



CITY OF
Siloam Springs
It's a natural.

Accessory Building Permit Packet

Requirements:

Sec. 102-72. - Accessory buildings.

Lots in the R-E, R-1, R-2, R-3, R-4, M-H, and R-O, zoning districts may contain a maximum of two accessory buildings and lots in the C-1, C-2, and C-1A zoning districts may contain a maximum of three accessory buildings, provided that:

(1) The principal dwelling or building is located on the lot, and is in full compliance with this Code. Lots over one acre may contain one accessory building without a principle residential dwelling;

(2) *Setbacks and Siting.*

(a) Accessory building-shall be set back a minimum of eight feet from any interior side or rear property line, and further as necessary to clear any public right-of-way, accessory buildings in the H-1 or H-1DT may be set back beyond eight feet according to the interior side setback of the H-1 or H1-DT zone;

(b) No part of the accessory building shall be located closer to the front setback than the front facing wall of the principal structure, unless it is used as a garage or carport;

(c) The accessory building is separated from the principal structure by at least ten feet (eight feet for accessory buildings of less than 350 square feet floor space and five feet for accessory buildings that are car ports);

(d) Accessory buildings shall not be sited over an easement unless it is on skids without a permanent footing. Written approval is required by the authority holding rights to said easement for a structure with a permanent foundation.

(3) *Bulk and Area.*

(a) The floor area of the accessory building is no larger than 50 percent of the total floor area of the principal dwelling, or building, on the same lot;

(b) The floor area and footprint of the accessory building, combined with all other buildings on the lot, does not exceed the floor/area ratio or maximum lot coverage of the zoning district;

(4) The accessory building meets all regulations applying to structures in the base and overlay zoning districts except for as provided for above.

(5) This section shall not be applied to commercially-leased mini self-storage facilities or businesses which sells or rents non-habitable storage buildings;

(6) *Permits.*

(a) Accessory buildings 200 square feet and smaller shall be permitted through an accessory building permit. The permit fee is 10 dollars per structure.

(b) Accessory buildings larger than 200 square feet shall be permitted through a building permit, and is subject to all applicable codes. The permit fee is as calculated through a building permit application.



CITY OF
Siloam Springs
It's a natural.

Name: _____ Telephone: _____

Address: _____

Property Owner's Name: _____ Telephone: _____

Email: _____

Accessory Building Dimensions: length _____ x width _____ = Total square footage: _____

Is this a pre-built structure or will be built on site? _____

***If you do not own the property, the property owner will have to be notified and give us verbal permission before permit will be issued.**

***Below please draw where the accessory building will be located on the property giving distance from rear property line, side property line, and principal structure. Please include the principal structure in the drawing.**

Once the building has been set, please call (479)373-6466 for the site inspection to close out the permit.