



ACCESSORY STRUCTURES

PLANNING DIVISION



DESCRIPTION

Accessory structures are sheds, garages, arbors, gazebos, cabanas, pools, play structures, and similar structures that are related and subordinate to the residential use on the lot. These could be attached or detached from the main residence, but not a self-contained living unit. A complete description of accessory structure regulations can be found under Danville Municipal Code Section 32-22.

Accessory dwelling units (ADUs) are not considered accessory structures as they are self-contained living units with a kitchen, bathroom, and place to sleep. ADUs are regulated under Danville Municipal Code Section 32-76 and State’s ADU Law. Please refer to the separate advisory handout for information on ADUs.

PERMIT REQUIREMENTS

A building permit is required for all accessory structures greater than 120 square feet in floor area. Electrical and plumbing permits are required regardless of the size of the structure. All accessory buildings and structures must meet all building and zoning requirements, even if a permit is not required. Check with the Building Division for more specific building permit requirements.

SETBACK REQUIREMENTS

The minimum side yard or rear yard setback for accessory structures shall be the same as the setbacks for the primary structure.

Zoning District	Minimum Side Yard Setback	Minimum Rear Yard Setback
R-6, R-7 Districts	5 feet, 15 feet total	20 feet
R-10 District	10 feet, 20 feet total	25 feet
R-12, R-15 Districts	10 feet, 25 feet total	25 feet
R-20 District	15 feet, 35 feet total	30 feet
R-40, R-65 Districts	20 feet, 40 feet total	30 feet
R-100 District	30 feet, 60 feet total	30 feet

REDUCED SIDE AND REAR SETBACKS

The minimum side and rear yard setbacks may be reduced to 5 feet for an accessory structure if it is setback from the primary front property line or secondary front property line at least:

Zoning District	Primary Front Yard Property Line	Secondary Front Yard Property Line (for Corner Lots)
R-6, R-7, R-10 Districts	50 feet	25 feet
R-12, R-15, R-20 Districts	60 feet	30 feet
R-40, R-65, R-100 Districts	75 feet	35 feet

If utilizing the reduced 5-foot side and rear property line setback, setbacks will be measured to the closest point of the structure.

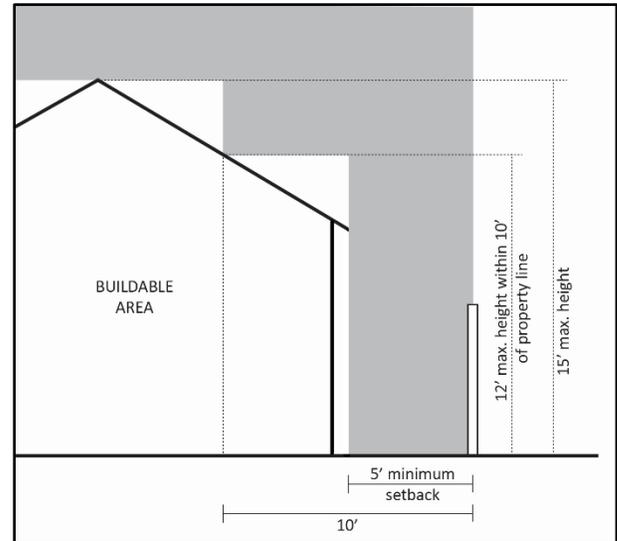
HEIGHT REQUIREMENTS

- The height of an accessory structure cannot exceed 15 feet in height.
- No part of the structure shall be greater than 12 feet high within 10 feet from the side and rear property lines.

SPECIFIC ACCESSORY STRUCTURES:

1. ATTACHED ARBORS AND PATIO SHADE STRUCTURES

- Arbors and patio shade structures that are attached to or abut the primary residence (within two feet), are open on at least three sides, and are constructed without a solid roofing material, shall maintain a minimum of 10 feet from side and rear yard property lines, or the structure setback of the primary home, whichever is less.
- Arbors and patio shade structures that are attached to or abut the primary residence (within two feet), have a solid roof material or are not open on at least three sides shall meet the minimum required structure setbacks of the primary structure.
- Arbors and patio shade structures that are not attached to or abut the primary residence (within two feet) shall maintain a minimum 6 feet separation from the primary residence. Such structures shall comply with the setback and height requirements for accessory structures.



2. PORTABLE STORAGE SHEDS

A shed is considered portable when it meets the following criteria and does not need a permit:

- Freestanding, moveable, and has no permanent foundation,
- Less than 120 square feet in area,
- Maximum building height of 8 feet, and
- Does not contain plumbing or electrical installations.

Portable storage sheds are exempt from setback requirements when placed in the rear yard. The required minimum setback from the front and/or secondary front property lines must be maintained.

3. DECKS

- Ground-level decks and platforms shall maintain five (5) foot side and rear yard setbacks.
- Elevated decks and platforms shall maintain the setback requirements of the applicable zoning district for the primary structure.

4. OTHER ACCESSORY STRUCTURES LESS THAN 6 FEET IN HEIGHT

Other accessory structures – including pools, spas, hot tubs, permanent barbecues, and mechanical equipment such as HVAC units, pool pumps and filters, transformers, and other utility equipment that are less than 6 feet in height – must maintain a minimum 5-foot setback from the side and rear property lines.