



## **SHED/DETACHED GARAGE REQUIREMENTS**

Reference Chapter 635-78

Article X - Accessory Uses and Structures

**PERMIT REQUIRED:** A shed permit is required from the building inspector and fees paid prior to installation of any shed/detached garage.

**FEE:** Up to 100 sq. ft - \$110 (\$60 permit fee, \$25 plan review fee, \$25 administrative fee)

Over 100 sq. ft - \$170 (\$110 permit fee, \$25 plan review fee, \$25 administrative fee)

With plumbing/heating/electric - \$230 minimum (\$120 permit fee, \$60 EACH for electrical/plumbing/HVAC, \$25 plan review fee, \$25 administrative fee)

### **RESIDENTIAL DISTRICTS - SHEDS**

- 1). Principal structure must be present.
- 2). One shed/detached garage is allowed per lot in rear or side yard.
- 3). Shed cannot extend closer to the street than the principal structure.
- 4). Shed cannot be closer than 10' to principal structure.  
(\* exemptions apply – see 635-78 (B) (4))
- 5). Shed cannot exceed 15' in height.
- 6). Shed cannot occupy more than 20% of the rear yard area or not exceed 400 sq. ft (whichever is more restrictive).
- 7). Setbacks: Street – 30'; Rear – 8'; Side – 5' (except R-1-M – Side is 3')
- 8). Shed cannot be used to conduct any business, trade or industry except for home occupations as defined in 635-39.
- 9). Shed cannot be used as a dwelling place.

**RESIDENTIAL DETACHED GARAGE** – Detached garages are allowed in rear or side yards only and cannot exceed the total lot area coverage for the zoning district where the garage is to be located. “Total lot coverage” includes all buildings on the lot.

Total lot coverage: R-1-L (Low Density) – 25%; R-1-M (Medium Density) & R-2 (Single/Two Family) – 30%; C-1-L (Local Commercial) – 30%

### **COMMERCIAL/INDUSTRIAL DISTRICT**

- 1). Principal structure must be present.
- 2). Shed cannot extend closer to the street than the principal structure.
- 3). Shed must be in rear or side yard.
- 4). Shed cannot be closer than 10' to principal structure (\* exemptions apply).
- 5). Shed cannot exceed 25' in height.
- 6). Shed cannot occupy more than 20% of the rear yard area or not exceed 400 sq. ft (whichever is more restrictive).
- 7). Setbacks:

C-1-L (Local) - Street – 25'; Rear – 25'; Side – 10' when adjoining residential or highway commercial zoning districts

C-1-H (Highway) – Street – 50'; Rear – 40'; Side – 40'

C-2 (General) – Street – none; Side – 10'; Rear – 25'

**POLE BARNS/POLE SHEDS** are not allowed.