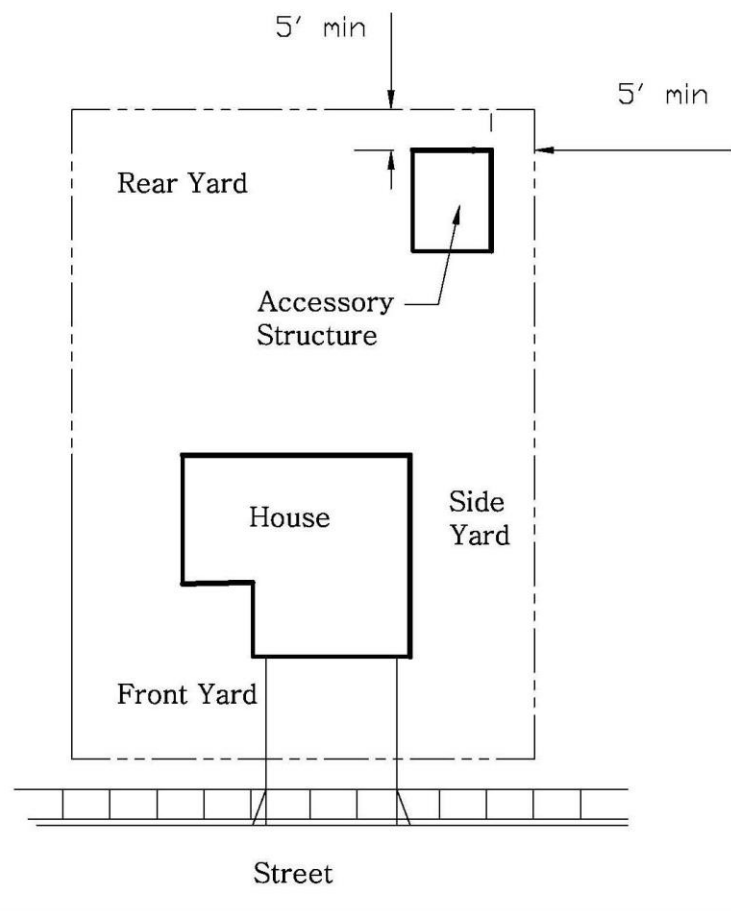
A building permit is required for all accessory structures greater than 120 square feet in floor area. Electrical and plumbing permits are required regardless of the size of the structure. All accessory buildings and structures must meet all building and zoning requirements, even if a permit is not required. Check with the Building Division for more specific building permit requirements.

PORTABLE STORAGE SHEDS

A shed is considered portable when it meets the following criteria and does not need a permit:

- Freestanding, moveable, and has no permanent foundation,
- Less than 120 square feet in area,
- Building height no greater than 8 feet
- Does not contain plumbing or electrical installations.

Portable storage sheds are exempt from setback requirements when placed in the rear yard. The required minimum setback from the front and/or secondary front property lines must be maintained.



ACCESSORY STRUCTURE HEIGHT REQUIREMENTS

- The height of an accessory structure cannot exceed 15 feet in height.
- No part of the structure shall be greater than 12 feet high within 10 feet from the side and rear property lines.

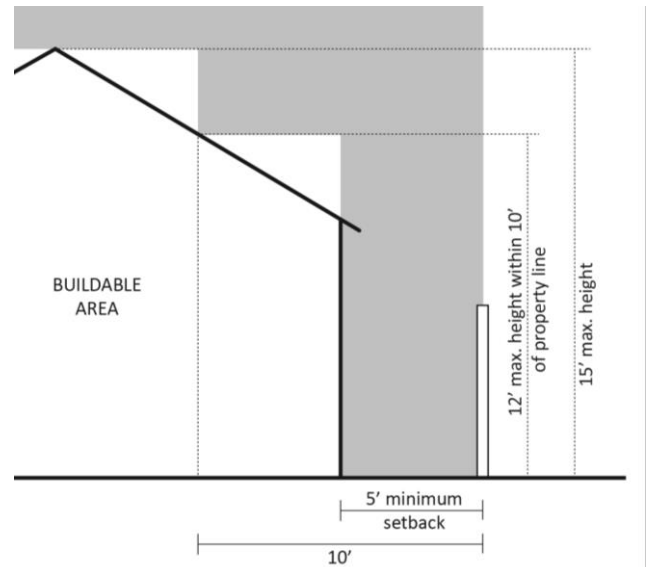
REDUCED SETBACK REQUIREMENTS

The minimum interior side and rear yard setbacks may be reduced to 5 feet for an accessory structure if it is set back from the front property line at least:

ZONING DISTRICT	Primary Front Yard Setback	Secondary Front Yard Setback
R-6, R-7, R-10 Districts	50 feet	25 feet
R-12, R-15, R-20 Districts	65 feet	30 feet
R-40, R-65, R-100 Districts	75 feet	35 feet

If utilizing the reduced 5 foot side and rear property line setback, the structure must meet the following requirements:

- If the eave overhang is greater than 6 inches, the 5 foot setback is measured from the property line to the exterior face of the eave, not the exterior wall.
- If the eave overhang is 6 inches or less, the 5 foot setback is measured from the property line to the exterior wall.
- No part of the structure shall be greater than 12 feet high within 10 feet from the side and rear property lines.



ARBORS AND PATIO SHADE STRUCTURES

- Arbors and patio shade structures that are attached to or abut the primary residence (within two feet), are open on at least three sides, and are constructed without a solid roofing material, shall maintain a minimum 10 foot side and rear yard setback, or the structure setback of the primary home, whichever is less.
- Arbors and patio shade structures that are attached to or abut the primary residence (within two feet), have a solid roof material or are not open on at least three sides shall meet the minimum required structure setbacks of the primary structure.
- Arbors and patio shade structures that are not attached to or abut the primary residence (within two feet) shall maintain a minimum 6 foot separation from the primary residence. Such structures shall comply with the setback and height requirements for accessory structures.

OTHER ACCESSORY STRUCTURES LESS THAN 6 FEET IN HEIGHT

Other accessory structures including pools, pool equipment, spas, and permanent barbeques less than 6 feet in height must maintain a minimum 5 foot setback from the side and rear property lines.

ACCESSORY STRUCTURES IN THE REAR YARD

Accessory structures may occupy not more than 30% of a required yard area.