

# ACCESSORY STRUCTURES (i.e., GARAGES, CARPORTS, SHEDS)

## Frequently Asked Questions:

### Do I need a permit to construct an accessory structure?

Yes. Limited Use permits are good for 6 months from the date issued.

### What is an accessory structure?

An accessory structure means any structure or use that is:

- Subordinate in size or purpose to the principal use or structure that it serves;
- Necessary or contributing to the comfort and convenience of the occupants of the principal use or structure served;
- Located on the same lot as the principal structure or use served.



### What do I need to know about accessory structures?

- Accessory structures shall not be permitted on any lot unless a principal building exists.
- Accessory structures CANNOT be used as a dwelling, as the principal building for any office or business, or in any part of a home occupation. (Section 154.031 of the Code of Ordinances)
- Accessory structures shall be located in back yards only and set back five feet from any lot line. *Exception: On single-family residential lots two acres and larger, accessory structures shall be set back at least 20 feet from any lot line.*
- In all residential and C-1 zoning districts, accessory structures shall be limited to **900 square feet and one-story (15 feet) for permanent structures** and **600 square feet and one-story (15 feet) for temporary or portable structures**. *Exception: On single-family residential lots two acres and larger, accessory structures may have a maximum square footage of 80% of the ground floor area of the principal structure not to exceed 2,500 square feet, may be no more than one-story, and have a maximum height of 24 feet.*
- The design, construction, building material(s) and color of the accessory structure shall be similar to or compatible with the design and construction of the primary structure.
- An accessory use is attached to the principal structure and shall be considered part of that principal structure.
- Roof overhangs on accessory structures not attached to the principal structure shall not encroach more than two feet into the required setback distance. *Exception: On single-family residential lots two acres and larger, encroachments into the required setback distance shall NOT be permitted.*
- In residential and C-1 zoning districts, the maximum number of detached accessory structures shall be limited to 2 per lot with a combined square footage of 900 square feet. However, the combined square footage of the accessory structures shall not exceed the total square footage of the principal structure.
- If electrical service is desired, it should be buried 18 in. deep in conduit or direct burial cable. An inspection of the electrical service must be made.
- **R-1 Single-family residential lots 2 acres and larger only:** metal siding, roofing, and trim can be used on all accessory structures that exceed 900 square feet. This metal siding, roofing, and trim shall be made from 29-gauge steel, having a yield-strength of 80,000 pounds per square inch, coated on both sides with at least a G60 galvanized coating, and having at least a 20-year warranty on the finish.
- **All permitted uses, height and area requirements shall be enforced in accordance with §§ 154.032 and 154.033 of the Code of Ordinances.**

### What do I need to know about garages?



- A detached garage is an accessory structure but will require a regular building permit and typical permanent accessory structure inspections (footing, foundation, roughs, electrical, framing, etc.)

### What do I need to know about carports?



- Carports must be open on at least 2 sides and cannot be enclosed.
- Piers for the support poles must be a minimum of 36 inches deep. An inspection of the pier holes must be made before they are poured.
- Any concrete floor is required to be at least 4 inches in depth.
- Shingles are allowed on roofs with a slope greater than 4:12.
- Submit a Limited Use Permit indicating other structures and setbacks from your project to lot lines. Inspectors will review the placement, setbacks, and specs.

### What do I need to know about sheds?



- Sheds cannot be larger than 600 sq. ft. or taller than 15 ft.
- Sheds shall be located in back yards only and **cannot** be placed within 5 ft. of any property line or within 10 ft. of any other structure.
- The design, construction, building material(s), and color of the accessory structure shall be similar to or compatible with the design and construction of the primary structure.
- Submit a Limited Use Permit indicating other structures and setbacks from your project to lot lines. Inspectors will review the placement, setbacks, and specs.

### What about inspections?

- Permanent accessory structures will require the usual building inspections (i.e., footing, foundation, roughs, electric, framing, etc.).
- The Limited Use permit fee may change based on scope of work and required inspections.
- Please schedule all inspections 24 hours in advance via email. → You will receive a confirmation email.
- **A final inspection is needed when construction is complete.**

**ALL INSPECTIONS ARE TO BE SCHEDULED VIA EMAIL**

**24 HOURS IN ADVANCE**  
[buildingzoning@troyl.us](mailto:buildingzoning@troyl.us)

**INCLUDE THE FOLLOWING IN EMAIL:**

- **Jobsite Address**
- **Type of Inspection**
- **Date Requested**
- **Time Slot** (if desired) **AM** (9:00 am - 11:30 am) **OR** **PM** (1:00 pm - 2:30 pm)  
A specific time may be requested, but availability is not guaranteed.

### Is there anything else I should know?

- Most importantly, you should know where your property pins are. (Do not rely the location of your neighbor's fence, a row of bushes/trees, or what a realtor or neighbor tells you.) The Building & Zoning Dept. can provide an aerial view and measurements of your property along with suggestions on locating your property pins. If you cannot find your property pins, have your property surveyed.

**CONTACT THE BUILDING & ZONING DEPT. FOR ADDITIONAL INFORMATION.**