



REQUIREMENTS FOR ALL ACCESSORY BUILDINGS

Title 15.15.120 Residential Construction (West Point City Code)

Title 17.25.080 Zone Regulations Chart (West Point City Code)

1. Buildings that are 200 sq. ft. or less does not need a building permit but shall comply with zoning regulations.

15.15.120 Accessory buildings:

(C) Accessory buildings on a lot of 15,000 square feet or less shall have a roofline equal to or less than the residential dwelling on the same lot.

(D) Accessory buildings that are more than 1,000 square feet that are located on lots that are less than 15,000 square feet shall require a conditional use permit.

(E) All accessory buildings that are more than 1,500 square feet no matter the size of the lot shall require a conditional use permit.

(F) An accessory building may protrude into the side yard of the residential dwelling but shall require a conditional use permit and must also fulfill the following commitments:

1. The accessory building must maintain the side yard setback of the residential dwelling.
 2. The accessory building shall not create a significant nuisance due to design, construction, or placement to neighboring properties.
 3. The accessory building must not be closer than 15 feet to a residential dwelling on an adjacent lot.
2. Fill out permit with information needed and be sure to sign it.
 3. Plans or drawings of building with plumbing, electricity, heating and their locations in the building.
 4. Plot plan showing the location of the building and the setbacks from the house and property lines. Set backs are 10 ft. behind house and 3 ft. from property lines. Unless you are on a corner lot, the side facing the street has to be 25 ft.
 5. The following inspections are needed:
 - A) Footings or mono pour, which is slab and thicken footings at the same time.
 - B) Foundation. If you have a foundation you must have 30 in. footings for frost line.
 - C) Any underground plumbing before you pour the floor with cement
 - D) 4-Way (framing, plumbing, electrical, and heating)
 - E) Insulation if you are finishing the inside
 - F) Final (when everything is complete)
 6. All inspections should be scheduled with the office at least 24 hours before needed.