



City of Greenwood, Arkansas Application for Accessory Building

Permitting Considerations

All accessory buildings 100 sq. ft. or greater must be permitted by the City of Greenwood Building Department, 30 Bell Rd.

Accessory uses and buildings are permitted only in connection with, incidental to and on the same lot with the principal use of building which is permitted in the particular residential zoning district.

If an accessory building is to be plumbed, a variance must be requested at a public hearing by the Planning Commission. The primary interest of the Planning Commission is the intended use of the building. The cost of a variance request is \$50 and must be published 15 days prior to the Planning Commission Public Hearing.

An accessory building which will not be used as a garage shall not be erected or used without first being authorized by the Greenwood Board of Adjustment as a variance. In considering authorization, the Greenwood Board of Adjustment shall consider the following standard: the intended use of the building.

In residential zones, there shall be no more than two accessory buildings on any lot.

Required Yard Setbacks

- Side yard: 7.5 feet, measured from the eave of the building.
- Back yard: 20 feet, measured from the eave of the building.
- The distance between a detached accessory building and other building or structure shall be no less than 10 ft.

Architectural Character

Accessory Buildings (100 sq ft or greater) must match the architectural character of the principal dwelling with respect to:

- Color
- Siding
- Roofing
- Roof pitch
- Overhead doors

The Planning Commission meets monthly on the second Monday of each month at 6 p.m. at the City Council Room, 30 Bell Rd.

Inspections required (contact the Building and Permitting Office at 996-5329 for more information):

1. Slab
2. Framing
3. Final

Information required from property owner:

Lot Dimensions:

Width _____ Depth _____

Depth of back yard, as measured from the back of the house to the back yard property line

Square footage of house _____

Exterior treatment of the accessory building (i.e., brick, siding, stucco)

Square footage of other accessory buildings on property:

1. _____ 3. _____

2. _____ 4. _____

Is the accessory building to be plumbed? Yes _____ No _____

Please attach a plot plan (may be hand-sketched, preferably on graph paper) including the approximate location of the house, any existing accessory buildings, the proposed accessory building, lot dimensions and setbacks.

A copy of Greenwood Ordinance No. 05-01 is attached. Please contact our office if you have any questions or to request a variance.