

# Permitting Requirements Accessory Structures

Kent County, Delaware



A permit is required for a detached building when the structure's size exceeds 300 square feet if the building is a . . .

- shed (non-vehicular storage)
- playhouse / gazebo
- pavilion / pergola

A permit is required for a detached building of any size if the building is a . . .

- garage / carport
- pole building / pool house
- animal enclosure or shelter (example: dog kennel)

These lists are not all-inclusive. If your proposed building type is not listed here, please contact Kent County Inspections & Enforcement for more information.



## REQUIRED DOCUMENTATION

When you're ready to apply, please upload the following:

- [plot plan](#) (click the link for more information)
- [construction plans](#) (click the link for more information)
- the design certification for each engineered component to be used on this project, such as roof trusses, LVLs, and steel beams, must be obtained from the manufacturer

## DESIGN RESTRICTIONS

- The proposed accessory structure shall not be larger than the principle structure (house).
- The average roof height (midpoint between the peak and the eave) must be no higher than 20 feet.



Projects within the limits of a town require a permit or other written approval from the town's Zoning official. The County will perform the construction plan review and inspections on behalf of the Town.



**UTILITIES** | Permits for electrical and plumbing are issued only by the State of Delaware. Your sub-contractor will obtain the required permits.



If the homeowner is acting as his or her own sub-contractor for the electrical and plumbing scopes of work, click the icons to the left of this paragraph to visit the State agencies' web pages for more information about homeowner's permits.



**CARPORTS** and other metal kit-built structures require a complete set of construction drawings from the manufacturer featuring the seal of a Delaware-licensed engineer.

Drawings for structures built of a material other than wood must bear the seal of a Delaware-licensed architect or engineer.

**POLE BUILDINGS** have special requirements for construction drawing information. There are [sample drawings](#) specifically for pole buildings on our website to assist in completing your required construction drawing set.



All permit applications are available online with the transition to the My Government Online permitting system. Click the image below to be linked to their website and create your account.



For technical support with the creation of your account or any questions regarding the online portion of your permit application process, please call the customer support center for My Government Online at (866)957-3764.

You may access the [Customer Help Guide](#) from the Kent County Levy Court website for step-by-step account setup and permit application instructions.

## SETBACK INFORMATION

Setbacks for a project located . . .

- within the limits of a local municipality are determined by said Town's zoning official.
- outside of town limits may be obtained from the Kent County Planning Services Department at (302)744-2471 or [planning@kentcountyde.gov](mailto:planning@kentcountyde.gov).

Common MINIMUM setbacks for accessory structures:

- 5' from side and rear property lines
- 5' from dwelling
- 10' from septic equipment (tank, drain field, etc.)

An accessory structure shall not be permitted forward of the front wall of the dwelling unless such placement allows for at least 100 feet between the proposed accessory structure and the front property line.



Kent County Levy Court  
Department of Planning Services  
555 Bay Rd  
Dover, DE 19901

Contact Us  
(302) 744-2451  
[inspections@kentcountyde.gov](mailto:inspections@kentcountyde.gov)  
Permitting Requirements [Home Page](#)



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