

Residential Garden Type Utility Sheds

Do I Need A Permit?

1. *Yes. Regardless of size, you always need at least a Zoning Permit.*
2. *If you're building or installing a shed over 100 Sq. Ft. or over 10 feet in height, you're also going to need a Building Permit. You also need a Building Permit, regardless of size if it contains a water, gas, oil or sewer connection (see below for zoning "habitability" restrictions). A construction permit for electrical work shall also be required, if applicable.*

Why Do I Need a Permit for a Shed?

1. *When preparing to build a shed, often people consider location, size and the materials required and while these are important considerations, nothing will stop your shed building process better than a shed going up without permits!*
2. *Any structure being built, including prefab shed kits, requires permits. Building permits ensure that the structure you're building is safe so that no one gets injured or killed due to improper construction methods and that you're meeting zoning requirements. Permits are also designed to make sure that your neighbor doesn't build his shed right against your property line creating an eyesore and maintenance problem.*

OK, so what are the Building Code requirements?

If your proposed shed is greater than 100 Sq. Ft., but not more than 200 Sq. Ft., and does not exceed 10 feet in height, you need both a Zoning Permit and a Building Permit, but you may not need for a footing/foundation if:

1. *It does not contain a water, gas, oil or sewer connection*
2. *It is "dimensionally stable" (it is considered dimensionally stable if it is provided with a floor system that is tied to the walls of the shed such that it reacts to loads as a unit).*
3. *It is of sufficient weight to remain in place, and if not, it is anchored to the ground*

If your proposed shed is greater than 200 Sq. Ft it is no different than your house; it needs a foundation system.

And what about the Zoning Requirements?

Garden Type Utility Sheds are permitted as "Accessory Structures." They shall:

1. *not be a habitable room or used for human habitation*
2. *not be located in the front or side yard area*
3. *not exceed one story or 18 feet in height and may not occupy more than 30% of a required rear yard or a maximum of 600 square feet, whichever is smaller*
4. *be a minimum distance of five (5) feet from an adjacent building or property line*

You must supply a copy of your Property Survey with your Zoning Permit so it can be checked for these requirements.

How do I measure the "Height" of my shed to see if it meets the Building Code and Zoning requirements?

The definition of "Building Height" is "The vertical distance from grade plane to the average height of the highest roof surface." The Building Department can help you with this, but suffice it to say that if the overall height from the surrounding ground to the peak of the roof is less than 10 feet, you're OK. If it's "close", you may still be OK, but bring us a dimensioned picture or drawing, and we can let you know.