



**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 Dwelling 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