

# ACCESSORY BUILDINGS

**A ZONING CERTIFICATE IS REQUIRED TO ERECT AN ACCESSORY BUILDING IN THE CITY OF BOWLING GREEN.**

**THE FEE FOR THE ZONING CERTIFICATE IS \$20.00 AND IT TAKES THREE TO FIVE WORKING DAYS TO PROCESS.**



AN ACCESSORY BUILDING, NOT LARGER THAN 160 SQUARE FEET, CAN BE LOCATED AS CLOSE AS 5 FEET TO A SIDE OR REAR LOT LINE, BUT ARE PROHIBITED FROM THE REQUIRED FRONT YARD. A CORNER LOT HAS 2 FRONT YARDS. THE ACCESSORY BUILDING MUST BE A MINIMUM OF 10 FEET FROM THE HOUSE AND CANNOT EXCEED 12 FEET IN HEIGHT, AS MEASURED TO THE HIGHEST POINT OF THE ROOF FROM THE PUBLIC SIDEWALK (OR THE GRADE WHERE THE SIDEWALK WOULD BE).

AN ACCESSORY BUILDING WHICH EXCEEDS 160 SQUARE FEET MUST BE A MINIMUM OF 20 FEET FROM THE HOUSE AND 20 FEET FROM THE REAR LOT LINE. THE BUILDING CANNOT BE LOCATED CLOSER THAN 10 FEET TO THE SIDE LOT LINE NOR EXCEED 18 FEET IN HEIGHT, AS MEASURED TO THE HIGHEST POINT OF THE ROOF FROM SIDEWALK ELEVATION. THESE ACCESSORY BUILDINGS CANNOT BE LOCATED IN THE REQUIRED FRONT YARD.

SQUARE FOOTAGE IS DETERMINED BY THE OUTSIDE DIMENSIONS OF THE BUILDING TIMES THE NUMBER OF FLOORS. FOR EXAMPLE, AN 10 FOOT BY 12 FOOT BUILDING WHICH HAS TWO FLOORS IS 240 SQUARE FEET.

YOU WILL NEED TO PREPARE A SCALE DRAWING WHICH SHOWS YOUR LOT, THE LOCATION OF YOUR HOUSE AND THE LOCATION OF THE PROPOSED ACCESSORY BUILDING IN RELATIONSHIP TO THE LOT LINES. PLEASE CHECK WITH THE PLANNING DEPARTMENT AS THERE MAY BE A SCALE DRAWING ON FILE WHICH YOU CAN OBTAIN AND MODIFY TO SHOW THE PROPOSED ACCESSORY BUILDING.

If you have any questions contact:

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