



Regulations for Sheds

- 1) One detached accessory storage building in addition to a private detached garage shall be permitted in the rear yard of a residential lot in accordance with the following schedule:

Lot Area	Maximum Accessory Storage Building Size *	Maximum Accessory Storage Building Height **
Up to 10,850 sq. ft.	100 sq. ft.	12 ft.
10,850 to 21,779 sq. ft.	150 sq. ft.	12 ft.
21,780 to 43,559 sq. ft.	200 sq. ft.	12 ft.
43,561 sq. ft. and greater	300 sq. ft. for the first acre plus 50 sq. ft. for each additional acre in lot size	14 ft.

* Accessory buildings over 200 square feet in size are required to be constructed on a masonry/ cement foundation and meet the drainage requirements of the Engineering Department.

** Maximum height of a shed is determined at the midpoint of the gable.

- 2) No part of any accessory building or structure shall be located within a recorded utility easement or drainage swale, or in such a manner that hinders the free flow of storm water or hinders the maintenance of storm water control structures as determined by the City Engineer.
- 3) Any accessory building or structure shall be set back not less than five feet (5') from the side lot line and five feet (5') from the rear lot line.
- 4) On a corner lot, any accessory structure shall be set back not less than the required front building setback for the abutting lot on the side street.
- 5) The total area of an accessory structure (shed), detached garage, and other accessory structure such as a deck, swimming pool, pavilion or gazebo, shall not exceed more than twenty percent (20%) of the rear yard area on which such structure(s) or building(s) is located.

Submittal for Permit

- 1) Accompanying the application, a site plan must be drawn. The site plan must show the rear yard with all measurements. Show exactly where the shed will be placed and how far off the property lines it will be. The site plan does not need to be architecturally drawn; but, please make the measurements as accurate as possible.
- 2) On the application we will need to know the rear yard dimensions, as well as, the cost of the shed. An estimate cost is sufficient.
- 3) If a contractor is doing the work, it is the contractor's responsibility to apply for a permit.