

Guide to Residential Accessory Structures



Accessory Structures Allowed per
City of Apache Junction's Zoning Ordinance
(Adopted May, 2014)

*City of Apache Junction
Development Services Department*

*300 E Superstition Blvd
Apache Junction AZ, 85119*

An **Accessory Structure** is defined in the zoning code as - a non-habitable structure which is incidental or subordinate to the main structure or use on the same building site.

The regulations related to *Accessory Structures* vary by **zoning district**. These regulations include:

- Setbacks from property lines
- Height restrictions
- Siding material and exterior colors
- Size limits (square footage)

This quick reference guide is not a substitute or replacement for the actual zoning code. It is intended only as a guide.

*Please note that accessory dwellings (guest houses) and additions to main structures are not addressed in this guide.

General Regulations:

1. What Structures Require a Permit?

- Any structure, including equine structures, over 120 square feet **requires a building permit.**
- A structure of **120 square feet or less** to be used **only** for storage, a playhouse or shade structure that **does not** contain and is **not** supplied with electricity, water or gas, **does not require a permit**, but must comply with zoning requirements.

* Exception- One 15A or 20A circuit is allowed and will not require a permit or trigger a building permit. This circuit is intended for the recharging of batteries and battery operated equipment and small tools. It is not intended to power air conditioning, washers or dryers.

- A non-habitable accessory structure of **120 square feet or less** that is proposed for laundry, shop, sewing room, "man cave", etc. is **required to have a building permit** (includes building, electrical and plumbing permits.)

- If the structure is to be air conditioned it must have R-13 insulation in the walls, R-21 in the ceiling and some type of covering, drywall, OSB, paneling over the insulation, and have a tight fitting door.

2. Minimum Distance Requirement:

Accessory structures shall be located a minimum of:

- 6 feet from other structures
- 10 feet from a septic tank and drain field
- Accessory structures \leq 120 square feet in size shall not be located between the main structure (home) and the front property line, and shall have a minimum side and rear setback of 3 feet.

3. Utility Connections:

- Accessory structures connected to utilities, i.e. electricity, water, gas, **require permits.**

4. Permit Process:

- A site plan is required. See site plan check list.
- The application for the permit must provide a clear scope of the proposed work (how many amps and how many outlets, GFCI, extent of plumbing, any other applicable information).
- Building/construction plans must be submitted for review and must be in compliance with adopted residential codes.
- Pre-manufactured buildings are acceptable, blueprint plans must be provided from company.

Updating an Accessory Structure

Examples:

- Converting a shed to a laundry room
- Converting a carport into a garage
- Expanding a shed/workshop/awning
- When an existing unpermitted or permitted accessory building is converted to another use, a **building permit is required.** A site plan is required to be submitted for review. A clear scope of work is required on the application (such as, how many amps and how many outlets, GFCI, extent of plumbing and location of tie-in for drain).

****NO GRAY WATER SYSTEMS ARE ALLOWED.** All drains must tie-in to sewer or septic.

5. Flood Plain Regulations: (If your lot is in a flood zone)

- Must be constructed with flood resistant material, and have required flood openings or be constructed at or above the regulatory flood elevation.
- The accessory structure must be adequately anchored to prevent flotation, collapse and lateral movement.
- Any mechanical and utility equipment in the accessory structure must be elevated or flood proofed to or above the regulatory flood elevation.
- Consult with a city engineer if your property is in a flood zone.

6. Setbacks for Accessory Structures Housing Livestock Including Equine:

- In no case shall an accessory structure (excluding equine horse shades) be located between the main building and the front lot line.
- Barns for Large Livestock Including Equine
 - Shall maintain a minimum side, rear and front setback of 50 feet.
- Small Livestock
 - Accessory structures allowed to house small livestock and fowl shall maintain a minimum side and rear setback of 15 feet.

Disclaimer:

- If applicable, setbacks are measured after FPE's (Federally Patented Easements), and are not necessarily taken into account from lot lines.
- Check with a city planner for easements on a specific property.



(480)474-5083

Accessory Structure Table

STANDARDS For structures over 120 square feet	Zoning Districts													
	RS-GR	RS-20 & RS-20M	RS-10 & RS-10M	RS-7 & RS-7M	RS-5	RM-1 RM-2 RM-3	MHP	RV	RS-54 & RS-54M					
Design Requirements for Metal Sided Buildings	None	Metal Building: Have at least 75% of each exterior wall of a metal building covered with supplemental building materials including, but not limited to, wood, masonry, stucco or brick that are compatible and consistent with the main dwelling structure.					None	None	See footnote for Neighborhood Petition Process					
Minimum Front Setback	40 ft.	25 ft.	20 ft.	20 ft.	20 ft.	20 ft.	8 ft.	3 ft.	Non-Metal Sided Accessory Structure Setbacks		Metal Sided Accessory Structure Setbacks			
									30 ft.		Wall Height			
											Up to 8 ft.	Up to 10 ft.	Up to 12 ft. ¹	> 12 and ≤ 15 ft. ¹
Minimum Street Side Setback (Applicable to corner lot)	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	8 ft.	3 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	
Minimum Side Setback	5 ft.	10 ft.	10 ft.	5 ft.	5 ft.	10 ft.	5 ft.	3 ft.	10 ft.	10 ft.	20 ft.	30 ft.	10 ft.	
Minimum Rear Setback	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	3 ft.	10 ft.	10 ft.	20 ft.	30 ft.	10 ft.	
Maximum Lot coverage (Ratio of the total footprint area of all structures on a lot to the gross land area, a percentage)	30%	30%	40%	50%	60%	50% (RM-3 70%)	N/A	N/A	20%	20%	20%	20%	20%	
Maximum Size for Accessory Structure	No Limit	Limited to the floor area of the main building's first floor						2,000 square feet ²						
Maximum Height for Accessory Structure ≥ 120 sf.	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.	20 ft.	20 ft.	20 ft. ³					

Footnote for Neighborhood Petition Process:

Neighborhood Petition:

1. Metal sidewall height > 12 feet, may also be increased up to 15 feet with a minimum 10 foot side and/or rear setback.
2. Maximum accessory structure size may be increased to 5,000 square feet.
3. Building height may be increased to 25 feet.

If 100% of the property owners of adjacent properties and 50% of the property owners of those properties within 80 feet of the adjacent properties agree with the proposed increase(s) through a neighborhood petition that is drafted, signed and acknowledged in accordance with Development Services Department standards.

ADJACENT PROPERTIES shall be defined as property adjoining the subject property and/or property directly across the street, private road or road easement from the subject property.