



## ACCESSORY BUILDINGS - SHEDS

### Submittal Requirements:

- Two (2) plats of survey showing proposed accessory building placement with setbacks to lot lines.
- Two (2) sets of plans or sketches showing at least two (2) elevations and a cross-sectional drawing showing proposed structural information.
- Completed building permit application including proposed electrical work (such as outlets or lighting).

### General Requirements: All governing codes per Ord. No. 5190.

- Floors – The flooring material may be a four-inch (4") concrete slab, or weather resistive lumber.
- Materials – Framing for detached accessory buildings may incorporate studs twenty-four inches (24") on center provided the top plate is doubled or a single top plate is tied at joints and corners with rafters/ joists centered over the studs. Doubling of studs is not required on jambs of opening less than three feet, five inches (3'.5") wide. Wall sheathing and building paper may be omitted if corner bracing is used. Corner bracing may consist of approved structural sheathing, one inch by four inch (1" x 4") let in braces, or approved metal strap devices installed to manufacturer's specifications.
- Prefab metal storage buildings are permitted. A picture or sketch must be included with permit submittal.
- Distance from Lot Lines –
  - All sheds located in the rear twenty-five percent (25%) of the lot may be placed a minimum of three feet (3') from the side lot line and five feet (5') from the rear lot line, unless a street side setback or an existing easement require a greater distance.
  - All sheds located in the front seventy-five percent (75%) of the lot must meet the standard setbacks for the Zoning District unless an existing easement requires a greater distance.
- Building Height – The height of the shed to the peak of the roof shall not exceed 12 ft.
- Building Size – Provided the maximum impervious lot coverage requirements of Section 98-101 b) 3) are not exceeded, the maximum floor area of a shed may not exceed the following:
  - R-2 and R-3 Districts -- one hundred fifty (150) square feet
  - R-4 and R-5 Districts -- one hundred twenty (120) square feet

In all other Districts, the maximum floor area shall not exceed 120 square feet or three-quarters of one percent (0.75%) of the size of the lot on which it is located, whichever is greater.

### Inspection Requirements:

- **SLAB ON GRADE** – After formwork for a proposed concrete slab and prior to pouring concrete.
- **FINAL** – After all work is complete and before building is used.

INSPECTIONS MUST BE SET UP 24 WORKING HOURS IN ADVANCE. Call (847) 904-4320 to schedule an inspection.