



Accessory Structure Permit Additional Information

Additional Information:

1. Front Yard Setback: Accessory buildings are not permitted in front yard or required side yard.
2. Side and Rear Yard Setback: As Per Section 144 Attachment 14 & 15 of Town of Orchard Park Town Code.
3. In no case shall any part of an accessory building's roof be located within 10 feet any waters' edge (e.i. pool). In no case shall any part of an accessory building be located within 10 feet of any other building or structure unless the accessory building is constructed with materials that will afford one hour of fire protection, in accordance with the New York State Uniform Building and Fire Safety Code. In no event, however, shall the distance between buildings and structures be less than 8 feet.
4. Survey submitted with application must show all buildings, septic, grinder, easements, and setbacks. The location of the proposed structure must be clearly indicated, and distances from the proposed structure to property lines and proximate structures must be shown.
5. Per section 403 of the 2015 Uniform Residential Code, all freestanding structures in excess of 600 square feet and/ or over 10 feet tall at the eave must meet frost protection requirements. Plans for all freestanding structures in excess of 600 square feet must bear the stamp of a design professional.
6. If the Proposed structure incorporates trusses, a stamped truss certificate must be submitted with the application.

Fees will be doubled when an approved permit is not secured prior to starting work.

Permit applications and forms can be downloaded from our website,

www.orchardparkny.org