

Accessory Structure Permit Application

City of Prattville, Building Department
102 West Main Street
Prattville, AL 36067
334.595.0400 / building@prattvilleal.gov



Address of Subject Property: _____

Name of Applicant(s): _____ Phone: _____

Address: _____ Email: _____

Name of Owner(s): _____ Phone: _____

Address: _____ Email: _____

The applicant will be the point of contact for all communication with City staff

Complete this section if you are the contractor or will be hiring a contractor to install or build your accessory structure

Name of Contractor: _____ Phone: _____

Address: _____ Email: _____

Prattville Business License #: _____ Alabama General Contractor License #: _____

Current Use of Property: Residential Nonresidential Other: _____

Review the Prattville Zoning Ordinance, specifically Section 3.04.06 for Accessory Structures

Residential Zones

- Must be located in back or side yard behind the front yard setback or front building line, whichever is greater.
- Must be 5 ft. from side and rear property lines, 5 ft. from other accessory structures, and 10 ft. from principal structure.
- Cumulative area of accessory structures on a parcel may not exceed 50% of the established rear yard.
- Structures larger than 200 sf must include exterior materials or cladding similar to that of the principal structure.
- Attached, unenclosed decks without roofs must be set back at least five feet from side and rear lot lines
- May not be used as a dwelling unit.

Nonresidential, Multifamily, and Manufactured Home Park Zones

- Must follow setbacks of the principal structure
- May not be located in required buffers
- Exterior materials must be the same as or complementary to the principal structure(s). This does not apply to accessory structure on individual home stands in manufactured home parks.

A site plan must be attached to this application which shows property lines, existing structures with linear and area dimensions, easements, proposed accessory structure location(s), adjoining residences (if applicable), and pertinent dimensions to proposed structure.

Square footage of proposed structure: _____ SqFt Job Cost of Structure (labor & materials): \$ _____

Number of structures (excluding residence or principal structure) on property: _____

Total area of accessory structures currently on property: _____ SqFt

Exterior materials of proposed structure (e.g. wood, metal, vinyl, etc.): _____

Location of Property: _____ Applicant: _____

Site built accessory structures require the following inspections:

- Footing
- Foundation
- Framing
- Electrical (if applicable)
- Plumbing (if applicable)

Prefabricated or delivered buildings must be inspected when placed.

If your property is located in the Prattville Historic District or in a Special Flood Hazard Area, additional forms and additional information may be needed.

Inspections for any of items listed above may be obtained by calling the Prattville Building Department at 334-595-0400.

All items must be marked as included or understood:

- Site Plan
- I understand that I am responsible for being aware of and complying with any private covenants, conditions, or restrictions that apply to my property.
- I understand that I may not use an accessory structure as a dwelling unit.
- Fee (Paid at time of permit issuance)

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Applicant Signature: _____ **Date:** ____ / ____ / _____

-Office Use Only-

Zoning: _____

Date Received: ____ / ____ / _____

Historic District: Yes No Certificate of Appropriateness?

Permit Number: _____

Flood Hazard Area: Yes No Flood Zone: _____

Flood Development Permit? Yes No

Easements: Yes No

If Yes, explain: _____

Area of rear yard: _____ sqft

Distance from adjoining residence: _____ ft

Planning Approval _____ Date: _____

Building Approval: _____ Date: _____

The entire Prattville Zoning Ordinance is available at <http://planning.prattvilleal.gov>. The below information is an excerpt:

§3.04.06 Accessory Structures, Site Appurtenances

1. Accessory structures are subject to the following requirements and the regulations of the applicable district. For residential districts, refer also to [§4.01.03 Additional Regulations](#):
 - a. It is unlawful for any person to construct, repair, replace, or cause to be constructed, repaired, or replaced, an accessory structure before obtaining any applicable permits.
 - b. No accessory structure may be established prior to the substantial completion of the primary structure, though they may be permitted and constructed at the same time. No accessory structure may be used prior to the principal structure being occupied. This does not apply to agriculture-related structures.
 - c. Accessory structures must be located on the same parcel as the principal structure.
 - d. The property owner is responsible for observing any private covenants, restrictions, or homeowner association requirements which may impact accessory structures.
 - e. Accessory structures may not be used as a dwelling unit, except for permitted Accessory Dwellings (see [§7.01](#)). However, protective shelters may provide temporary living quarters in times of danger or emergency.

§4.01.03 Additional Regulations

1. Accessory structures on lots zoned for or used for residential purposes, other than those located within a multifamily or manufactured home park development, are subject to [§3.04.06 Accessory Structures, Site Appurtenances](#), the regulations of the applicable district and the following:
 - a. Accessory structures may not extend forward of the front yard setback or front building line, whichever is greater.
 - b. Accessory structures must be set back at least five feet from side and rear lot lines, ten feet from the principal structure, and five feet from other accessory structures. Accessory structures exceeding 15 ft in height must be set back one additional foot from side and rear lot lines for each two feet in height above 15 ft.
 - c. The cumulative area of accessory structures on a parcel may not exceed 50% of the established rear yard.
 - d. Accessory structures larger than 200 sf must include exterior materials or cladding similar to that of the principal structure. However, this does not apply to accessory structures set back at least 50 ft from any dwelling on an adjoining lot.
 - e. Attached, unenclosed decks without roofs must be set back at least five feet from side and rear lot lines. If roofed, they are subject to the same setbacks as the dwelling.
2. Accessory structures of permitted nonresidential uses and those located within multifamily and manufactured home park developments are subject to [§3.04.06 Accessory Structures, Site Appurtenances](#) and the following:
 - a. Accessory structures are not permitted in required buffers.
 - b. Exterior materials or cladding must be the same as or complementary to the principal structure. This does not apply to accessory structure on individual home stands in manufactured home parks.
 - c. Accessory structures are subject to the same setbacks as the principal structure.