



Planning Building & Development

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Permit Application Requirements for Residential Accessory Structures

This policy will apply to residential accessory structures in the City of Roanoke.
The following checklist shows site plan requirements and reviews needed by project type.
These requirements apply only to site or building plans needed to determine compliance with the
Zoning Ordinance and Building Code.

Accessory Utility Structures within 5 feet of property lines having permanent foundations will require string lines or identification of pins/corners at time of slab/footing inspection.

	Site plan required.	Building plans required	Comments
Accessory utility building not exceeding 200 square feet	X		Will require a to scale basic development plan and signed affidavit (unless stamped by RDP)
Accessory utility building not exceeding 200 square feet and under 5 feet from property line.	X		Will require a to scale basic development plan and signed affidavit (unless stamped by RDP)
Accessory utility building not exceeding 200 square feet and within 5 feet of primary structure.	X		Will require a to scale basic development plan and signed affidavit (unless stamped by RDP)
Accessory utility building greater than 200 square feet and under 5 feet from property line.	X	1 hour rated exterior wall	Will require a to scale basic development plan and signed affidavit (unless stamped by RDP)