



Town of Livonia

*33 Commercial Street
Livonia, New York 14487*

Accessory Building Information Sheet Single Family Residential

What is an Accessory Building?

An Accessory Building is a subordinate building located on the same lot with the principal building, occupied by or devoted to an accessory use. Where an accessory building is attached to the principal building in a substantial manner, as by a wall or roof, such accessory building shall be considered part of the principal building.

What is an Accessory Dwelling Unit?

An Accessory Dwelling Unit is an accessory use involving a separate and complete dwelling either in or added to an existing single-family dwelling, or a separate accessory building on the same lot as the principal dwelling.

Are Building Permits Required?

Permits are required for all accessory buildings over 120 sq. ft., and for all accessory dwelling units.

Construction Requirements

- Accessory Structures are required to be constructed in accordance with the requirements of the New York State Uniform Fire Prevention and Building Code.
- Contact Town of Livonia Building and Zoning Department for more detailed requirements depending on characteristics of the specific structure.

Required Inspections (check with Building & Zoning to see which apply)

- Preliminary site inspection
- Footing
- Foundation
- Framing
- Electrical – electrical installations shall be inspected by one of the following approved inspection agencies:
 - Commonwealth Electrical Inspection Service, Inc. (800) 437-5799
 - Middle Department Inspection Agency (800) 432-5191
 - New York Electrical Inspection Agency (585) 436-4460
- Final Inspection

What is the maximum allowable size of an accessory dwelling unit?

The area for an accessory dwelling unit shall not exceed 40% of the area of the principal dwelling unit.

How many Accessory Dwelling Units are allowed on a property?

A homeowner of a lawful single-family use shall be permitted one accessory dwelling unit.

Where can Accessory Structures be located on a property?

- A detached accessory building with a total floor area of 120 sq. ft. or less and a maximum height of 10 ft. may be located no closer than 4 feet from a side or rear lot line.
- A separate Accessory Dwellings must comply with Zoning District Setback Requirements. For more specifics, refer to the applicable Zoning District regulations
- Accessory structures may not be located within any easements or in any areas that will negatively impact drainage.

Process:

Contact the Building and Zoning Department. Most cases require a conditional use permit from the Zoning Board of Appeals. The B&Z Department can outline the steps specific to your application and help you navigate the process. (585)346-2098