

Garden Type Sheds for 1 and 2 Family Dwellings

STEP 1: ZONING APPROVAL

Zoning approval is required for all sheds regardless of size. The shed must be located a minimum of 5 feet from any property line. The applicant must have a copy of the property survey showing where they would like to place the shed to show the Planning and Zoning Coordinator.

STEP 2: BUILDING PERMIT APPLICATION

An application must be completed for all sheds exceeding 100 square feet. The application can be picked up in the Building Department Offices. Once completed turn in the application along with the approval from the Planning and Zoning Coordinator. The coordinator usually signs the jacket of the application.

CODE REQUIREMENTS

Please find listed below the code requirements for a garden type shed. Please note that the shed may not exceed 10 ft. in height from the ground to the eave of the structure.

R403.1.4 Minimum depth. All exterior footings shall be placed at least 12 inches (305 mm) below the undisturbed ground surface. Where applicable, the depth of footings shall also conform to Sections R403.1.4.1 through R403.1.4.2.

Exceptions:

1. Accessory garden-type utility sheds and similar structures that are 100 square feet (9.3 m²) or less in area, 10 feet (3048 mm) or less in height and does not contain a water, gas, oil or sewer connection. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground.
2. Accessory garden-type utility sheds and similar structures that are greater than 100 square feet (9.3 m²), but not more than 200 square feet (18.6 m²) in area, and 10 feet (3048 mm) or less in height, provided the shed is dimensionally stable without the foundation system and does not contain a water, gas, oil or sewer connection. A shed shall be considered dimensionally stable if it is provided with a floor system that is tied to the walls of the structure such that it reacts to loads as a unit. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground.