

Accessory Structure Permit Application

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341- 4720 / Planning@decatur-al.gov



Address of Subject Property: _____

Name of Applicant(s): _____ Phone: _____

Address: _____ Email: _____

Name of Owner(s): _____ Phone: _____

Address: _____ Email: _____

The applicant will be the point of contact for all communication with City staff

Complete this section if you are the contractor or will be hiring a contractor to install or build your accessory structure

Name of Contractor: _____ Phone: _____

Address: _____ Email: _____

Decatur Business License #: _____ Alabama General Contractor License #: _____

Current Use of Property: Residential Nonresidential Other: _____

Review the Decatur Zoning Ordinance, specifically Section 25-4.3.3. for Accessory Structures

- Accessory structures shall **not** be established prior to the establishment of the principal use on the lot.
- In residential districts, accessory structures located in a front yard shall not exceed four feet in height.
- Accessory structures **less than 12 feet** shall be set back a minimum of **five** feet from all side and rear lot lines.
- Accessory structures **greater than 12 feet** in height shall be set back from all side and rear lot lines a minimum distance of **ten feet** or the applicable minimum setback for principal structures in the district in which the structure is located, whichever is less.

A site plan must be attached to this application which shows property lines, existing structures with linear and area dimensions, easements, proposed accessory structure location(s), adjoining residences (if applicable), and pertinent dimensions to proposed structure.

Height of Accessory Structure: _____ Height of Primary Structure(s): _____

Square footage of proposed structure: _____ SqFt Job Cost of Structure (labor & materials): \$ _____

Number of structures (excluding residence or principal structure) on property: _____

Exterior materials of proposed structure (e.g. wood, metal, vinyl, etc.): _____

Site built accessory structures require the following inspections:

- Footing
- Foundation
- Framing
- Electrical (if applicable)
- Plumbing (if applicable)

If your property is located in the Decatur Historic District or in a Special Flood Hazard Area, additional forms and additional information may be needed.

Inspections for any of items listed above may be obtained by calling the Decatur Building Department at 256-341-4570.

All items must be marked as included or understood:

- Site Plan
- I understand that I am responsible for being aware of and complying with any private covenants, conditions, or restrictions that apply to my property.
- I understand that I may not use an accessory structure as a dwelling unit.
- Fee (Paid at time of permit issuance)

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Applicant Signature: _____ **Date:** _____

-Office Use Only-

Zoning: _____

Historic District: Yes No Certificate of Appropriateness?

Flood Hazard Area: Yes No Flood Zone: _____

Easements: Yes No

Area of rear yard: _____ sqft

Planning Approval _____ Date: _____

The entire Decatur Zoning Ordinance is available at [Ordinance Link](#) The below information is an excerpt:

Section 25-4.3 Accessory Uses and Structures
Sec. 25-4.3.3 General Standards for All Accessory Uses and Structures

Sec. 25-4.3.3. General Standards for All Accessory Uses and Structures

(a) Applicability

The standards in this section apply to all accessory uses and structures.

(b) Not Established Prior to Principal Use

Accessory uses and structures shall not be established prior to the establishment of the principal use on the lot.

(c) Location on Lot

(1) Except for fences and accessory structures identified in subsection (2) below, accessory structures shall comply with the minimum front setback requirements that apply to principal structures in the zoning district in which the structure is located. In Residential districts, accessory structures located in a front yard shall not exceed four feet in height, except as otherwise provided by this Ordinance.

(2) Flag poles, mailboxes, basketball standards, and similar freestanding structures may be located in the minimum required front setback.

(3) Subject to subsections (4) and (5) below, accessory structures shall be set back a minimum of five feet from all side and rear lot lines.

(4) Accessory structures greater than 12 feet in height shall be set back from all side and rear lot lines a minimum distance of ten feet or the applicable minimum setback for principal structures in the district in which the structure is located, whichever is less.

(5) A carport, porte-cochere, porch, or similar structure that is attached to or situated within five feet of the principal structure on the lot shall be considered as a part of the principal structure and shall be subject to the minimum setback requirements of the district in which it is located.

(d) Maximum Height

(1) Except as otherwise provided by this Ordinance, accessory structures shall be subject to the same maximum building height standards that apply to principal structures in the district in which they are located.

(2) In Residential districts, an accessory structure shall not be taller than the tallest structure housing a principal use on the lot.

(e) Special Flood Hazard Areas

When located in special flood hazard areas, accessory structures shall comply with the requirements in Sec. 25-5.10.7(b)(5), S.