



Goochland County Policies and Procedures

Department: Building Inspection
Subject: Permitting for Small Structures

Policy Number: 2018-01
Date Issued: 09/26/2018
Implementation: 09/26/2018
Supersedes: N/A

Permitting Requirements for Small Structures

- All structures require a building permit unless clearly specified below.
- Regardless of structure size, if you do site work and disturb more than 10,000 sq. ft. of land then a Land Disturbance permit will be required.
- The location of the structure could also have an impact on what permits may be required. For example, if the structure is located within wetlands or a flood plain.
- Access to the structure may need to be evaluated. If you cross a stream or install culverts you may need approval from the Corps of Engineers, DEQ or VDOT.

SHEDS, PLAYHOUSES, SIMILAR USES

Definition: not defined in the VRC, VCC or IZC.

No building permit required if all criteria below are met [VCC 108.2(2)]:

- 256 sq. ft. or less,
- not Group F-1 or H,
- one story,
- detached structure,
- used for storage, playhouse, or similar uses

No foundation required if all criteria below are met (VCC 1808.1, exception):

- 256 sq. ft. or less,
- maximum 10' eave heights,
- finished floor maximum 18" above finished grade,
- supporting structure in direct contact with ground,
- anchored to withstand wind loads,
- light-frame construction

Zoning requirements: (County Zoning Code Article 21, Section 3)

These uses may be permitted in agricultural or residential districts if they meet the requirements for an accessory structure as defined below:

Accessory Use or Structure (County Zoning Code Article 30.2): a subordinate use or structure customarily incidental to and located upon the same lot occupied by the main use or building.

- Zoning compliance form shall be required to be completed and submitted to the County for approval



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- Only considered an accessory building if not structurally attached to main building
- Only allowed in rear yard
- Minimum 5-foot setback to any side or rear lot line, except a corner lot shall be 35'
- Shall not serve as a living area

INDUSTRIALIZED BUILDINGS

Definition: (VCC 202) a combination of one or more sections or modules, subject to state regulations and including the necessary electrical, plumbing, heating, ventilation, and other service systems, manufactured off-site and transported to the point of use for installation or erection, with or without other specified components, to comprise a finished building. Manufactured homes and Temporary Health Care Facilities shall not be considered industrialized buildings for the purpose of this code. Also, does not include intermodal freight containers, moving containers and storage containers placed on site temporarily or permanently for use as storage.

No building permit required if all criteria below is met [VCC 108.2(3)]:

- housing equipment of publicly regulated utility service
- detached,
- prefabricated buildings,
- 150 sq. ft. or less,

No foundation required - however, structure shall be anchored accordance with the manufacturer's installation instructions to resist wind loads as required by the Virginia Construction Code

Zoning requirements: (County Zoning Code Article 21, Section 3)

- Zoning compliance form shall be required to be completed and submitted to the County for approval
- Only considered an accessory building if not structurally attached to main building
- Only allowed in rear yard
- Minimum 5-foot setback to any side or rear lot line, except a corner lot shall be 35'
- Shall not serve as a living area
- If permanent, a POD shall be required for commercial uses

TEMPORARY FAMILY HEALTH CARE STRUCTURES

Definition: (10/27/11 DHCD Memorandum) a structure to be used by a mentally or physically impaired person meeting the criteria and limitations listed below.



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- **Caregiver:** a person related by blood, marriage, adoption, or legally appointed guardian, who provides care for a mentally or physically impaired person.
- **Mentally or physically impaired person:** a resident of Virginia who requires assistance with two or more activities of daily living, (bathing, dressing, toileting, transferring, bowel control, bladder control, and eating/feeding) and certified in writing by a Virginia licensed physician.

Limitations on use:

- transportable,
- residential structure,
- 300 sq. ft. or less,
- complies with and displays a Virginia Registered Industrialized Building Label,
- one unit per lot or parcel,
- one mentally or physically impaired occupant; two, if a married couple
- located on property owned or occupied by the caregiver as his/her residence,
- located on property where permitted as accessory use to single-family dwellings,
- compliance with all applicable requirements of VDH,
- removed within 30 days of impaired person no longer receiving or needing assistance

Building Permits are required. Maximum permit/zoning fee \$100 (10/27/11 DHCD Memorandum)

No permanent foundation required (10/27/11 DHCD Memorandum)

Zoning requirements: (County Zoning Code Article 21, Section 12.1)

- no special use permit required
- considered an accessory structure
- Minimum 5-foot setback to any side or rear lot line, except a corner lot shall be 35'
- only one per lot or parcel of land
- evidence of compliance shall be provided by the applicant annually
- annual inspection may be required
- may require connection to water, sewer and electrical utilities serving the primary residence
- no signage advertising or otherwise promoting the existence of the structure shall be permitted

TINY HOUSES

Definition: not defined in the VRC, VCC or IZC. However, below are things that “tiny houses” are **not** according to a 07/06/15 memorandum from DHCD:



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- industrialized buildings - they do not have a SBCO stamp
- manufactured homes - they are not HUD approved
- recreational vehicles if greater than 400 sq. ft.

