



Burleigh County Building/Planning/Zoning Department

Accessory Building Construction

- Always obtain a building permit before starting construction.
- An accessory building over 120 sf requires a building permit.
- Always review your covenant, if applicable before starting construction.
- The front yard setback required for accessory structures located along a subdivision road or a street is 40'. Setbacks are ALWAYS measured from your property line unless otherwise stated. *You must identify your property lines by locating the property pins or surveyor's stakes.* Accessory structures located on a corner lot must maintain the setbacks indicated above for all property that lies adjacent to the roadway.
- The side yard setback required for accessory structures is a minimum of 15' per side yard. The rear yard setback required for accessory structures is 50'. If there is an easement, the entire accessory structure must be off of the easement. This includes the overhang.
- The above setbacks apply to any accessory structures (pole barns, barns, garages, storage sheds, etc.). All accessory structures must be placed on a floating slab, with the exception of those used solely to house animals.
- The allowable square footage for accessory structures in the county when there is an existing home on the property is 4% lot coverage. 4% lot coverage includes all existing accessory buildings, but does not include the existing home.
- If there is no existing home on the property, a petition waving objection to the proposed outbuilding must be signed by sixty (60%) of all owners of land within one-quarter (1/4) mile of the request. Petitions are available at the Building/Planning/Zoning office.
 - o Limitations of the accessory structure without a primary residence is 1,200sf for lots less than ten (10) acres, 1,800sf for lots between ten (10) and thirty-four acres and 2,200sf for lots over 34 acres in size.
- Heating and Plumbing permits may also be required.