

**Building Department**

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# Detached Accessory Building & Structures

## Shed, Gazebo, Garage, Pergola, etc.

The maximum allowable size of a detached accessory building in any residential zoning district of the City shall depend upon the lot size of the property on which the principal building or structure is located, as followed:

Lot Size	*Maximum Building Area
Less than One Acre	600 square feet
1 Acre or more, but less than 50 Acres	3% of total lot area, maximum 5000 square feet
50 Acres or more	Maximum of 7500 square feet

**Additional Requirements and Information:**

- When an accessory building is attached to a principal structure by a breezeway, roofed passage or otherwise, it shall comply with the dimensional requirements of the principal building.
- A detached accessory structure shall not be closer than 7 ½ feet from the property line.
- No detached accessory building may exceed twelve (12) feet in height, nor occupy more than 35% of the required yard.
- Portable storage sheds, on movable bases, 100 sq. ft. or less in size may be installed not less than six (6) inches from the property line, nor closer than ten (10) feet to a principal building on an adjoining lot.
- Portable sheds on moveable bases less than or equal to 50 square feet in area, do not require a permit.
- Arbors, trellises and like garden amenities less than or equal 50 square feet in area are not considered accessory structures; therefore, no permit is required. Arbors, trellises and garden amenities must be open on a at least three (3) sides. Sides may be covered with lattice work or similar materials.
- RCE Zoning (Rural Country Estates)(See LDR section for 62.14(e) for additional requirements). Setbacks shall be 20 feet from the side or rear lot lines but no closer than 10 feet to the primary buildings. Setbacks on corner shall be 50 feet from the corner lot line.
- Single Family Medium Density Subdivision (LDR section 80.20). Setbacks are 5 feet from the side or rear property lines but no closer than 10 feet to the primary building.

**Documentation Required:**

- Completed permit application with homeowner’s authorization if necessary.
- Recorded Notice of Commencement.
- Survey/Site Plan showing location of structure
- Construction drawings (if over 200sq. ft., engineered drawings are required)
- Owner/Builder Affidavit (if work is being done by Homeowner)**

\*Maximum building area is the aggregate total of all accessory structures on the lot. No single accessory structure shall exceed 2500 square feet in area, unless on a parcel of 50 Acres or more. Ref. Rockledge Land Development Regulations Section 80.00.1(a)(b)(c)(d)(e)