



TOWN OF PENFIELD

3100 Atlantic Avenue
Penfield, NY 14526-9798

Accessory Structures Information Sheet Single-Family Residential

What is an Accessory Structure?

Accessory structures include tool, garden or utility sheds, storage buildings, detached garages, pool houses, gazebos, barns and other farm buildings and other similar buildings that are incidental and subordinate to the principal building on the same lot.

Are Building Permits required?

Building permits are required for all accessory structures.

Construction Requirements

- Accessory Structures are required to be constructed in accordance with the requirements of the New York State Uniform Fire Prevention and Building Code.
- Accessory Structures of light frame construction (wood and cold formed steel) that are more than 600 square feet in area and/or constructed with an eave (roof overhang) height of more than 10 feet above grade are required to be constructed on frost protected (minimum 42 inch deep) footings.

Required Inspections

- Preliminary site inspection – required prior to approval and issuance of building permit.
- Footing – if required, prior to placement of concrete.
- Framing
- Electrical – electrical installations shall be inspected by one of the following approved inspection agencies:
 - Commonwealth Electrical Inspection Service, Inc. – (800)-437-5799
 - Middle department Inspection Agency – (800) 432-5191
 - New York Electrical Inspection Agency – (585) 436-4460
- Final Inspection

How many Accessory Structures are allowed on a property?

- Maximum of (1) attached or detached garage.
- Maximum of (1) tool, garden, utility shed or storage building.

What is the maximum allowable size of Accessory Structures?

Tool, garden, utility sheds or storage buildings:

- Maximum of 192 square feet in area OR 1% of the lot area, whichever is bigger.
- Maximum of 20 feet in height.

Barns, silos, water towers/tanks or other farm buildings:

- Maximum of 100 feet in height.

Where can Accessory Structures be located on a property?

Tool, garden, utility sheds or storage buildings:

- Generally, a minimum distance of 50 feet from the front property line and 10 feet from the side and rear property lines.
- If greater than 300 square feet in area, required to be at least 50 feet from all property lines.

Detached garages:

- Generally, a minimum distance of 50 feet from the front property line, 10 feet from the side and 30 feet from the rear.

Barns, silos, water towers/tanks or other farm buildings:

- Minimum distance of 100 feet from all property lines.

Accessory Structures may not be located within any easements or in any areas that will negatively impact drainage.