

ACCESSORY STRUCTURE REFERENCE GUIDE



This document is intended for guidance only and does not relieve property owners of the requirements of the Municipal Code. Section (109-166) Accessory Buildings. *Code references follow each statement below. Refer to the Arkansas Fire Prevention Code, Volume II and Volume III, for codes not referenced.

PERMIT REQUIRED
Permit Required: All storage sheds and other residential accessory structures over 120 square feet must obtain a building permit from the Community Development Services Department.

PERMIT SUBMITTAL REQUIREMENTS	<ol style="list-style-type: none"> 1. Completed application and permit fee. 2. Completed Subcontractor application and permit fee; if applicable. 3. Site Plans, drawn to a standard engineering scale should depict: <ol style="list-style-type: none"> a. Property lines; b. Existing and proposed structure locations; c. Septic drainage field location, if applicable; d. Drainage ways and drainage easements on or adjacent to the property; and e. Utilities and utility easements on or adjacent to the property. 4. Details: <ol style="list-style-type: none"> a. Plot plan with location, drawn to scale, including dimensions. b. Elevation drawings of structure detailing the materials and their location with dimensions. c. Drawings need to include a footing/foundation plan. d. Drawings need to be labeled to include any utilities that may be added or moved. e. Electric layout, plumbing layout, mechanical/HVAC layout; if applicable. 	<ul style="list-style-type: none"> ▪ In cases where plats were recorded prior to adoption of this Zoning Code that have building setbacks, enforceable setbacks shall be as stated on the plat of the subdivision. ▪ In the absence of any recorded plats containing building setbacks, the setback requirements contain in the Zoning Code shall prevail. ▪ Agricultural District – minimum setback of thirty (30) feet for front, side and rear yards. ▪ Residential Districts – R-1, Residential , Single Family – minimum setback of twenty (20) feet for front and rear yards, with a minimum of ten (10) feet for side yards. ▪ Accessory buildings with permanent foundations <i>may not</i> be placed over an existing or proposed septic drain field or any closer than 10 feet in any direction of a septic leach field. ▪ Accessory buildings with skids or other non-invasive foundations are allowed to intrude on existing or proposed septic systems and septic leach fields on a case by case basis as determined by the Planning and Code Enforcement Department. ▪ Barns and stables <i>are not</i> considered nonresidential accessory structures and must meet the setback requirements in the zoning district in which it is located. 	LOCATION (109-166)(a)
--------------------------------------	---	---	------------------------------

QUESTIONS? Community Development Services Department
 616 W. Lancashire Blvd.
 Bella Vista, Arkansas 72715
 (479) 268-4980

ACCESSORY STRUCTURE REFERENCE GUIDE



This document is intended for guidance only and does not relieve property owners of the requirements of the Municipal Code. Section (109-166) Accessory Buildings. *Code references follow each statement below. Refer to the Arkansas Fire Prevention Code, Volume II and Volume III, for codes not referenced.

GENERAL DESIGN REQUIREMENTS (109-166)(a)

- **Setbacks:** Detached accessory nonresidential building shall meet all setbacks for the zone as designated.
- **Easements:** No building or structure may be erected over or within an easement.
- **Building Separation:** Unless stipulated elsewhere, a minimum of ten (10) feet must separate all detached buildings on a common lot.
- **Size: Residential Districts.** Detached dwelling units shall meet the setback requirements for the zoning district in which it is located. The detached dwelling unit shall be no larger than 50% of the size of the primary structure and no taller than the height of the primary structure.
- **Height:** Accessory buildings *cannot* exceed the maximum height as allowed by the zoning district in which it is located.
- Residential Districts height requirements - maximum forty (40) feet.

INSPECTION CLOSEOUT

- **Inspection:** The applicant is responsible for contacting the Community Development Services Department prior to construction to request a footing inspection, to give notice to the City when an installation is ready for inspection, and upon completion to request a final inspection.
- **Close Out:** The structure must be constructed in accordance with the regulations and submitted permit materials for the final inspection to pass. Otherwise, the Building Inspector will prepare an inspection report detailing the deficiencies.