

**TOWN OF WAWAYANDA**  
CODE ENFORCEMENT OFFICE

**Code Enforcement Officer**  
**Charles White**



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## **REGULATIONS FOR ACCESSORY STRUCTURES**

**\*\* Information based on 2015 ICC Building Code & 2009 Wawayanda Town Zoning\*\***

- Accessory structures under 144 sq ft without electric do not require permits, but must follow Town setback regulations (see below).
- No accessory structure shall exceed 1250 sq ft or 12' wall height.
- Accessory structures up to 600 sq ft requires no frost protection, however it must be placed on a minimum bed of stone.
- Accessory structures larger than 600 sq ft require frost protection (i.e. footings)
  - Exception: Accessory structures have the option of a monolithic slab. (IRC 403.1.4.1)
- Any accessory structure with a garage door and vertical assembly must have the floor sloped towards the door, a non-combustible surface, or an affidavit that the structure will not store automobiles.
- Setback regulations:
  - 10 ft from side and rear property lines
  - May not be located in the front yard or in front of the principal structure
    - Exception: if the principal structure is more than 250' from the property line, please contact us for the front yard setback
  - If your property is a corner lot (2 front yards), please contact us for the proper setback regulations
- To obtain a permit, you must submit a completed permit application, 2 copies of construction documents and 2 copies of a survey showing the location of the structure with the setbacks noted on it. Failure to submit these documents will delay your permit issuance.