

## Accessory Buildings Restrictions

### **§ 200-10. Placement of accessory buildings.**

Placement of accessory buildings and uses, including garages & sheds shall be as follows in the districts as indicated:

#### **A. In all districts.**

- (1) Accessory buildings, including garages: *[Amended 11-17-2003 by L.L. No. 11-2003]*
  - (a) If detached from a main building or if connected only by an open breezeway-type structure, an accessory building shall be not less than 10 feet from the main building unless the accessory building has a floor area that is 32 square feet or less.
  - (b) An accessory building not for use as habitable space with a floor area of 32 square feet or less and not more than eight feet in height does not require a permit.
  - (c) An accessory building not for use as habitable space having a floor area greater than 32 square feet and less than 144 square feet and not more than 12 feet in height requires a permit application showing all materials, dimensions and location but may be exempted from other documentary and construction requirements in the reasonable discretion of the Code Enforcement Officer.
  - (d) An accessory building with a floor area of 144 square feet or more, or a height of more than 12 feet, shall be subject to all the requirements of the New York State Building Code.
- (2) A private garage may be constructed as a structural part of a main building, provided that when so constructed, the garage walls shall be regarded as the walls of the main building in applying the front, rear and side yard regulations of this chapter.
- (3) Accessory buildings, including private garages, shall not be placed within a required front yard nor within a required side yard.
- (4) An access driveway may be located within a required yard.

#### **B. In residence districts.**

- (1) Accessory buildings or structures located within a front or side yard shall meet the minimum front and side yard requirements set forth in the Table of Dimensional Regulations. EN
- (2) Accessory buildings or structures may be located in the minimum required rear yard, provided that such building or structure shall not exceed 20 feet in height and, further, that it be set back from any side or rear lot line the minimum distances set forth herein:
  - (a) In the R-8.5 District, five feet.
  - (b) In the R-6 District, three feet.
  - (c) In the RM District, five feet.
- (6) The total area of all detached accessory structures on any single parcel of land in a residential district shall not exceed 300 square feet in area. The area of detached private garages shall not, however, be included in determining the total square footage of detached accessory structures. *[Added 12-1-1997 by L.L. No. 6-1997]*

*The above codes are not a complete publication of all sections*

Rev 2-29-08

# *Table of Dimensional Regulations*

## **Table of Dimensional Regulations Village of Springville**

Residence Districts *[Amended 5-4-1987 by L.L. No. 3-19871]*

Use Classification	R-8.5 Residence	R-6 Residence	RM Residence
Lot area, minimum (square feet)	8,500	8,500	8,500
Lot area, minimum per dwelling unit (square feet)	8,500	3,000	2,000
Lot coverage, percent of total lot area occupied by main And accessory buildings	30%	30%	30%
Lot depth, minimum (feet)	100	100	100
Lot width, minimum (feet)	85	50	80
Height, maximum (feet)	35	35	35
Required Yards, minimum (feet)			
Front	25	20	20
Side, minimum for 1	10	10	15
Side, total for both on interior lot	16*	16*	30
<i>*If you have 10 feet or more on one side the other side can be as close as 6 feet.</i>			
Side, abutting side street on corner lot	25	20	20
Rear	30	25	25