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DEVELOPMENT SERVICES

GUIDELINES FOR BUILDING

Detached Accessory Structures

TERMS & DEFINITIONS

ACCESSORY BUILDING/STRUCTURE

A detached subordinate building or structure that is customarily incidental to the primary building and on the same lot or parcel of land with the primary building.

GROSS FLOOR AREA (GFA)

The sum of the gross horizontal area of each floor of a building or structure, measured from the exterior face of an exterior wall of a freestanding structure, or from the center of common walls of attached buildings, including carports, garages, basements, mezzanines, interior balconies, and all upper stories or levels.

LOT COVERAGE

The area of a lot that is covered with impervious surfaces, such as buildings, patios or decks with roofs, carports, tennis courts, parking lots or any other type of structure. Swimming pools, exclusive of decking, are not considered impervious surfaces for the purposes of this calculation.

BUILDING COVERAGE

Building coverage is the ratio of the total footprint area of all structures on a lot to the net lot area, typically expressed as a percentage. The total footprint of all principal and accessory structures, including garages, carports, covered patios, and roofed porches, is used to calculate building coverage. Typically excluded are Trellises and one, non-habitable structure under 120 square feet and under 7 feet high

The following standards apply specifically to detached accessory structures, such as sheds, carports, garages, and workshops. For guidelines on constructing a secondary dwelling unit, such as a casita, please refer to our Accessory Dwelling Unit (ADU) FAQ guide.

A building permit is required for a detached accessory structure greater than 200 sq. ft. of GFA, or for one that includes electrical or plumbing, regardless of size.

GENERAL STANDARDS

- A detached accessory structure can only be constructed after the primary building on the same property is either completed or under construction.
- A detached accessory structure cannot be constructed within a recorded public easement, and no portion of the Accessory Building or Structure shall overhang the property line or cause water to shed or drain from its roof onto a neighboring property.
- The combined gross floor area (GFA) of all detached accessory structures shall not exceed 100% of the primary building's GFA.
- A detached accessory structure must comply with the maximum building coverage and lot coverage requirements of the underlying zoning district.
- A detached accessory structure may not be taller than the house. Height is measured from the average grade to the highest point of the roof ridge, or to the top of a parapet wall or flat roof.

SETBACKS

- A detached accessory structure is not allowed within the required front setback or in front of the house.
- A detached accessory structure cannot be located closer than 5 feet to the Primary Residence, ADU, or other detached structures.
- There is no required building setback if the detached accessory structure does not exceed 200 square feet in GFA and 8 feet in height.
- If the detached accessory structure exceeds 200 square feet in GFA, the required setback from rear, side, and street side property lines is 5 feet, provided the structure's height does not exceed 15 feet.
- If the detached accessory structure's height exceeds 15 feet, it must abide by rear, side, and street side setback requirements of the underlying zoning district.

For questions regarding these guidelines
contact the Planning Division at 480-644-4726 or Planning.Info@Mesaaz.gov

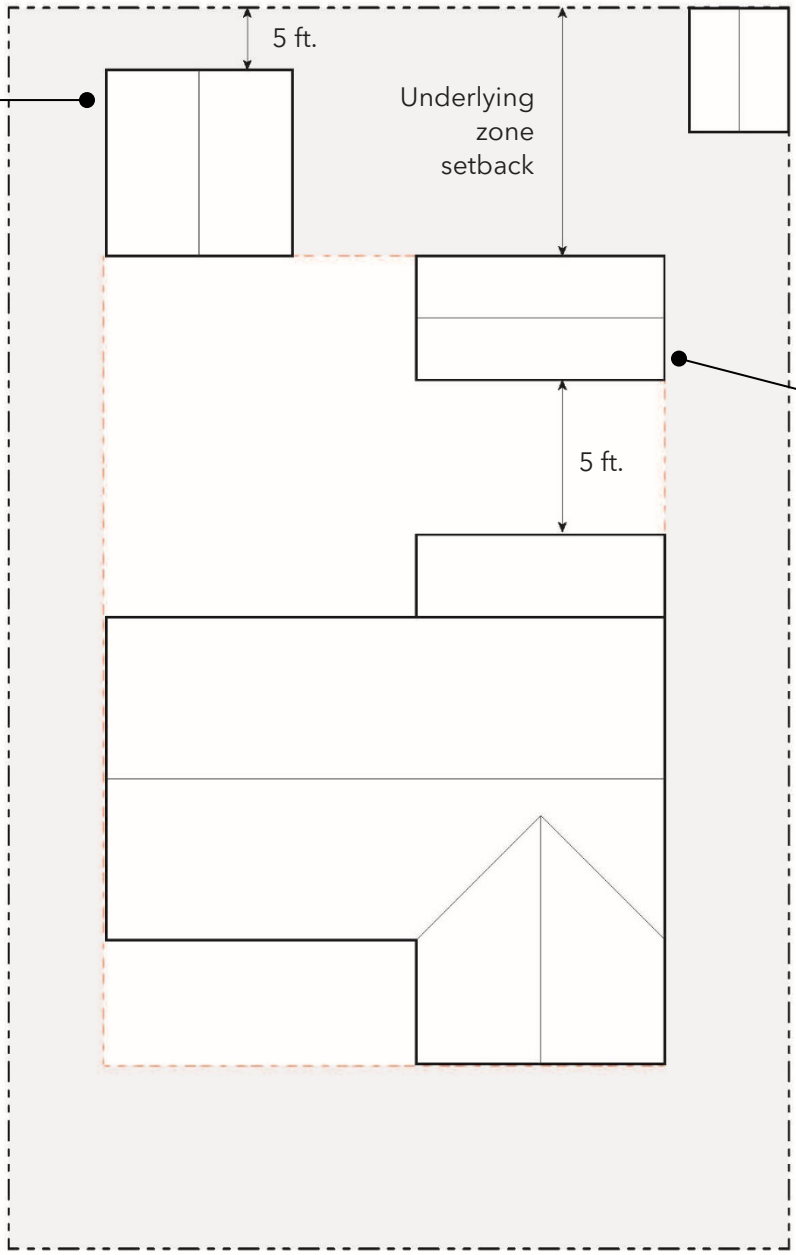
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BUILDING >200 SQ. FT. AND ≤15 FT. TALL

- Permit: Required
- Max. Height: 15 ft.
- Max. Size: Equal to the gross floor area of the home**
- Min. Side Setback: 5 ft.
- Min. Rear Setback: 5 ft.
- Encroachments: 3 ft. for awnings, eaves, and overhangs*



BUILDING ≤200 SQ. FT.

- Permit: Only required if the building includes electrical or plumbing
- Max. Height: 8 ft.
- Max. Size: 200 sq. ft.
- Min. Side Setback: 0 ft.
- Min. Rear Setback: 0 ft.
- Encroachments: None*

BUILDING >200 SQ. FT. AND >15 FT. TALL

- Permit: Required
- Max. Height: Per underlying zoning district, not to exceed the height of the home
- Max. Size: Equal to the gross floor area of the home**
- Min. Side Setback: Per underlying zoning district
- Min. Rear Setback: Per underlying zoning district
- Encroachments: 3 ft. for awnings, eaves, and overhangs*

LEGEND

- Property Line
- Base Setback Line
- Base Setbacks

*No portion of the building shall overhang the property line, cause water to shed or drain from the roof onto a neighboring property or encroach into a recorded easement.

** The combined gross floor area of all detached accessory structures shall not exceed 100% of the gross floor area of the home, unless approved by a special use permit.

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