



Winter Park Land Development Code Accessory Structures in Residential Areas (sheds, garages, guesthouses and garage apartments, etc).

1. Required setbacks: 100 sq. ft or less – 5ft side/5ft rear for sheds, workshops, etc.
Greater than 100 sq. ft & up to 320 sq. ft – 5 ft side/10ft rear for sheds, workshops, etc.
Greater than 320 sq. ft – same as main dwelling for sheds, workshops, etc.
Garages not exceeding 900 sq. ft – 5ft side/10ft rear
Any 2 story accessory structure same setbacks as principal structure.

Storage sheds are not permitted between the building line of the main structure and the street.

(Setbacks for the principal structure (dwelling, townhouse, apartment building or condominiums) are listed in each of the respective Zoning districts. In addition to the above listed setbacks corner lot setbacks must be met as delineated in Sec 58-82(j) of the Winter Park Land Development Code.)

2. Maximum Height: must not exceed height of main building & overall height to highest point must not exceed 18ft from natural grade.
3. Two Story determination: Any building wall that exceeds 12ft in height from existing grade setback or any building over 18ft in total height above natural grade must observe the required 2-story setback for the Zoning District. For gable ends, the wall height measurement is from the existing grade to the top plate on the wall.
4. Lot coverage: must not exceed 10% of lot area for all accessory buildings (with a maximum of 2 sheds).
5. Size: guest house/garage apartment must not exceed 1000sq. ft
(No kitchen or cooking facilities, no separate meter & deed restriction is required)
6. Accessory Structure cannot be constructed first used for dwelling purposes prior to construction of main building.
7. Accessory buildings must not be located within 5ft of another building.
8. Arbors, pergolas & trellises have special setbacks as delineated in Sec 58-82(k)(8) of the Winter Park Land Development Code.