Residential Detached Accessory Buildings

Accessory/Garages/Sheds

Reference: 2024 International Residential Code, City of Robins Building Code-Chapter 155, City of Robins Building Code Section 155.36 – Slab on Grade Foundations Code of Ordinances, City of Robins, Zoning Regulations, Chapter 165.

"Accessory building, structure, tree house or use" means use or structure subordinate to the principal use of a building or land on the same lot or parcel of ground and serving a purpose customarily incidental to the use of the principal building or use of land and shall not exceed 1,250 square feet. (Ordinance No. 1501, 3/2/15)

- Covenants for subdivisions shall be reviewed before applying for a building permit.

  (A copy of covenants may be found at City Hall)
- Lot coverage for all structures within a residential district, combined principal and accessory, shall not exceed 4800 square feet, or 36%, of building envelope. (Ordinance No. 2505, 11/17/25) (165.19(13))
- Detached accessory buildings or structures shall be located no closer to any other accessory or principal building than ten (10) feet and shall be limited to twenty (20) feet in height. (165.19(13))
- No detached accessory building, including tree houses, shall be placed in front of the principal building on the zoning lot. (Ordinance No. 2505,11/17/25) (165.19(13))
- Buildings 200 square feet and under do not require a permit, but a site plan shall be submitted to the Robins Zoning Department for review with location of principal structure, new structure and any easements on the property.
- Buildings over 200 square feet, the applicant shall provide the location, size, shape, color and material type information of the accessory building and that of the principal residential building. The accessory building design shall be visually harmonious and compatible with the principal building and the neighborhood character. The property owner is responsible to ensure the accessory building is in conformance with any restrictive covenants and not in conflict with any easements.
- All pole type structures require stamped Engineered drawings.

Permit requirements: A building permit is required when the detached accessory structure has a floor area over 200 square feet. **All** residential detached buildings are to be located per the zoning guidelines listed below.

Zoning guidelines: Planning & Zoning Dept.

- If the detached building is behind the primary structure (home), it can be constructed no closer than 7 feet from a side or rear property line unless a utility or drainage easement exists. No part of the structure may extend into an easement. Fire protection is required when the building is within 5 feet of a property line. (**See "Fire protection" requirements below.)**
- Should it be built beside the primary structure, the required side yard is 7 feet.
- A distance of 10 feet must be maintained between the detached structure and the primary structure.

A-1 Zoning (Chapter 165.23 Agricultural Zoning Regulations)

R-1 Zoning (Chapter 165.24 Low Density Single Family Residential)

Yard Requirements:	Front Yard	35 feet
	Interior Side Yard	7 feet
	Corner Side Yard	30 feet
	Rear Yard	7 feet

Maximum Height in aggregate shall not exceed 20 feet
Maximum Square footage shall not exceed 1,250 square feet in size.

R-2 Zoning (Chapter 165.25 Medium Density Single-Family Residential)

Yard Requirements:	Front Yard	30 feet
	Interior Side Yard	7 feet
	Corner Side Yard	20 feet
	Rear Yard	7 feet

Maximum Height in aggregate shall not exceed 20 feet
Maximum Square footage shall not exceed 1,250 square feet in size.

R-3 Zoning (Chapter 165.26 Medium Density, Two-Family Residential)

Yard Requirement:	Front Yard	30 feet
	Interior Side Yard	7 feet*
	Corner Side Yard	20 feet
	Rear Yard	7 feet

Maximum Height shall not exceed 20 feet
Maximum Square footage shall not exceed 1,250 square feet in aggregate size.

Applying for a permit: Submit 1 set of building plans for review and approval. Digital version preferred. Hard copies, 11x17 or smaller, are accepted.

- Complete the "*Sample Site Plan*" showing all required information.
- Fill out all of the applicable information on the "*Residential Detached Building"* form or submit detailed, scaled plans.
- Present all completed plans to the Building Department located at Robins City Hall for review.
- Upon completion of the review, you will be notified by phone or email to secure your permit.

