

ACCESSORY STRUCTURES IN RESIDENTIAL ZONES IN THE TOWN OF FRONT ROYAL

Accessory structures (storage buildings, detached garages, swimming pools, etc.) may be placed in the rear yard of residential dwellings in the R-1A, R-1, R-2, and R-3 residential zones.

If greater than 150 square feet in size, the following information is required:

- A completed Residential Building Permit Application form and a completed Town of Front Royal Zoning Permit form
- A survey of the residential lot
- A \$25.00 zoning permit fee

Following zoning approval by the Department of Planning and Zoning, the applicant will submit the completed Residential Building Permit Application form, the completed Zoning Permit form, any relevant drawings of the building and building location, and the receipt for the paid Zoning Permit fee to the Warren County Building Inspector's Office.

The Warren County Building Inspector's Office issues the building permit for the accessory building and conducts all required inspections.

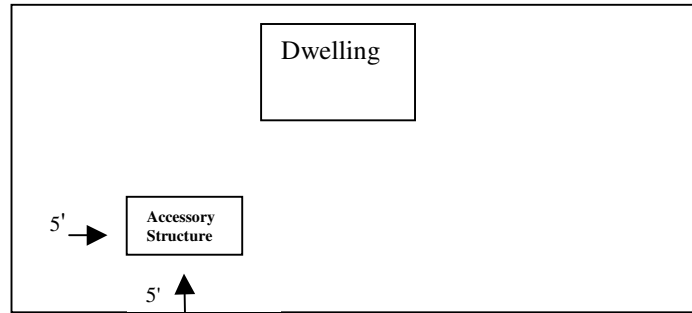
If less than 150 square feet in size, the following information is required:

- A completed Town of Front Royal Zoning Permit form
- A survey of the residential lot
- A \$25.00 Zoning Permit fee

No building permit is required if the accessory structure is less than 150 square feet.

Building Setback Requirements and Determination of Height

Accessory structures must be set back a minimum of five (5) feet from the rear property line and a minimum of five (5) feet from the side property line.



Minimum setback requirements for an accessory structure (typical 10 feet high or less)

If the accessory structure is higher than ten (10) feet, the required minimum set back distance is one-half the building height [e.g., a building 12 feet high requires a minimum set back distance of six (6) feet]

On corner lots, the corner side yard setback requirement must be met in addition to the rear yard setback requirement:

R-1A zone - corner side yard setback is 25 feet

R-1 zone - corner side yard setback is 30 feet

R-2 zone - corner side yard set back is 25 feet

R-3 zone - corner side yard set back is 20 feet

Accessory building height is measured as the vertical distance from the established grade of the center of the front of the building to the highest point of the roof surface of a flat roof, to the deck line for a mansard roof, and to the mean height level between the eaves and ridge for hip, gable, or gambrel roofs.

