



West Point City

No Fee Accessory Building Application

(For Buildings 200 sq./ft. or Less)

Date: _____

Name of Applicant: _____

Address: _____

Telephone: _____ Cell: _____

Subdivision: _____ Lot Number: _____

E-mail Address: _____

All accessory buildings shall meet the requirements set forth in Section 15.15.120 in the official West Point City Zoning Ordinance (attached).

In the space below, please indicate the dimensions of your lot, easements, locations and measurements of all existing structures, and the accessory building. Be sure to include height of building as well.

Applicant's Signature: _____ Date: _____

City Official's Signature: _____ Date: _____

Notes: _____

**West Point City
Accessory Building Ordinance**

15.15.120 Accessory Buildings

All accessory buildings shall be located in the rear yard at least 10 feet from any on-site dwelling structure and at least 15 feet from any dwelling structure on an adjacent lot.

A. Any accessory building attached to the main building shall be made structurally a part of the main building and shall comply in all respects with the requirements of all ordinances applicable to the main building. If an accessory building is attached to the main building, it is no longer an accessory building. It is a portion of the main building and all setbacks for the structure must be maintained.

B. Accessory buildings in any zone shall occupy no more than 20 percent of the lot area less the area of the footprint of the main building and shall be separated by not less than 10 feet. If there is more than one accessory building on a lot, the combined area of all accessory buildings shall occupy no more than 20 percent of the lot less the area of the footprint of the main building.

C. Accessory buildings on a lot of 15,000 square feet or less shall have a roofline equal to or less than the residential dwelling on the same lot.

D. Accessory buildings that are more than 1,000 square feet that are located on lots that are less than 15,000 square feet shall require a conditional use permit.

E. All accessory buildings that are more than 1,500 square feet no matter the size of the lot shall require a conditional use permit.

F. An accessory building may protrude into the side yard of the residential dwelling but shall require a conditional use permit and must also fulfill the following commitments:

1. The accessory building must maintain the side yard setback of the residential dwelling.
2. The accessory building shall not create a significant nuisance due to design, construction, or placement to neighboring properties.
3. The accessory building must not be closer than 15 feet to a residential dwelling on an adjacent lot.

G. Accessory buildings shall be limited to one story.

H. Accessory buildings on a vacant lot shall not be allowed except in agricultural zones.

I. No part of any accessory building (including eaves and overhangs) shall be closer than one foot from an adjoining property line.

J. There shall be no living space allowed in an accessory building. [Ord. 10-21-2008 § 2].

17.25.080 Zone Regulations Chart.

Zone Chart Regulations

ZONING CLASSIFICATION	A-5	A-40	R-1	R-2	R-3	R-4	R-5	N-C	C-C	R-C	P-O	R/I-P
LOT SIZE												
Min. Lot Area (sq. ft.) First Dwelling Unit	5 acres	40,000	18,000	14,000	11,000	9,000	9,000					
Min. Lot Area (sq. ft.) Nonresidential								10,000	20,000	20,000	20,000	20,000
Density per Acre			2.0	2.5	3.2	6.9	10.5					