Design considerations:

- A floating slab foundation with thickened edges is permitted up to 1250 square feet and one story, with 2x4 walls not exceeding 10' and 2x6 walls not exceeding 12', pending roof span and loads.
- Foundation **shall not** be placed on sod or any organic materials.
- Placement only on original soil or engineered fill place per engineer's specifications.
- Continuous frost spread footings minimum 12" wide and 42" below finished grade are required for any of the following conditions.
  - Detached garages exceeding 1,250 square feet and/or exceeding one story.
  - Garages (any size) attached to a dwelling.
  - Masonry veneer or concrete block walls.
  - Garages with bathrooms.
  - No pole type structures on floating slabs.

Fire protection:

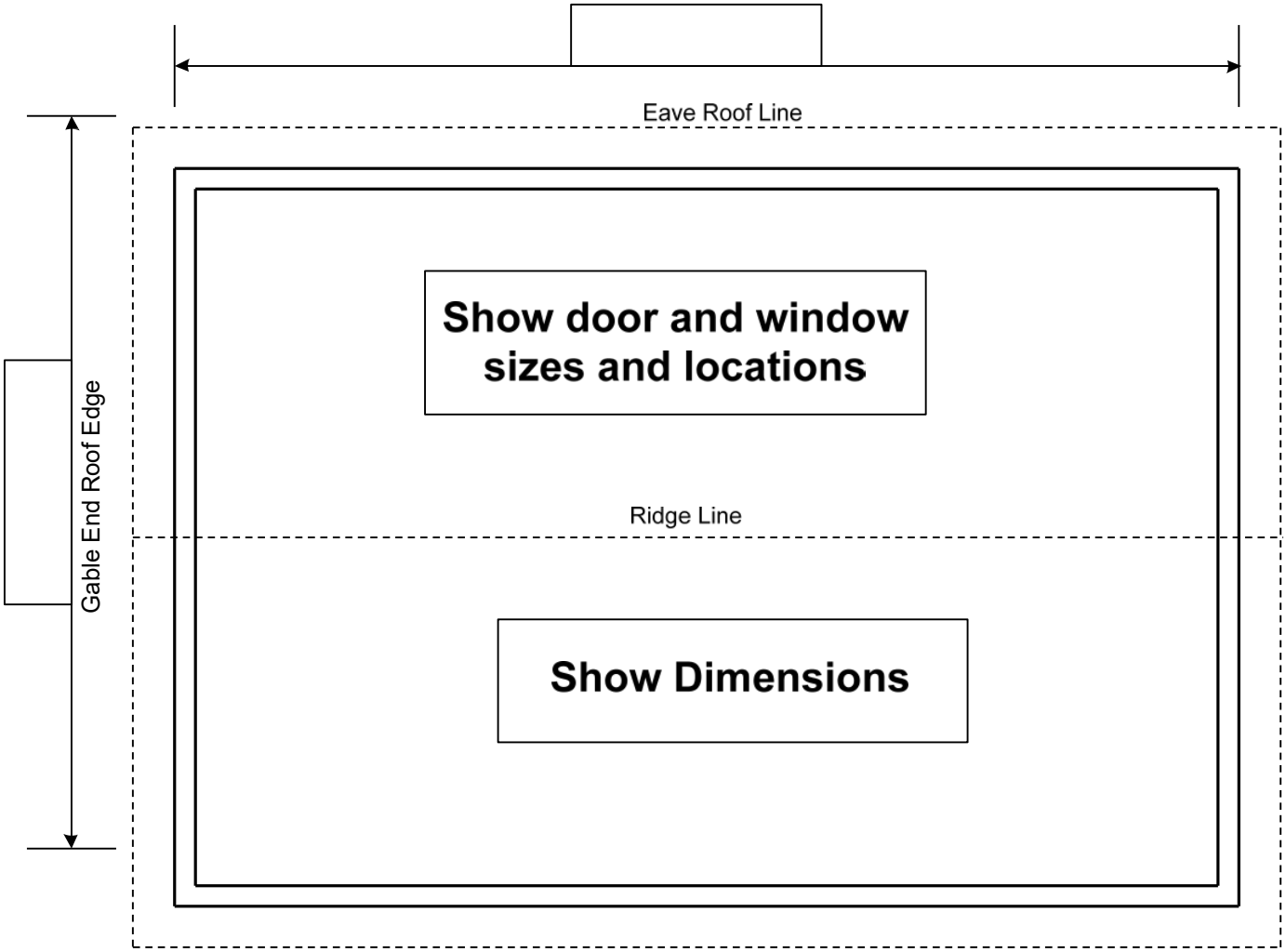
- Where an exterior wall is **less than 5'** from a property line, a minimum 1-hour fire-resistance rated wall is required.
- Projections (overhangs) constructed closer than 2' are not allowed from 2-5' to a property line require 1-hour fire-resistance rated construction on the underside.
- If the wall is less than 3' from the property line, no openings (doors & windows) are allowed. If the wall is 3' to 5' from the property line, openings are limited to 25% maximum of wall area.
- Walls 5' and over from the property line have no limit to the number of openings.

