

SHEDS

Zoning

All sheds require a zoning permit. Sheds less than 150 s.f. in area need to be a minimum of 5' from the rear and side lot lines. Sheds may not be in an easement nor in a front yard. Sheds larger than 150 s.f. must be one-half of the setback requirement for the house. Each zoning district is different so please call the zoning office for your specific requirements.

Construction

Sheds and similar structures that are 100 s.f. or less in area and 10 feet or less in height are not required to have a foundation system extending below the frost line. The structure must be of a sufficient weight to remain safely in place; otherwise, the structure must be anchored to the ground. A building permit is not required for sheds 200 s.f. or less in size.

Sheds and similar structures that are 101 s.f. to 200 s.f. in area and less than 10 feet in height are not required to have a foundation system extending below the frost line *provided* the shed is dimensionally stable without a foundation system. A shed shall be considered dimensionally stable if it has a floor system that is tied to the walls. These sheds must be placed on a bed of gravel not less than four (4) inches thick or other frost protection design. These structures shall be of a sufficient weight to remain safely in place; otherwise, the structure must be anchored to the ground.

Sheds or similar structures 201 s.f. in size require a building permit in addition to the zoning permit. You will need to provide uplift calculations (wind) for 115 mph OR utilize an anchor kit. Depending upon the size and use of the shed, footings and/or beams are required. If you need further details, please contact our building inspector at 856-983-2914.