

**ACCESSORY STRUCTURE CHECKLIST
PERMIT APPLICATION**

PLOT PLAN SHALL SHOW:

_____ Lot with the dimensions of lot.

_____ Placement of house and all other existing structures (pools, sheds, decks, patios, porches, ramps) and their distance from all property lines

_____ Placement of the proposed accessory structure and its distance from property lines, measured perpendicular to the property lines.

_____ All easements inside property boundaries.

PLEASE ANSWER THESE QUESTIONS:

1. Are you the property owner? _____ If not, please include a letter of approval from the property owner for this proposal.
2. Is this accessory structure pre-manufactured? _____
3. Square footage of lot: _____
4. Square footage of house 1st floor only: _____ (to include attached garage)
5. Total square footage of house: _____
6. Square footage of other **existing** structures on the property: _____

7. Square footage of proposed accessory structure: _____
8. Height of proposed accessory structure: _____
9. Material(s) of proposed accessory structure: _____
10. Color(s) of proposed accessory structure: _____
11. Material(s) of principal dwelling and existing structures: _____
12. Color(s) of principal dwelling and existing structures: _____

ACCESSORY STRUCTURE GUIDELINES (Reference City Code Section 151.108 ACCESSORY USES):

1. The area of all structures combined shall not exceed 40% of the lot's area.
2. No accessory structure may be located closer than five (5) feet to any lot line.
3. If the lot's area is $\leq 8,000$ sf, the accessory structure may not exceed 676 sf or 50% of the principal dwelling's area, whichever is less.
4. If the lot's area is $> 8,000$ sf but $< 10,000$ sf, the accessory structure may not exceed 832 sf or 50% of the principal dwelling's area, whichever is less.
5. If the lot's area is $> 10,000$ sf, the accessory structure may not exceed 1,000 sf or 50% of the principal dwelling's area, whichever is less.
6. Accessory structures which serve modular or mobile homes may not exceed 50% of the gross floor area of the principal dwelling.
7. For carports which are attached to, or share a roof with, an accessory building, their area will not be counted in the square footage of the accessory building, as long as they remain open on three sides and extend no farther than 20 feet from the side of the building. All carports are subject to setback requirements as specified in Sec. 151.108.

8. Accessory buildings which serve a single-story principal dwelling are limited to 15 feet in height.
9. Accessory buildings which serve a two or greater-story principal dwelling are limited to 27 feet in height.
10. The appearance should
 - Compliment the principal dwelling;
 - Not disturb neighborhood appearance
 - Not exhibit unpainted, bright metal, or garish contrasting surfaces.
11. No residential accessory structure may resemble a shipping container or truck body.

The City of Goose Creek will assist you in determining if your proposed accessory structure meets the requirements of the City Code. The above information is needed in order for us to make that determination.