

**Information Sheet**  
**Attached Additions to Existing Principal Building**  
**Double Frontage Lots**  
**Chapter 23**

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 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 construction of buildings is regulated to promote and protect the health, safety and welfare of all City residents. Violations could result in legal penalties and substantial financial losses.

**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.

On double frontage lots, the yards adjacent to both non-intersecting streets are required front yards. No structures are allowed in the required front yard area of either street front.

The principal building (house) and all additions and attachments to the principal building must be constructed within boundaries of the building lines established for each lot.

Attached additions cannot encroach into any recorded easement.

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

### **Zoning Districts**

<b>Size of Required Yards (Ft)*</b>	<b>R,R-1,R-2,R-3</b>	<b>RE</b>	<b>RE1</b>
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.