2018 International Residential Code Appendix

- definition: a dwelling which is 400 square feet in floor area excluding loft
- considered a single dwelling unit
- shall comply with IRC except as otherwise stated in Appendix V
- would need a request for modification approved by the Building Official to use the 2018 IRC, Appendix V
- shall meet requirements for foundation (unless exempted as shown below)

Building Permits, well, and septic permits are required

No foundation required (VCC 1808.1, exception) if the below criteria are met:

- 256 sq. ft. or less,
- maximum 10' eave heights,
- finished floor maximum 18" above finished grade,
- supporting structure in direct contact with ground,
- anchored to withstand wind loads,
- light-frame construction

Zoning requirements: Same as single-family dwelling

Limitations on use:

- zoning does not allow recreational vehicles as dwellings
- if greater than 400 sq. ft. they shall be approved as manufactured homes by HUD and have a SBCO seal
- if built off-site, it could be considered an industrialized building if it had a SBCO seal
- if built on-site, must meet all building, zoning, and health regulations for single family dwelling

TREE HOUSES

Definition: not defined in the VRC, VCC, ICZ, or County Code

No building permits required: If less than 256 sq. ft.



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RECREATIONAL VEHICLES

Definition: [County Zoning Code Article 30(78)] a vehicle, regardless of size, which is not designed to be used as a permanent dwelling, and in which plumbing, heating, and electrical systems contained therein may be operated without connection to outside utilities which are self-propelled or towed by a light duty vehicle. They are not to be inhabited as permanent residences but may be established for temporary occupations within designated recreational vehicle parks that comply with all county codes and ordinances.

No building permits required

Zoning requirements: not allowed as a permanent dwelling

MANUFACTURED/MOBILE HOME

Definition: (VCC 202) a structure subject to federal regulation, which is transportable in one or more sections; is 8 feet or more in width and 40 feet or more in length in the traveling mode, or is 320 or more sq. ft. when erected on site; is built on a permanent chassis; is designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities; and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure.

Building Permit is required- must meet all building, zoning, and health regulations for single family dwelling

No Foundation required when Anchored per manufacturer's instructions VRC AE501.1 & AE604.1

Manufactured Homes built before June 15, 1976 shall require an engineer's special inspection report, clearly indicating the structure is structurally safe for human habitation

Zoning requirements:

- A. Manufactured/mobile homes on single lots: (County Zoning Code Article 21, Section 10)
 - no other dwellings on a single parcel
 - skirting required to be installed
 - driveway permit shall be obtained from VDOT
 - driveway installed before CO issued
 - removed within 12 months upon reclassification of land upon which manufacturers homes are located
 - no room additions are permitted unless manufactured home complies with National Manufactured Construction and Safety Standards Act of 1974
 - shall be mounted and anchored in accordance with manufacturer's installation instructions or Virginia Manufactured Home Safety Regulations



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- B. Manufactured/mobile homes on farm operations: (County Zoning Code Article 21, Section 9)
- applies to A-1 and A-2 districts
 - one manufactured home per 100 acres of farm operations, but not to exceed 4 per farm operation
 - shall be occupied by head of household who is gainfully employed full-time on the farm operation
 - each manufactured home shall be considered a dwelling
 - removed within 90 days upon reclassification of land upon which manufacturers homes are located
 - shall be connected to approved residential sewage disposal and satisfactory water supply
 - shall be a minimum of 750 feet from an existing conventionally built dwelling that is not located on the subject farm property
- C. Temporary use of mobile homes and travel trailers (County Zoning Code Article 21, Section 12)
- A building permit is required
 - construction site residence only for owners and immediate family
 - church use on construction site for church members and guest and those strictly engaged in the supervision of church construction
 - office use on construction site for use only by persons directly engaged in the supervision of the construction
 - must have sleeping accommodations, flush toilet and tub or shower if used as living quarters
 - requires safe connection to an electrical source in compliance with NEC
 - maximum 12-month temporary use with one 6-month extension if owner can justify need.
- D. Mobile Homes in Residential Mobile Home (R-MH) district (County Zoning Code – Article 13)
- A building permit is required- must meet all building, zoning, and health regulations for single family dwelling
 - Must meet all applicable regulations of R-MH district