

SHED REQUIREMENTS

BUILDING PERMIT SPECIFICATIONS

1. A shed which is 100 sq. ft. and under requires a Zoning Permit only.
2. A structure which is over 100 sq. ft. and up to 200 sq. ft. requires a Zoning Permit and a Building Permit. No footing is required, but the shed must be anchored or strapped down on a four (4) inch bed of stone. This shed is considered an accessory structure and must conform to the setbacks pertaining to accessory structure setbacks. (See Zoning Ordinance) *See specifications below.
3. A structure which is over 200 sq. ft. requires a Zoning Permit and a Building Permit. Footings are required. A sample plan must be submitted. This shed is considered an accessory structure and must conform to the setbacks pertaining to an accessory structure setbacks. (See Zoning Ordinance)

*(b) Garden type utility sheds and similar structures which are greater than 100 square feet but not more than 200 square feet in area, 18 feet or less in height, and accessory to Use Groups R-2, R-3 or R-4 are not required to be provided with a foundation system that extends below the frost line provided the shed is dimensionally stable without the foundation system. A shed shall be considered dimensionally stable if it is provided with a floor system which is tied to the walls of the structure such that it reacts to loads as a unit. These sheds shall be placed on a bed of gravel or concrete not less than four inches in depth or shall have other frost protected design. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground.

Please note: A Building Permit and Zoning Permit is required for this type of application. The shed will need to be shown on the survey at least eight feet from the property line.