

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: heated accessory structures have the option of a monolithic slab.
- 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.