



Development Department
Inspections Division

Accessory Buildings

A permit shall be required to install or replace all accessory buildings within the City of Bedford.

Storage Building

- A storage building accessory to the principal structure cannot be located in the front or side yards. The building is required to be located in the back yard.
- All storage buildings shall be not less than sixty (60) feet back from the front lot line.
- Storage buildings one-hundred and fifty square feet (150 sq. ft.) or more, or twelve feet (12 ft.) or more in height shall be setback from the side lot line not less than five feet (5 ft.) and shall be setback from the rear lot line not less than five feet (5 ft.).
- Storage buildings under one-hundred and fifty square feet (150 sq. ft.), and under twelve feet (12 ft.) in height shall be setback from the side lot line not less than three feet (3 ft.) and shall be setback from the rear lot line not less than three feet (3 ft.).
- Total structural (under roof) coverage cannot exceed 40% of the total lot area.
- Storage buildings shall not encroach over a building line or onto a dedicated utility or drainage easement.

Detached Garage

- A detached garage accessory to the principal structure cannot exceed 500 sq ft.
- Total structural (under roof) coverage cannot exceed 40% of the total lot area.
- Each elevation side is required to be 35% masonry, excluding doors and windows. Hardie Plank/Board siding is not an approved masonry product for meeting minimum masonry exterior veneer requirements.
- The building is required to have a minimum of 5 ft setback from property lines and cannot encroach over a building line or onto a dedicated utility or drainage easement.
- A detached garage shall be not less than sixty (60) feet back from the front lot line
- Each entrance to the detached garage shall not be less than twenty-five (25) feet back from the lot line it faces.
- Adequate vehicular access shall be provided to the private detached garage. The driveway servicing the detached garage shall be a minimum of eight (8) feet in width.
- Servants' quarters or other accessory buildings, when located on the ground or erected over a private garage, shall not have a total height of more than twenty-five (25) feet including such quarters. The total enclosed area of such quarters shall not exceed 500 square feet in the aggregate.
- The occupancy or use of an accessory building as a place of abode or dwelling by anyone other than a family member or a bona-fide servant actually and regularly employed by the occupant of the main structure on such lot, estate, or land shall be prohibited.
- Utility services to servants' quarters shall be metered by the same meter as those serving the main building on the premises.