

Information Sheet

Attached Additions to Existing Principal Building

If you plan to add a structure (such as a garage, carport, enlarge a room, etc.) by attaching it to your existing principal building, it will be necessary to obtain a building permit directly from the Memphis/Shelby County Office of Construction Code Enforcement, 6465 Mullins Station Road, Memphis, TN 38134. It is suggested that you call the central permit section at 379-4200, for information pertaining to the documentation required to obtain permits.

The purpose of this Information Sheet and the attached illustration is to assist you in determining whether your planned attached addition will be in compliance with the setback requirements stipulated in the Germantown Zoning Ordinance. The following definitions will aid you in the understanding of the terms used herein:

Definitions:

- a. **Interior Lot** – Front of the lot is adjacent to one (1) street and is contiguous to adjacent lots on two (2) sides and the rear property line.
- b. **Corner Lot** – A lot adjacent to two (2) or more intersecting streets.
- c. **Double Frontage Lot** – A lot with frontage on two (2) non-intersecting streets.
- d. **City Right-of-Way** – A ten (10) foot area measured from the face of the curb towards the house. This area is City property.
- e. **Building Lines- Front, Side, Rear.** Lines which define the setback requirement for the principal building. These lines are parallel to the lot lines and are equivalent to the required yards. The principal building cannot extend beyond the building lines except as noted.
- f. **Principal Building** – A building in which the primary use of the lot is conducted.
- g. **Required Front Yard** – A yard extending across the front of a lot between the side lot lines and being the minimum allowed horizontal distance between the lot line and the front building line. On corner and double frontage lots, the yards adjacent to both streets are front yards.
- h. **Required Side Yard** – A yard extending between the main building and the side line of the lot, and extending from the required front yard to the required rear yard, and being the minimum horizontal distance between a side lot line and the side building line.
- i. **Required Rear Yard** – A yard extending across the rear of a lot between the side lot lines and being the required minimum horizontal distance between the rear lot line and the rear building line. On all lots except corner lots, the rear yard is opposite the front yard. On corner lots, the rear yard is defined at the time the building permit is issued.
- j. **Easement** – A right to the use of a designated area of land for utilities such as electricity, gas, telephones, cable TV, sewage, drainage, etc.

Zoning Districts

Size of Required Yards (Ft)*	R,R-1,R-2,R-3	RE	RE1
Front Yard	40	60	60
Side Yard	10	25	25
Rear Yard	25	50	50

*If a plat indicates required yards that vary from the figures shown here, the required yard is as indicated on the plat.

Significance of the Building Lines (Required Yards)

The principal building (house) and all additions and attachments to the principal building must be constructed within the boundaries of the building lines established for each lot. There are a few exceptions to this rule.

1. Single story private garages and carports attached to the principal building may extend a maximum of ten (10) feet into the required rear yard.
2. Rear porches with no habitable space above may extend ten (10) feet into the required rear yard.
3. Unenclosed front porches may encroach ten (10) feet into the required front yard.

The building line setback distances are established by the size of the required front, side and rear yards stipulated in the Zoning Ordinance for each Zoning District. (See definition for size of yards).

Attached additions cannot encroach into any recorded easement.

Any conflict between information contained in this Information Sheet and the Zoning Ordinance will be resolved in favor of the Zoning Ordinance.

For additional information call Code Compliance at 757-7263.