

Accessory Buildings

Due to setback and height regulations, accessory buildings in Bridgewater require a zoning permit. To apply, please submit the following:

1. A completed [Project Proposal](#).
2. A plat, aerial photo, or drawing of your lot showing the proposed structure. Include its height, and distance to property lines.



According to **Bridgewater Zoning Code**, new accessory buildings in all residential districts must be:

- No more than 15 feet in height.¹
- At least 7 feet from a side lot line shared with another property.
- At least 5 feet from a rear lot line.
- At least 20 feet from any public street.
- Not located wholly or partially in the front yard.
- Not located within the limits of a utility easement.

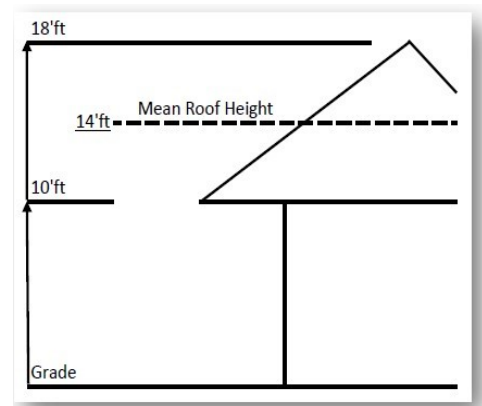
Other helpful tips:

- There may be additional regulations that apply to your specific project. For example, flood proofing measures must be taken for any projects in the Special Flood Hazard Area.
- A [Special Use Permit](#) is required for any Accessory Building to be used as [Short-Term Rental](#) or [Dwelling Unit](#).
- If your proposed accessory building is 256+ square feet, or will be equipped with electric or plumbing, you will also need to contact [Rockingham County](#) for a building permit.

Questions? Refer to our [Zoning Page](#) or contact the Town Planner at 540-908-4212.

¹§ 6-22. (13) Building, Height of:

The vertical distance measured from the level of the curb or the established curb grade opposite the middle of the front of the structure to the highest point of the roof if a flat roof; to the deck line of a mansard roof; or to the mean height level between the eaves and ridge of a gable, or gambrel roof. For buildings set back from the street line, the height shall be measured from the average elevation of the ground surface along the front of the building.



Gable Roof Example