



Accessory Building Requirements

Accessory buildings are defined as detached, subordinate structures located on the same lot as the principal building, such as garden sheds, pergolas, gazebos, workshops, decks, etc. Accessory buildings are subject to the code of the City of Yukon and the following requirements:

- 1) **Application**: An application for a permit shall be made in writing on a form provided by the Development Services Department and shall be made by the owner or by a licensed contractor employed in connection with the proposed work. The application shall contain the following information:
 - i) Address of the applicant and the subject property
 - ii) A detailed drawing showing the specifications for the accessory building and compliance with other requirements or ordinances
 - iii) Any accessory building over 300 sq. ft. requires a footing. (Provide footing detail)
 - iv) Any other information deemed necessary by the Development Services Department
- 2) **Fee and permit**: A fee and permit is required by the City of Yukon to install an accessory building. The permit is required to be posted where it is visible from the street.
****Exception**** One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and does not exceed 10 feet in height, is exempt from requiring a permit but must comply with the setbacks and code requirements of the City of Yukon.
- 3) Accessory buildings shall not exceed in total square footage 4 percent of the square footage of the lot or 10 percent of the square footage of the house; for a total lot coverage of up to a maximum of 35 percent.
- 4) Accessory buildings shall not exceed the height of the residential structure, provided that an additional set back from the front and rear setback requirements of 1 foot for every foot of height over 10 feet is required. (**Note**: No accessory building shall exceed a maximum of 30 feet in height.)

- 5) All accessory buildings must comply with side yard and rear yard setback and building line requirements of the district within which it lies.
- 6) Accessory buildings shall not be located closer than 10 feet to the rear lot line.
- 7) Accessory buildings shall not be located closer than 5 feet to any other structure.
- 8) Accessory buildings shall not encroach on any drainage easements.
- 9) Accessory buildings shall not encroach on any utility easements. ****Exception**** If an accessory building is to be located in an easement, it may be reviewed for a **revocable permit**. A revocable permit is a separate application form that will need to be requested which has its own requirements including but not limited to:
 - i) Accessory building must be placed on skids and easily moved if necessary
 - ii) Accessory building shall not be greater than 200 sq. ft.
 - iii) Accessory building will still be required to be anchored to the ground by approved means
- 10) Accessory buildings shall be designed, constructed and installed in accordance with the codes and regulations as adopted by the City of Yukon.
- 11) Accessory buildings shall be securely anchored to the ground by approved means. Some examples may include :
 - i) Augur type soil anchors
 - ii) Mobile home anchors
 - iii) Storage shed tie down kits from various home improvement stores
 - iv) ½" concrete anchor bolts when a foundation is required
- 12) If the property is located in the floodplain it is subject to specific requirements and permits not addressed in this document.
- 13) Accessory buildings shall be kept in an attractive state in good repair, and in a safe and sanitary condition.
- 14) Shipping containers are strictly prohibited from being used as accessory buildings.

Should you have any questions, please do not hesitate to contact the office at 405-354-6676.

DISCLAIMER

****This document is not all-inclusive, other requirements not cited in this document are also required to be addressed.****

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