

RESIDENTIAL ACCESSORY BUILDING STANDARDS HENDERSONVILLE, TN

Please be advised that these Standards could include greater setback requirements, limitations on location, or even prohibition. Complete standards are contained in the Hendersonville Zoning Ordinance, Chapter 10.4.

1. Allowed in the following yards:
 - Rear Yard
 - Beside the House – No closer to the street than the house.
 - Side-Street Yard – (See #5 and #10 Below).

2. Side Setbacks:
 - 10-foot minimum from Side Lines in Suburban Residential, Low Density (SR-1).
 - 8-foot minimum from Side Lines in Suburban Residential, Medium Density (SR-2).
 - Can vary based on Easement locations.

3. Rear Lines:
 - 20-foot minimum from Rear Lines in SR-1 and SR-2.
 - Can vary based on Easement locations.

4. Side Street:
 - 20-foot minimum from Side Street (Lot Line).

5. Exceptions:
 - If structure is not over 400 square feet and at least 10 feet from the house, 5-foot minimum from Side and Rear Lines. This exception does not apply to the rear setback of double frontage lots.
 - Arbors, trellises, gazebos, and pergolas detached from the house that do not exceed 120 square feet combined or 15 feet in height may be located in front of the house and may encroach into the required Front Yard to within 20 feet of the street.

6. Accessory Buildings may not be located on an easement.
 - Exception if no permanent foundation.
 - See Chapter 10.4.4.4.D

7. 2 Accessory Buildings are allowed on the property. Arbors, trellises, gazebos and pergolas not exceeding 120 square feet, or 15 feet high do not count in this calculation.

8. Size (2 Buildings Combined):
 - 50% of the area of the principal dwelling or 800 square feet on lots up to 15,000 square feet in size (*NOTE: Detached Dwelling not allowed*).

- 50% of the area of the principal dwelling or 1,200 square feet on lots between 15,001 and 29,999 square feet in size (*NOTE: Detached Dwelling not allowed*).
- 50% of the area of the principal dwelling or 1,500 square feet on lots between 30,000 square feet and 43,559 square feet in size (*NOTE: Detached Dwelling may be permitted with Conditional Use Permit – Maximum Size: 1,200 square feet with no variance allowed*).
- 50% of the area of the principal dwelling or 1,800 square feet on lots between 1 acre (43,560 square feet) and 130,679 square feet in size (*NOTE: Detached Dwelling may be permitted with Conditional Use Permit – Maximum Size: 1,500 square feet with no variance allowed*).
- 50% of the area of the principal dwelling or 2,500 square feet on lots over 3 acres (130,680 square feet) in size (*NOTE: Detached Dwelling may be permitted with Conditional Use Permit – Maximum Size: 1,800 square feet with no variance allowed*).

Lot Square Footage	Maximum Size (<i>whichever is less</i>)	House Square Footage	Allowed Size
Less than 15,000 sq. ft.	800 sq. ft. or 50% of house		
15,001 to 29,999 sq. ft.	1,200 sq. ft. or 50% of house		
30,000 to 43,559 sq. ft.	1,500 sq. ft. or 50% of house		
1 acre to 130,679 sq. ft.	1,800 sq. ft. or 50% of house		
3 acres or more	2,500 sq. ft. or 50% of house		

9. Height may not exceed:

- The height of the existing house, or 35 feet, whichever is less.
- For single-story houses, 1.5 times the height of the existing house.

10. Building Materials:

- If over 120 square feet and located in any yard other than the Rear Yard, Accessory Building must be constructed of the same materials and architectural style as the existing house.
- See Chapter 10.4.1.7.

11. Additional Standards may exist in the form of:

- Restrictive Covenants.
- Notes on the Subdivision Plat.
- Restrictions contained in the Property Deed.
- Master Plans and Design Guides, if located within a Planned Development (PD).