

CITY OF LAKE HELEN
BUILDING DEPARTMENT
Accessory Structure General Guidelines

Relating to New Construction - Relating to Accessory Structures (excluding fences, hedges, walls)

- a) An accessory structure may be located on a parcel provided there is a permitted principal development on the parcel, located in full compliance with all standards and requirements of City Codes.
- b) Accessory structures shall be permitted only in side and rear yards and shall not encroach into any required building setback from an abutting right-of-way.
- c) Accessory buildings that do not exceed 150 square feet shall be set back a minimum of 10' from any property line and any existing primary building or accessory structure.
- d) Accessory structures larger than 150 sq. feet shall be set back a minimum of 20' from any property line and any existing primary building or accessory structure
- e) The maximum height of an accessory structure, located on lots that are less than 1 ¼ acre in size, shall not exceed 15'.
- f) On lots 1 ¼ acres or greater in size the maximum height shall be 15' if not set back a minimum of 50'; or the accessory building height maximum may be 25' if set back 50' from any property line and any existing primary building or accessory structure.
- g) Accessory buildings greater than 150 square feet in size shall be similar or complementary in style and materials with the principal building and/or surrounding property structures.
- h) Compatibility requirements are not applicable to accessory structures on lots of 2.5 acres or greater provided there is a minimum setback of 100' from any property lines.
- i) A nonconforming building or structure which is damaged or destroyed to the extent of 50% by a calamity not attributed to the owner, shall be permitted to be restored, enlarged or expanded so long as the restoration, enlargement or expansion does not create a new nonconformity or extend an existing nonconformity, other than the nonconforming size of a residential dwelling.

For complete City Code requirements please refer to City of Lake Helen Code of Ordinances including, but not limited to, Article 7, Ord. 2001-05, Ord. 2006-01, Ord. 2006-05.