Zone Chart Regulations

ZONING CLASSIFICATION	A-5	A-40	R-1	R-2	R-3	R-4	R-5	N-C	C-C	R-C	P-O	R/I-P
Min. Lot Area (sq. ft.) for Each Add. Unit	5 acres	40,000	18,000	14,000	11,000	4,000	2,500	–	–	–	–	–
Minimum Frontage	150'	100'	85'	85'	85'	70'	70'	–	–	–	–	–
Minimum Average Frontage of All Lots (see note 1)	–	–	100'	90'	–	–	–					
Minimum Depth	100'	100'	100'	100'	100'	100'	100'	–	–	–	–	–
PRINCIPAL STRUCTURES SETBACKS												
Min. Front Yard Setback Residential/Nonresidential	30'	30'	30'	25'/30' ⁴	25'/30' ⁴	25'	25'	20'	20'	20'	20'	20'
Min. Front Yard Setback Arterial Street	40'	40'	40'	40'	40'	40'	40'	20'	20'	20'	20'	20'
Min. Side Yard Setback (Interior) One Side	10'	10'	10'	10'	8'	8'	10'	0'	0'	0'	10'	10'
Total	20'	20'	20'	20'	16'	16'	20'	0'	0'	0'	20'	20'
Min. Side Yard (Corner Lot) Street Side	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
Arterial Road (Corner Lot)	30'	30'	30'	30'	30'	30'	30'	20'				
Min. Side Yard between R-5 and A-5, A-40, R-1s, and R-2	–	–	–	–	–	–	25'	–	–	–	–	–
Min. Rear Yard Setback	30'	30'	30'	25'/30' ⁴	25'/30' ⁴	25'	20'	10'	10'	10'	10'	10'
Distance between Structures on Same Lot (Nonresidential)	–	–	–	–	–	–	–	10'	10'	10'	10'	10'
Distance between Structures on Adjacent Lot (Nonresidential)	–	–	–	–	–	–	–	10'	10'	10'	10'	10'
ACCESSORY STRUCTURES/USES³												
Minimum Front Yard ³	–	–	–	–	–	–	–	25'	25'	25'	25'	50'
Minimum Side Yard (Interior) ³	1'	1'	1'	1'	1'	1'	1'	1'	1'	1'	1'	10'
Minimum Side Yard (Street) Corner Lot	30'	30'	30'	30'	30'	30'	30'	0'	0'	0'	0'	0'
Arterial Street Corner Lot ³	30'	30'	30'	30'	30'	30'	30'	0'	0'	0'	0'	0'
Minimum Rear Yard ³	1'	1'	1'	1'	1'	1'	1'	1'	1'	1'	1'	1'
Distance between Accessory and Principal Structures ³												
Same Lot	10'	10'	10'	10'	10'	10'	10'	–	–	–	–	–

Zone Chart Regulations

ZONING CLASSIFICATION	A-5	A-40	R-1	R-2	R-3	R-4	R-5	N-C	C-C	R-C	P-O	R/I-P
Adjacent Lot	15'	15'	15'	15'	15'	15'	15'	–	–	–	–	–
HEIGHT												
Height Principal Structure	40'	40'	40'	40'	40'	40'	40'	40'	40'	60'	40'	60'
Height Accessory Structure ³	30'	30'	30'	30'	30'	30'	40'	40'	40'	40'	40'	20'
Principal Structure Minimum	12'	12'	12'	12'	12'	12'	12'	10'	12'	12'	12'	12'
Accessory Structure, Maximum Stories ³	1	1	1	1	1	1	1	–	–	–	–	–
LOT COVERAGE												
Minimum Open Space ²	–	–	25%	25%	30%	30%	25%	–	–	–	–	–
Minimum Landscaping	–	–	–	–	–	–	–	15%	15%	15%	15%	15%
Accessory Building, Maximum Footage ³	–	–	10%	10%	10%	10%	10%	–	–	–	–	–
FOOTAGE PER DWELLING												
Minimum Size of Dwelling:												
Rambler	1,400	1,400	1,400	1,400	1,400	–	–	–	–	–	–	–
Slab on grade/crawl space	1,400	1,400	1,400	1,400	1,400	–	–	–	–	–	–	–
Bi-level	1,400	1,400	1,400	1,400	1,400	–	–	–	–	–	–	–
Tri-level	1,400	1,400	1,400	1,400	1,400	–	–	–	–	–	–	–
Multi-level	1,400	1,400	1,400	1,400	1,400	–	–	–	–	–	–	–
Multifamily (townhouses)						1,200	1,200					
Two story	2,000 sq. ft. minimum, 10% variance between floors. Buildings above 2,200 sq. ft., no minimum variance.					–	–	–	–	–	–	–

³ Accessory Buildings.

Minimum side yard setbacks for an accessory structure on an interior lot are one foot from drip line of roof if the accessory structure is located at least 10 feet behind the principal structure. Otherwise, side yard setbacks for principal structures would apply to the accessory structure. Minimum rear yard setback on an interior lot is one foot from drip line of roof.

For all accessory buildings above 25 feet, an additional one-foot setback is required.

Accessory buildings with a lot size of 15,000 square feet or less shall have a roof line equal to or less than the principal structure of the lot.

Accessory buildings in the R-1 zone shall not exceed the allowable building maximum without first obtaining a conditional use permit.

No more than eight percent of the 10 percent accessory building maximum footage shall be in one accessory building.

No accessory building shall be built prior to the principal building on lots less than one acre in size.