



TOWN OF HILLIARD

ACCESSORY STRUCTURES AFFIDAVIT

Each applicant who proposes to permit an accessory structure must complete this affidavit and submit it with the corresponding site plan to the Town of Hilliard Building Department to be reviewed and approved PRIOR TO RECEIVING A BUILDING PERMIT.

Land Development Regulation 62-1 Definitions.

Accessory use or structure means a use or structure of nature customarily incidental and subordinate to the principal use or structure, and unless otherwise provided, on the same premises.

All accessory structures that do not meet the requirements Town of Hilliard Resolution No 2021-12 shall comply with all the following standards:

Town Code 14-64, Structures shall be built according to the latest edition of Florida Building Code.

Accessory structures cannot be used as a dwelling.

Town Code 62-355 Accessory used and structures.

(a) Accessory uses and structures are permitted in all districts provided such uses and structures are of a nature customarily incidental and clearly subordinate to a permitted or permissible principal use or structure and, unless otherwise provided, are located on the same lot (or contiguous lot in the same ownership) as such principal use. Where a building or portion thereof is attached to a building or structure containing such principal use, such building or portion shall be considered as a part of a principal building and not an accessory building. Accessory uses shall not involve operations or structures not in keeping with the character of the district where located and shall be subject to the following:

(1) Accessory uses and structures shall not be located in required front or side yards in any residential district except as follows:

- a. On double frontage lots, through lots and corner lots, accessory uses and structures may be located in any required side yard.
- b. Accessory structures for the housing of persons such as guesthouses shall not be located in any required yard.
- c. Detached accessory structures, other than as in subsection (a)(1)b of this section, which are separated from the main structure by not less than ten feet may be located in a required side or rear yard but not less than three feet from any lot line.
- d. Air conditioning compressors or other equipment designed to serve the main structure may be located in any required side or rear yard but not less than seven feet from any lot line.

(2) Accessory uses and structures in any residential district shall include noncommercial greenhouses and plant nurseries, guesthouses, private garages, tool and garden sheds, swimming pools, tennis courts, barbecue pits, and similar uses or structures which:

- a. Do not involve the conduct of business of any kind.
- b. Are of a nature not likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
- c. Do not involve operations or structures not in keeping with the character of a residential neighborhood.

(3) Private swimming pools, shall be a structure of concrete, masonry or other approved material and finish, not located within a completely enclosed building, filled with a controlled water supply, and used or designed to be used for bathing or swimming purposes by humans. A private swimming pool shall be allowed in a residential district as an accessory use only if it fully complies with the following conditions:

- a. That the pool is intended and is to be used solely for the enjoyment of the occupants or bona fide guests.

- b. That the pool cannot be located in the required setback for the district. A swimming pool shall not be permitted in any required front yard.
- c. All fences and gates shall be installed to comply with the Florida Building Code
- d. Any temporary or aboveground pool exceeding two feet in height shall meet these requirements and the requirements of the Florida Building Code.
- (4) The height of all accessory structures in a residential zone shall be limited to 22 feet above the established grade.
- (b) Except for temporary storage of building supplies during the period of construction of the main use building, no accessory building shall be used or occupied until the main use building on the lot is being used.

I (print name) _____, as owner of a Single Family Residence or a

Manufactured Residential Home located at :

_____ agree and will comply with the
above conditions, stipulations and requirements.

I hereby agree and affirm the conditions, stipulations and requirements listed in the document.

(Signature)

(Date)

STATE OF FLORIDA
COUNTY OF _____

Subscribed and sworn to (or affirmed) before me this ____ day of _____, _____.

By _____, who is/are personally known to

me or has/have produced _____ as identification.

_____ Notary Public

_____ (Name of Notary typed, printed or stamped)