

City of Corinth

Residential

Accessory Building Information

Accessory Buildings:

- ◆ Accessory buildings shall be constructed no closer than twenty-five (25) feet from the front property line.
- ◆ Accessory buildings shall be no closer than seven and one-half (7-1/2) feet of any other property line or 15' (fifteen) or 25' (twenty-five) per UDC according to lot size.
- ◆ Accessory building shall not be constructed within any easement.
- ◆ Accessory building shall not exceed 15' (fifteen) feet or equal to or less than main structure per UDC.
- ◆ Accessory building may be immediately adjacent to other building walls on the same property, but shall be at least three (3) feet from any opening, door, window or attic vent.

Information:

- ◆ Accessory buildings will be reviewed by the City's Plans Examiner.
- ◆ Buildings in excess of 200 square feet will require 50% brick on each side and must be set on a foundation.
- ◆ All accessory buildings require inspections. Our automated inspection request line # is: (940) 498-7502. Inspections requested by 8:00 am, will be conducted the same day. Inspections requested after 8:00 am, will carry over to the next business day.

Fees:

- ◆ 200 Square Feet or less – Permit Required / No Fee

Over 200 Square Feet – permit required. Fee based on cost of construction.



context of considering damages to the remainder suffered as a result of the acquisition of a portion of property.

2.07.07. Accessory Buildings and Uses

A. Residential Accessory Buildings and Uses

- 1. The following regulations apply to Accessory Buildings servicing lots zoned for residential uses.

Table 12: Residential Accessory Building Requirements

Standard	Lots up to 13,999 S.F.	Lots 14,000 S.F. up to 21,999 S.F.	Lots 22,000 S.F. and greater
Maximum Square Footage of All Accessory Buildings (Combined Area)	400 S.F.	750 S.F.	20% of the rear yard
Maximum Height of Accessory Buildings	15'	15'	Equal to or less than main building
Maximum Number of Accessory Buildings	2	2	3
Maximum Allowed Building Area Coverage	Main and accessory buildings shall not exceed the allowable coverage percentage of the zoning district in which they are located.		
Minimum Front Setback	25'*	25'*	25'*
Minimum Side and Rear Setback	7.5'	7.5'	7.5'
Minimum Setbacks for Corner Lots	15'***	25'***	25'***
Prohibited Locations	Accessory Buildings in Easements are Prohibited		
Barns and other Types Livestock Housing	Accessory Buildings containing livestock (e.g., chickens, hogs, horses, etc.) shall be located at least two hundred (200) feet from any existing dwelling.		
* No Accessory Building shall be placed so as to protrude in front of the main building. ** Detached Garages shall have the same setback as side entry garages.			

- 2. The following regulations apply to Guest House/Servants' Quarters operating as Accessory Buildings or as a use attached to the main building.
 - a. A Guest House/Servants' Quarters shall not be less than six hundred (600) square feet when built over a garage, nor less than seven hundred fifty (750) square feet when free standing, and shall not contain more than one thousand (1,000) square feet of living area.