

Lexington-Fayette  
Urban County  
Government

Department of  
Environmental Quality  
& Public Works

Nancy Albright,  
Commissioner

# Permit Guide For 1 & 2 Family Residential Accessory Structures

APRIL 13, 2017

RESIDENTIAL SERIES

VOLUME 6 VERSION 1

## Division of Building Inspection

Physical  
Location:

101 East Vine St.

2<sup>nd</sup> Floor

Mailing Address:

200 East Main St

Lexington, KY  
40507

Phone: 859-258-  
3770

Fax: 859-258-  
3780

Website:  
<http://www.lexingtonky.gov>

An accessory structure is any structure not attached to the house such as: Detached garages, Storage sheds, and Detached decks (in specific situations), Etc. Some accessory structures less than 200 square feet do not require a permit (storage sheds, playhouses, and like structures) but may not be placed in an easement and generally may only be placed in rear yards. Permits are required for all accessory structures greater than 200 square feet regardless of use and a permit must be obtained prior to construction.

If you are acting as the Owner/Builder, you will need to follow the steps below. If you are hiring a Registered Contractor, the Contractor will make the application on behalf of the property owner.

**To apply online, you will need to first register for an account through our online portal at: <https://lexingtonky.gov/permits> Select "New Users: Register for an account" and answer the questions. If you need help registering for your account, please call: 859-258-3770.**

**1. A completed application on our Online portal at:  
<https://lexingtonky.gov/permits>**

**To apply: Select Building Inspection, agree to disclaimer, select Residential Accessory Structure**

**2. Information Required to Review a Residential Acc. Structure Permit:**

- a. **Site Plan** which includes dimensions of lot, easements, dimensions of existing house and proposed acc. structure, and the distances from the structure to property lines. (This information can typically be found on a recorded plat from your County Clerk's office or a Mortgage deed/survey)
- b. **Floor Plan** showing the existing structure and the proposed acc. structure with the labeling of all rooms and/or spaces for their intended use.
- c. **Framing Plan and Wall Section** indicating all framing materials including size, spacing and span of materials (studs, joists, rafters, trusses, etc.). Footing detail to be included with framing plan.
- d. **Elevations** showing required design features (if applicable), location of doors and windows and height of structure.  
**These documents can be uploaded in PDF format within the application on the online portal. If you need assistance with the online portal/application, please call our office at 859-258-3770 or email [accelahelp@lexingtonky.gov](mailto:accelahelp@lexingtonky.gov)**
- e. **Homeowner Acknowledgment Responsibility** Property Owner must fill out form located at:  
<https://www.lexingtonky.gov/sites/default/files/2017-07/Homeowner%20Responsibility%20Acknowledgement.pdf>

If you are performing the work on your own property you will need to select the "Owner/Builder Acknowledgment" check box within the online application requirements. This is located on "Step 3" of the online Residential Addition Application. Additionally, property owner must complete affidavit located at: <https://www.lexingtonky.gov/sites/default/files/2018-11/CONTRACTOR%20REGISTRATION%20AFFIDAVIT.pdf>

\*There may be additional requirements and/or Division approvals for properties located within an H-1 (Historic Overlay) or ND-1 Overlay. If you are unsure if your property is located in these Overlay Zones, please call us at 859-258-3770.

\*Please remember to check your deed restrictions as our office does not enforce these.