



PLANNING & ZONING
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 2432
ORANGE BEACH, ALABAMA 36561



ACCESSORY STRUCTURE REQUIREMENTS AND GUIDELINES

Zoning approval is required for all accessory structures.

Accessory structures fall into one of the following categories:

- Detached accessory structures: storage buildings, detached garages, carports, sheds, gazebos, workshops, similar structures.
- Marine accessory structures: boathouses over water, piers, docks, boat ramps, similar structures.
- Pool accessory structures: pool houses, cabanas.



To apply for zoning approval for an accessory structure, the following is required:

- For residentially-zoned properties, in addition to the principal structure, one (1) detached accessory structure and one (1) pool accessory structure are allowed.
- There is no restriction on the number of marine accessory structures.
- The applicant must provide a site plan showing all dimensions and square footage for the structure, setbacks to the property lines, the height and number of stories, and the proposed use of the structure.
- A building permit is required. The site plan and all pertinent zoning information must be submitted with the building permit.

Accessory structures are subject to the provisions of Section 5.04 and Section 5.06 of the Zoning Ordinance:

LOCATION ON THE LOT:

- Permitted in the side or rear yard.
- May be permitted in front yard if the distance between the accessory structure and the required front setback line is a minimum of 100 feet.

MAXIMUM AREA:

- Cannot exceed 30% of the yard area in which the structure is located or 75% of the square footage of the principal structure, whichever is less.
- Applies to detached accessory structures and pool accessory structures.
- Does not apply to marine accessory structures.

MAXIMUM HEIGHT:

- Maximum height is 20 feet.
- Applies to detached accessory structures and pool accessory structures.
- Does not apply to marine accessory structures.

SETBACKS:

- For accessory structures with a footprint area equal to or less than 100 square feet:
 - o Rear setback is 5 feet.
 - o Side setbacks are 5 feet.
 - o Five-foot separation from the principal structure.
- For accessory structures with a footprint area exceeding 100 square feet and equal to or less than 400 square feet:
 - o Rear setback is 10 feet.
 - o Side setbacks are 10 feet.
 - o Five-foot separation from the principal structure.
- For accessory structures with a footprint area exceeding 400 square feet.
 - o Rear setback is 20 feet.
 - o Side setbacks are 10 feet.
 - o Five-foot separation from the principal structure.
- For accessory structures with a height exceeding 10 feet regardless of the footprint area:
 - o Rear setback is 20 feet.
 - o Side setbacks are 10 feet.
 - o Five-foot separation from the principal structure.
- Applies to the combined footprint area of the detached accessory structure and pool accessory structure.
- Does not apply to marine accessory structures.

TIME OF CONSTRUCTION:

- No accessory structure can be constructed on a lot until the building permit for the principal structure to which it is an accessory has been acquired.

ACCESSORY STRUCTURES CANNOT BE USED AS A DWELLING AND MAY NOT BE USED AS PART OF A HOME BUSINESS OR HOME OCCUPATION.

For more information, call (251) 981-2610.