



# Planning & Zoning Department

## Accessory Structure Application (<200sqft)

**Staff Use Only**

Permit Number: \_\_\_\_\_ Received date: \_\_\_\_\_ Received By: \_\_\_\_\_

**Nonrefundable Fee: \$15.00**     Cash     Check     Credit Card

- Are you doing **electrical, mechanical or plumbing** work?     Yes     No
- Is your structure going to be attached to your house?     Yes     No
- Is your structure going to be within 3 feet of your house?     Yes     No

If you answered yes to any of the above questions, this work requires permits that are issued through the Building Department. Please contact the Building department at (208) 468-5435 **before** filling out this form.

### Subject Property Information

Address: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Owner Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Architect/Manufacturer: \_\_\_\_\_ Phone: \_\_\_\_\_

Contractor Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### Structure Details

Building size: \_\_\_\_\_ sq. ft.

Height (apex): \_\_\_\_\_ Length: \_\_\_\_\_ Width: \_\_\_\_\_

Building use: \_\_\_\_\_

**Please provide the following required documentation to complete the application. Applications should be submitted through the Citizen Self Service (CSS) portal online. Instructions can be found on our website [cityofnampa.us/255/Planning-Zoning](http://cityofnampa.us/255/Planning-Zoning) under the *Apply for a Planning Permit* link.**

Applicant	Staff	Description
		A legible site plan showing any adjacent property affected, all existing and proposed locations of streets, easements, property lines, principle structure outline, accessory structure (walls, doors, windows, posts and overhangs), dimensions from structure to property lines, and the location of any mechanical units and title block (with project name, owner, owner address, scale, and North arrow.)
		Associated fees

# REGULATIONS FOR ACCESSORY STRUCTURES <200 SQ. FT.

## **10-1-2: TERMS AND DEFINITIONS:**

**ACCESSORY STRUCTURE:** A building or other structure incidental and subordinate to the principal building(s) and/or use(s) located on the same property (See § 10-3-2 of this title). In order to be considered "portable/mobile," the structure must be under twelve feet (12') in height, and, be two hundred (200) square feet in area (total) or smaller, and, be placed on blocks or skids or resting on a hard surface (e.g., a concrete pad) but not be anchored thereto.

**ACCESSORY USE:** A use incidental and subordinate to the principal use of a property (or on an adjoining property as may be determined by the planning director or his/her designee) which does not alter the essential characteristic(s) of the principal use.

**SECONDARY USE (INCIDENTAL OR ACCESSORY):** A minor or second use for which a lot, structure or building is designated or employed in conjunction with, but subordinate to, its primary use.

**ACCESSORY DWELLING (RESIDENTIAL), DETACHED:** A detached accessory residential dwelling unit (including but not limited to guesthouses) as a separate structure, is allowed on the same lot/parcel as a house, provided they contain only one bedroom, no separate address or separate parking facility for their use. They may be combined with or be part of another detached structure such as a detached garage. The square footage of the accessory residential use may not exceed five hundred (500) square feet.

## **REGULATIONS PERTAINING TO ACCESSORY STRUCTURES:**

**10-1-7.B.4: Setback for Garages and Carports:** Any newly proposed or existing garage or carport structure shall be required to comply with zoning district setback requirements pertinent to the land whereon the garage or carport lies, or, is proposed be emplaced. Furthermore, there shall be provided at least twenty feet (20') of driveway from the street line (i.e., front or side street property line) to the foremost entry point of any attached/detached garage's or attached/detached carport's door or entry respectively.

Garages or carports on corner or through (double fronted) lots/parcels whose doors or entries face, or are intended to face, and access a side street must be set back twenty feet (20') from that side street line; notwithstanding any ten foot (10') setback allowance stated elsewhere in the rest of these zoning regulations (this title). However, garages or carports on corner lots/parcels with the middle of their auto bay doors/entries turned at least fifty-five degrees (55°) away from the side street may use the ten-foot (10') setback instead of twenty feet (20'). In such cases, the ten-foot (10') setback will be measured from the point of the garage nearest the street, perpendicularly, to the edge of the adjoining right-of-way.

**10-1-7.D.3:** In any single-family residential district, there shall be no more than two (2) accessory buildings, with the exception of a detached garage or carport where an attached garage or carport does not exist, on any lot or development site. The following are not considered accessory structures for the purposes of this Title (10): playground equipment, garden box, trellis, trampoline, shade sail, and patio umbrella/furniture, or other structures with the approval of the Planning Director or his/her designee.

### **10-1-7.F.2: Accessory Structures Yard Intrusions Allowed:**

**10-1-7.F.2.a: In Front Yards on Through/Double Fronted Lots:** In any case where a through property has a depth of not more than one hundred forty feet (140'), accessory structures, except for garages or carports, may be located in one of the required front yards provided that every portion of such accessory building is not less than ten feet (10') from the nearest street line, that same front yard is thereafter identified and serves as the functional rear yard, and that the accessory building is fenced from view from any adjoining street.

**DETACHED ACCESSORY STRUCTURES IN THE RA (10-7-3), RS (10-8-4), AND RD (10-10-4) ZONING DISTRICTS MUST COMPLY WITH THE FOLLOWING:**

Shall comply with standards in § 10-3-2 of this title and, in addition, the following regulations apply:

Detached accessory structures shall not be taller than the height of the principal building on the property or twenty-two feet (22') (measured from grade to the building height as defined in chapter 1 of this title), whichever is greater.

Detached accessory structures over two hundred (200) square feet (201+) in footprint area shall comply with required front, side, and rear setbacks that apply to principal buildings and require a building permit.

Detached accessory structures two hundred (200) square feet or under and twelve feet (12') or lower in height shall be built to no less than three feet (3') from any primary structure wall (unless a building permit is obtained from the City to locate closer to the house) and shall comply with required front, side, and rear setbacks that apply to principal buildings.

No portion of an accessory structure may be located closer to the front property line than any covered part of the house to which they are accessory.

As noted in subsection 10-1-7.D.3 of this title, there shall be no more than two (2) accessory structures, with the exception of a detached garage or carport where an attached garage or carport does not exist. Only one accessory structure may be a detached guesthouse or in-laws quarters.