

Town of Culpeper Accessory Structures

The Town of Culpeper regulates all accessory structures. Accessory structures are defined as subordinate structures detached from but located on the same lot as the principal structure, and used as incidental to the principal dwelling.

Accessory structures may include, but are not limited to, the following detached structures: Gazebo, garage, pool, hot tub, or garden shed.

A zoning permit must be obtained from the Planning & Community Development Department prior to the construction or placement of an accessory structure.

All accessory structures must be located in the rear yard or the area between the rear line of the principal structure and the rear line of the lot, and extending across the full width of the lot. In addition, accessory structures must maintain a minimum 2' from any side or rear lot line. Corner lots may require greater setbacks. Contact the Planning & Community Development Department for additional information or assistance.

The Town's Zoning Ordinance does not impose a minimum or maximum square footage for accessory structures.

Accessory structures cannot be used as a second dwellings or living rooms, such as a kitchen.



The zoning permit is the *first step* in the building permit process. The fee for a Town Zoning Permit is \$25.00.

In addition to a zoning permit, all accessory structures over 255 square feet must also obtain a building permit, issued by the Culpeper County Building Official's Office, located at 302 N. Main Street, Culpeper, Virginia.

For further information, please contact the Department of Planning & Community Development. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday.
Phone – (540) 829-8260
Fax – (540) 829-8279

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