Additional permits required:

- Separate electrical, mechanical, and plumbing permits are required for any work performed in these fields.

Inspections required:

- Footings – after all excavation is complete and forms are set and before concrete is poured.
- Rough electrical, mechanical, and plumbing (when applicable) and rough framing, before any work is concealed.
- Final inspection – after all work is completed and prior to use.


Eave Roof Line
Gable End Roof Edge
Show door and window sizes and locations
Ridge Line
Show Dimensions

Specification form for detached garage accessory to one- and two-family dwellings. Please provide the following information:

➔ **Size of New Garage**_____ x _____ Wall Height_____ **Is this an addition?** ☐ Yes ☐ No
Length Width

➔ **Wall Sheathing**
☐ Plywood (approved structural wood panel)
☐ OSB (approved structural wood panel)
☐ Other sheathing _____

➔ **Wall Corner Bracing**
☐ 4' at each corner
☐ Other bracing method _____
Inquire at Building Division for alternative bracing methods

➔ **Roof Framing**
☐ Manufactured wood trusses (copies of truss design required)
☐ Rafters (ask for rafter information sheet and rafter tables)

➔ **Roof Sheathing**
☐ Plywood (approved structural wood panel)
☐ OSB (approved structural wood panel)
Size ☐ 7/16" ☐ 1/2" ☐ 5/8"

➔ **Eave Ice Protection** (required to a point 24" inside exterior wall)
☐ Self-adhering bitumen
☐ 2 layers mop on (cemented) #15 felt underlayment

➔ **Roofing Underlayment** Minimum #15 asphalt felt underlay

➔ **Roofing**
☐ Asphalt/fiberglass shingles (approved)
☐ Other roofing _____

➔ **Wall Weather Barrier (required)**
☐ Approved house wrap
☐ #15 asphalt felt
☐ Other barrier _____

