

Planning



Department

RESIDENTIAL ACCESSORY BUILDING PERMIT APPLICATION

This permit application is for sheds, detached garages, detached shops, barns, and all other structures not attached to a house. Please submit a drawing of the project with this application. This drawing must show the entire property and must include the locations of the property lines, the principal structure, any fence, and any other accessory structures. This permit application must be approved before building can begin. After the project is finished, the applicant must request an inspection to ensure it was properly built as permitted.

Address of Building Project: _____

Name of Property Owner or Property Manager: _____

Phone Number of Property Owner or Property Manager: _____

Email of Property Owner or Property Manager: _____

Before filling out the rest of this application, read the following residential accessory building regulations that are found in the Horn Lake Code of Ordinances:

- Accessory buildings or uses are prohibited in the front yard and side yard of any zone district, except as provided herein. Swimming pools, including wading pools, and trampolines shall all constitute accessory uses.
- Accessory buildings or uses may be placed in the required or designated rear yard in any district, provided that the accessory building or use is located at least five (5) feet from the rear property line or any applicable streetscape/landscape easement line (whichever dimension would result in the greater distance from the street right-of-way line) and at least

five (5) feet from the side property line, and provided that no accessory building or use shall be permitted within a required utility easement.

- Any accessory building located closer than ten (10) feet to a principal building shall be considered as a part of the principal building and shall be provided with the required side and rear yards applicable to the principal building.
- Accessory buildings shall not cover more than twenty (20) percent of the rear yard in any zone district.
- Accessory buildings shall not exceed a height of twenty (20) feet; however, on double frontage lots, the maximum height of the accessory building shall be twelve (12) feet, provided that for every one (1) foot the accessory building is moved closer to the principal building, it may be increased one (1) foot not to exceed fifteen (15) feet.
- The floor area of any accessory building shall not exceed fifty (50) percent of the floor area of the principal structure, notwithstanding the rear yard coverage provision contained herein.
- Accessory buildings may not be used as dwelling units.

Is this project for a single-family house? _____ Are you the homeowner of this single-family house and wishing to do the work yourself, without a contractor? _____ If yes, sign the statement below.

My signature here indicates that I am the homeowner and will be doing the work myself. I will not hire a contractor or any person to do this work. Any help I receive will be performed under my supervision. I will build this according to all applicable codes that the City of Horn Lake has adopted. I will take all responsibility for the quality of this construction. If the building inspector determines that I do not possess the necessary skills to build this project properly, then I will be ordered to stop working and will be required to hire a contractor that holds a license with the City of Horn Lake.

Homeowner Signature: _____

Printed Name of Homeowner: _____

Name of Contractor Company: _____

Address of Contractor Company: _____

Phone Number of Contractor Company: _____

Email of Contractor Company: _____

Square footage of the residential accessory building: _____

The project valuation is calculated as \$30 per square foot of the residential accessory building.
Please use the chart below to calculate the permit fee.

PROJECT VALUATION	BUILDING PERMIT FEE
\$0-\$50,000	\$15 for the first \$1,000 plus \$5 for each additional thousand or fraction thereof.
\$50,000 - \$100,000	\$250 for the first \$50,000 plus \$4 for each additional thousand or fraction thereof.
\$100,000 - \$500,000	\$460 for the first \$100,000 plus \$3 for each additional thousand or fraction thereof.
\$500,000 - \$1,000,000	\$1,660 for the first \$500,000 plus \$2 for each additional thousand or fraction thereof.
\$1,000,000 - \$5,000,000	\$2,660 for the first \$1,000,000 plus \$1.50 for each additional thousand or fraction thereof.
\$5,000,000 +	\$8,660 for the first \$5,000,000 plus \$1 for each additional thousand or fraction thereof.

Project Valuation: \$ _____ Permit Fee: \$ _____

Contractor Signature: _____

Printed Name of Contractor: _____

FOR OFFICE USE ONLY	
Payment Type:	<input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> Card
Amount Paid:	_____
Date:	_____