



ZONING REQUIREMENTS R-1 & R-2 SHED PERMIT REVIEW

SURVEY: Legible and to scale.

DIMENSIONS: Show the length, width, and area in square feet.

SIZE RESTRICTION: Any shed larger than 100 square feet in floor area must meet building setbacks.

BUILDING SETBACKS: Setback from the property line must be indicated. Rear yards 15'; side yards 7-1/2', if a lot is less than 60' in width, then 5'. Rear yards are limited to 35% building coverage.

UTILITY & DRAINAGE EASEMENTS: Sheds may not be placed within any Utility or Drainage Easements, unless an Easement Agreement is executed.

MAXIMUM HEIGHT: Measured from the natural contour of the ground to the highest point.

STATE (DCA) APPROVED PRE-MANUFACTURED SHEDS: Up to 8-1/2' in height shall have a setback from the side & rear property lines equal to one-half (1/2) of the maximum height.

ALL OTHER TYPES: One (1) shed up to 7' in height may be placed within a required rear yard, except where the rear property line abuts a waterway. Product approval, State approval, or plans drawn by an Architect or Engineer are required.

**WE WANT TO GIVE YOU A PERMIT. PLEASE PROVIDE THE
INFORMATION WE NEED TO REVIEW IT.**

Sec. 24-68. Accessory structures and detached buildings.

Accessory buildings will be permitted in all residential R-O, B-1 and B-2 Districts only under the following conditions and only if, placed after or at the time of construction of the main structure; there are no restrictions on such buildings in other districts.

(A) *Types permitted.*

- (1) Private garage.
- (2) Tool, garden or utility shed.

(B) *Building site coverage* . Maximum of thirty-five (35) percent of the rear yard in residential districts.

(C) *Yard setbacks.*

(1) *R-1 and R-2 Districts:* One (1) utility building per building site may be erected within the required rear yard except where the rear property line abuts a waterway and shall not exceed one hundred (100) square feet of floor area, twelve (12) feet in length and an average of six and one-half (6 1/2) feet in height not exceeding a maximum height of seven (7) feet as measured from the natural contour of the ground to the highest point. Pre-manufactured utility buildings having the state department of community affairs approval, which by design are constructed on skids, not exceeding one hundred (100) square feet in gross floor area including exterior walls and eight and one-half (8 1/2) feet in height as measured from the natural contour of the ground to the highest peak shall have a setback from the side and rear property lines equal to one-half (1/2) of its height measured from the natural contour of the ground to its highest peak. Otherwise, accessory buildings must meet setbacks.

(2) *All other districts:* No accessory building, temporary or permanent, shall occupy space within a required front, side or rear yard setback in all other districts in which accessory buildings are allowed.

(D) *Building height limits.*

(1) No accessory building shall be more than twenty-two (22) feet in height except as allowed in R-1 and R-2 Districts and lots greater than one (1) acre.

(2) On lots of greater area than one (1) acre, an accessory building shall not be more than thirty-five (35) feet in height, provided that it is located thirty (30) feet from every lot line.

(3) An accessory building built in the front yard shall not be more than one (1) story or thirteen (13) feet in height.