➔ **Siding**
☐ Vinyl
☐ Other siding _____

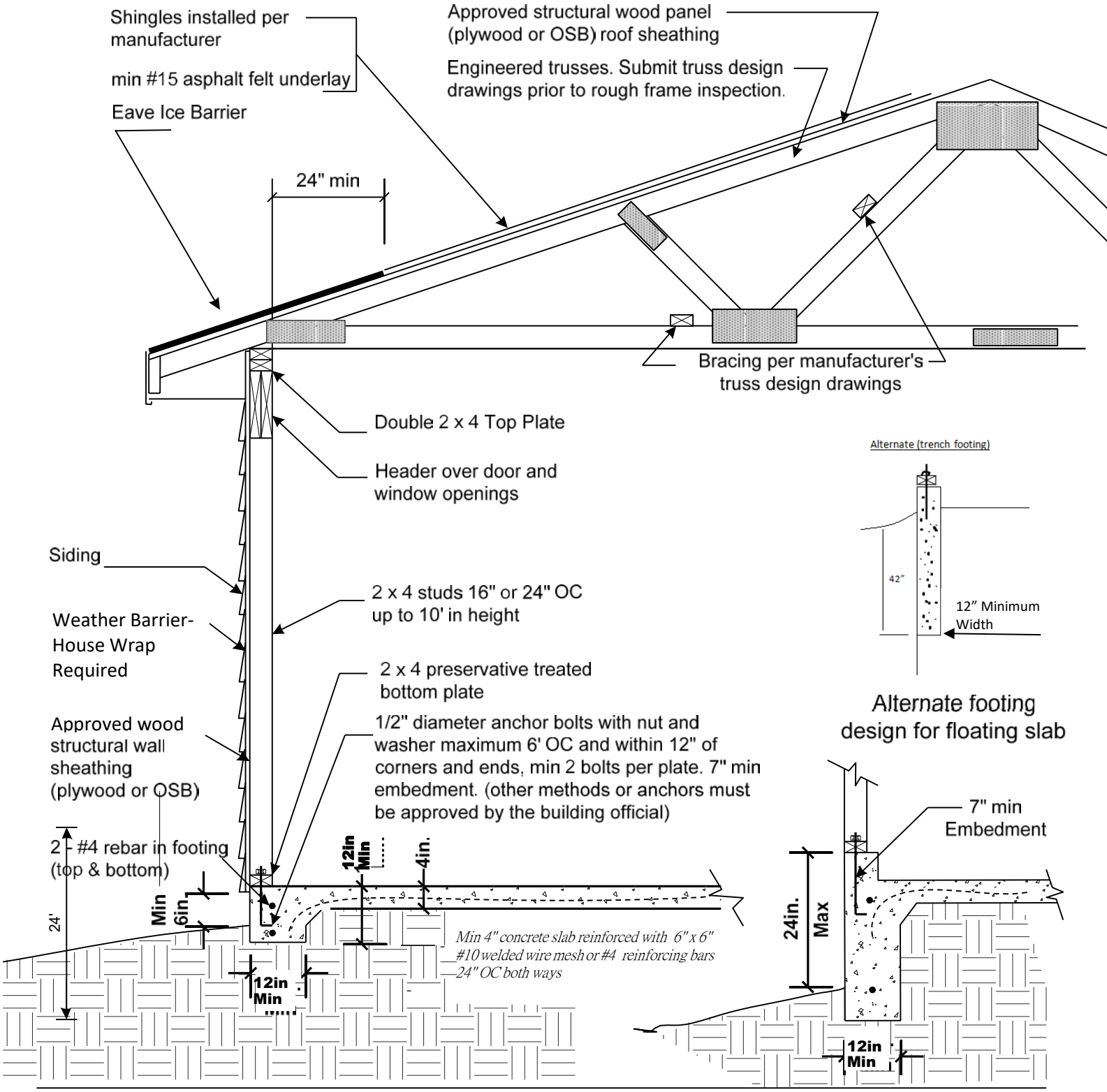
OVERHEAD DOORS:

	Quantity	Width x Height	Quantity	Width x Height
Overhead doors:		x		x
Overhead door **Headers LVL:**		1 ¾" x		1 ¾" x
2X:		2" x		2" x

In gable end? ☐ Yes ☐ No

DOORS and WINDOWS:

	Quantity	Width x Height	Quantity	Width x Height
Doors: ☐ swing out ☐ swing in ☐ sliding		x 6'-8"		x 6'-8"
Door Headers:		2" x		2" x
Windows:		x		x
Window Headers:		2" x		2" x


Shingles installed per manufacturer
min #15 asphalt felt underlay
Eave Ice Barrier
Approved structural wood panel (plywood or OSB) roof sheathing
Engineered trusses. Submit truss design drawings prior to rough frame inspection.
24" min
Bracing per manufacturer's truss design drawings
Double 2 x 4 Top Plate
Header over door and window openings
Siding
2 x 4 studs 16" or 24" OC up to 10' in height
Weather Barrier-House Wrap Required
2 x 4 preservative treated bottom plate
Approved wood structural wall sheathing (plywood or OSB)
1/2" diameter anchor bolts with nut and washer maximum 6' OC and within 12" of corners and ends, min 2 bolts per plate. 7" min embedment. (other methods or anchors must be approved by the building official)
2 - #4 rebar in footing (top & bottom)
24'
Min 6in
12in Min
4in.
12in Min
Min 4" concrete slab reinforced with 6" x 6" #10 welded wire mesh or #4 reinforcing bars 24" OC both ways
Alternate (trench footing)
42"
12" Minimum Width
Alternate footing design for floating slab
7" min Embedment
24in. Max
12in Min