

equipment without having to go through the house

- To allow for room of a side driveway (typically 12 feet of asphalt or more for a turn around)
- Privacy from one home to another — separation of homes to avoid having to have drapes closed all the time.
- Help control the rapid spread of fire from one structure to another
- Allow for open spaces for storm water absorption into the ground — re-charge the ground water
- To allow for areas reserved for tree growth away from power lines

**Rear Yard Setbacks** – Typically between 30 feet to 20 feet from all rear property lines

- For privacy
- A play yard for the family
- Area reserved for on-site sewage disposal systems (septic tank and field bed lines)
- Duplicate reserve area for septic systems — room for expansion of field bed lines if original lines are sufficient or saturated over time
- A place for your garden or landscaping, yard barn and residential storage buildings, pools, ponds
- Separation between neighbors' homes
- Ensure proper sun light and air circulation to avoid mildew and for your enjoyment
- To allow for open space areas for storm water absorption into the ground
- To allow for areas reserved for tree growth away from power lines

## *Where Planning and Building Come Together*



Sullivan County  
Planning & Codes Department  
3411 Highway 126, Suite 30  
Blountville, TN 37617

Office Hours  
8:00 AM – 5:00 PM  
Monday – Friday

(423) 323-6440 Front Desk  
(423) 279-2886 Fax  
[www.sullivancountyttn.org](http://www.sullivancountyttn.org)

Sullivan County  
Tennessee



# Residential Accessory Structures

***Produced by:***

***Sullivan County  
Department of  
Planning & Codes***

## Residential Accessory Structures

### *Accessory Use or Structure*

Any use or structure in any zoning district which meet the criteria set below:

- ⇒ Accessory Use: A use that is necessary, customary, incidental and subordinate to the main use of the property and located on the same lot as the main use.
- ⇒ Accessory Structure: A structure that is customarily designed and used as an accessory use — excluding singlewide mobile homes, tractor trailers, car trailers, buses, recreational vehicles, and other type of vehicle and the like.

### *Customary Residential Accessory Structures*

***must meet the following criteria:***

- ⇒ Structures placed in the rear yard behind the principal structure shall be setback a minimum of (8) eight feet from the sides and rear of property line to avoid any utility and drainage easements
- ⇒ Structures placed in the side yard shall meet the minimum principal building setback requirements for that particular zone

- ⇒ If in opinion of the Building Commissioner the structure cannot be located in the rear or side yards due to topographical constraints pursuant to Article XII, the Building Commissioner may allow such structure to be placed in the front yard with minimum setbacks applicable for that particular zone, as required for the principal structure
- ⇒ The total maximum size of all accessory structures cannot exceed ten (10%) percent of the total parcel area or exceed 2,000 square feet in total area; whichever is less
- ⇒ Prior to issuance of a permit, the property owner shall sign a statement affirming that the use of such structure is and will remain in compliance with the applicable zone
- ⇒ All structures less than 120 square feet and not having a fixed base to the ground require no permit, however shall adhere to the minimum setbacks and location as required above
- ⇒ All structures, regardless of size or permit requirement shall conform to the above setback and use restrictions



## Why It Is Important To Have Building Setbacks?

### **Front Yard and Corner Side Yard Setbacks -** *Typically 30 feet from all rights-of-way*

- Protection from vehicles if they run off the road
- Separation from the head lights of vehicles
- To help buffer the noise through yard, landscaping and distance
- To offer privacy from the street level — motorists and pedestrians
- To help with sight-distance-clearance on corner lots and from individual driveways — motorist pulling out of road or driveway needs to be able to clearly see from left to right without a building in the way
- To offer continuity between homes along the street – adds character to the neighborhood
- To allow for open space areas for storm water absorption into the ground—re-charge the ground-water

### **Side Yard Setbacks –** *Typically anywhere between 20 feet down to 10 feet from all side property lines*

- Ensure minimum amount of natural sun light between homes to avoid mildew and enjoyment of sun
- Ensure proper air circulation between structures
- Ensure accessibility from the front yard to the rear yard for emergency access, as well as lawn care