Lancaster
Building Inspections

RESIDENTIAL ACCESSORY BUILDING PERMIT APPLICATION

August 2022

Please fill out this form in its entirety. Attach a site plan indicating **all structures** on the property, including the new proposed accessory building. The site plan must show the distance the new accessory building will be from all existing structures and the distance it will be from all property lines.

***Note: Detached accessory buildings cannot be located in the front yard of a property.**

NOTE: 1. Buildings sizes from 0 – 160 square feet and up to 10 feet in height:

a. Rear Setback: 3 feet
b. Side Setback: 3 feet
c. Separation from other structures: 3 feet

2. Building sizes from 160 – 225 square feet and up to 15 feet in height:

a. Rear Setback: 3 feet
b. Side Setback: Same as setback for house in the zoning district where located (may be 5 feet or 10 feet)
c. Separation from other structures: 6 feet.

Buildings larger than 225 square feet in floor area require building permits with engineered foundations and shear wall plans and site plans

Address: _____

Property Owner: _____ **Phone #:** _____

Email Address: _____ **Other Contact:** _____

Contractor Name: _____ **Phone #:** _____

Email Address: _____ **Other Contact:** _____

Size of Accessory Building:

_____ (length of building in feet) **X** _____ (width of building in feet) = _____ square feet of building

Height of Building: _____ **Value of Construction: $** _____

Location of proposed accessory building

Distance from house: _____ feet **Distance from rear property lines:** _____ feet

Distance from side property lines: _____ feet and _____ feet

Distance from all other structures on property: _____ feet _____ feet _____ feet

All accessory buildings are required to resist a wind load of 115 mph. You must select one of the methods below or obtain a sealed design from a structural engineer.

- ☐ Anchor the building to a concrete foundation using J-bolts at no more than 6 feet on center or use a Simpson HTTP-5 hold down or equivalent.
- ☐ Install piers and anchor the building to the piers using a Simpson HTTP-5 or equivalent.
- ☐ Anchor all corners using helical anchors designed to resist a force of at least 850 pounds.
- ☐ Sealed plan from a Professional Engineer Attached.

Applicant Name: _____

Applicant Signature:_____ Date: _____