



# DETACHED ACCESSORY BUILDING GUIDE

GARAGES, RAMADAS, STORAGE SHEDS, WORKSHOPS, GAZEBOS, ETC.

An accessory building is a detached building or structure located in the rear and/or side yard, such as a garage, shed, pool ramada, etc. The city regulates these buildings through its adopted Planning, Building and Engineering Standards. The intent of these regulations is to address safety, functionality, and potential impact of these structures by placing restrictions on allowed building height and minimum setbacks.

## • Do I need a permit to install or modify an existing Accessory Building on my property?

The International Building Code (IBC) requires a permit be obtained when:

- 1) Buildings or structures are greater than 200 square feet in size, or
- 2) When a utility is added, such as electrical or plumbing.

For Building Permit Info: Email [Building.Applications@peoriaaz.gov](mailto:Building.Applications@peoriaaz.gov) or call 623-773-7225 and select Option 1.

## • My community has a Homeowners Association. Don't I need to just follow their regulations?

- HOA regulations can either be more restrictive, or alternatively, they may be more lenient compared to city regulations.
- When a building permit is required, the city will only review for compliance with city standards. If HOA regulations are more lenient than the city's requirements, the accessory building is still required to meet the minimum City regulations.
- It is incumbent for the homeowner to work with their HOA to ensure compliance with applicable HOA regulations. Should you have any questions about HOA regulations for accessory buildings, contact your HOA representative or board.

## • Do these regulations apply to my property?

- Section 21-422 and 21-423 of the Zoning Ordinance identifies the accessory building regulations for the majority of the City's single-family residential zoning districts.
- Properties zoned as Planned Area Development (PAD) or Planned Community District (PCD) may or may not have unique development standards approved for that particular community.

To check which accessory standards apply, visit: [www.peoriaaz.gov/planning](http://www.peoriaaz.gov/planning) - click on the Approved Plans & Projects link and select your community's PAD or PCD Standards and Guidelines Report.

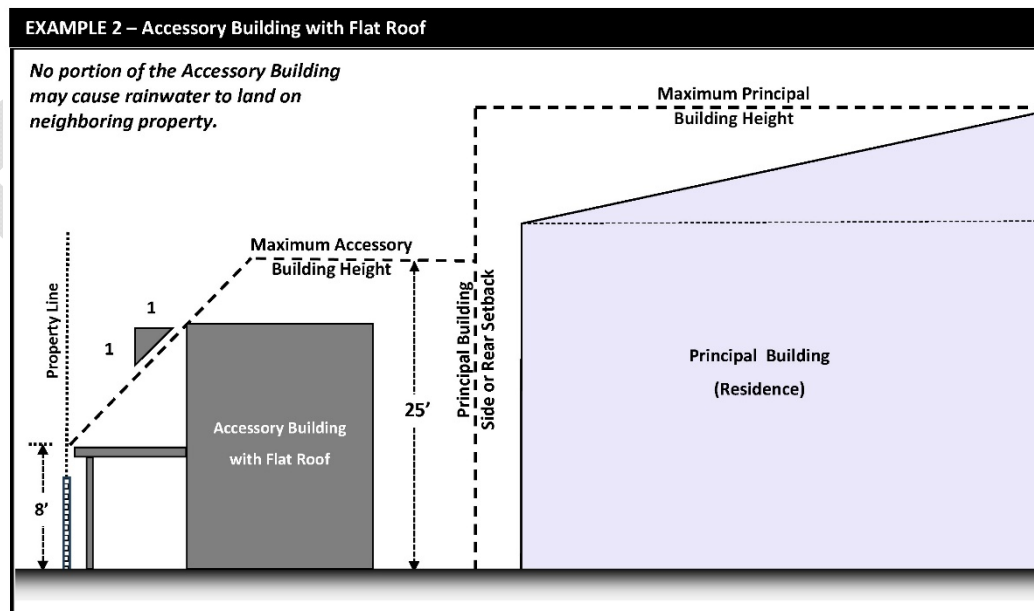
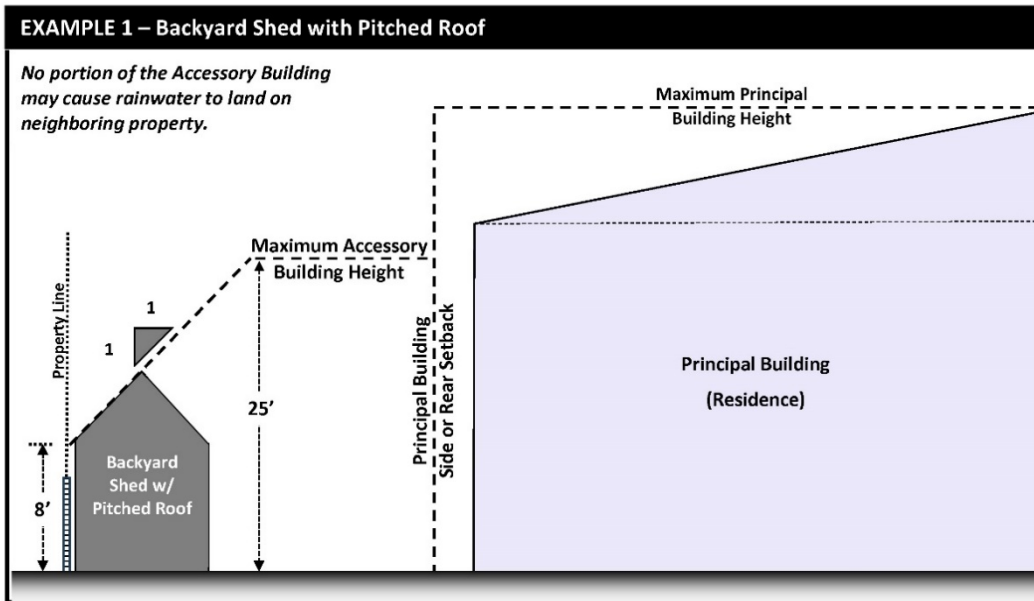
- Even if you have unique development standards for your property, contact staff to determine applicable city building and engineering standards.

## • Overview of City Accessory Building Regulations

- **Exceptions:** Play structures and similar appurtenances, as determined by the Zoning Administrator, are exempt from these regulations.
- **Location Restrictions:**
  - Detached accessory buildings are not permitted in the front yard.
  - Buildings cannot be situated where they will direct rainfall onto adjoining neighboring properties.
- **Lot Coverage:** The combined square footage for your home and accessory building(s) must not exceed the maximum lot coverage requirements for the applicable zoning district.

- **Design Requirements:** Design guidelines may be applicable depending on the size and type of accessory structure or building proposed. Refer to the City's Community Design Guidelines for more information: <https://www.peoriaaz.gov/business/development-services/city-codes-and-regulations>

- **Maximum Height:** Maximum building height shall not exceed twenty-five (25) feet tall. p
- **Setbacks:** These are based on the height of the accessory building as follows:
  - **Eight (8) feet or less in height:** No setback required from rear or side property line.
  - **Greater than eight (8) feet in height:** Any portion of the accessory building above eight (8) feet in height shall be set back from the rear and side property line at a one-to-one ratio of height to setback, until such point where the accessory building complies with minimum principal building side and rear setbacks of the applicable zoning district.



**Need Principal Building Setback Information?** Refer to the Zoning Ordinance on the City’s website at [www.peoriaaz.gov/planning](http://www.peoriaaz.gov/planning) - click on Codes, Policies & Standards link. Alternatively, the city offers the following as a quick reference guide: [Single-Family Residential District Setback Guide](#)