



**ACCESSORY STRUCTURE FOR
RESIDENTIAL DWELLINGS**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801
P:(334) 705-5156 F:(334) 705-5159



Owner's Name: _____ Phone & Email: _____
 Address of Accessory Structure: _____
 Installer of Structure: _____ Phone & Email: _____
 Dimensions of Structure (LWH): _____

Required Site Plan Information (Section 8.11 Accessory Structures) Attach Site Plan to Application

1. All legal property boundaries and dimensions.
 2. Location of the proposed structure and all existing structures from lot lines, building lines, and other structures.
 3. Property owner name and address of site.
 4. Flood plain information (portable/moveable buildings may be excluded from this requirement).
 5. Standard scale used.
 6. Calculation of the proposed building area or impervious surface, whichever is applicable.
 7. The site plan must be clearly legible and drawn with a straight edge.
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1. Accessory structures shall not exceed two (2) stories in height and not exceed the height of the primary structure as viewed from the road.
 2. Accessory structures shall be at least five (5) feet from all lot lines and ten (10) feet from any other structures on the same lot
 3. Accessory structures shall only be located to the rear of the principal structure except for carports and garages, which may locate to the side of the principal structure if the side yard setback is met.
 4. Any one (1) lot may have up to three (3) detached accessory structures (i.e. garage, carport, storage building, etc.). Lots of two (2) acres or larger may be exempt from this limitation, if the structures are used for agricultural purposes.
 5. On any one (1) residential lot, the total square footage of all the accessory structures combined shall be limited to forty percent (40%) of the principal dwelling unit. Lots of two (2) acres or larger may be exempt from this limitation at the discretion of either the Planning Director or Assistant Planning Director.
 6. The maximum building area or maximum impervious surface area, whichever is applicable, shall be met according to the applicable district regulations.
 7. Accessory structures within a residential district shall not be used for any type of commercial operation whether permanent, part-time or as part of a home occupation.

APPROVAL & SIGNATURES

I, the undersigned Owner/authorized agent for installation of accessory structure addressed above hereby agree, understand and accept all requirements listed on this application and the attached site plan as being true and correct. I further understand that approval is based on this application and plans submitted and to all ordinances pertaining to accessory structures specified herein or not. I understand that no one should use an accessory structure within a residential district for any type of commercial operation whether permanent, part-time or as part of a home occupation. I understand that Building Inspection approval is required for this application.

Signature of Applicant/property owner/beneficiary

Print Name

date

Comments/Notes:

Planning Department

date

Reviewed & Approved