

## **REQUIREMENTS FOR A SHED/ACCESSORY BUILDING PERMIT**

1. Provide two (2) copies of a recent Plat of Survey indicating proposed location of shed/accessory building and its dimensions. Maximum size allowed is 200 sq. ft. and 15' in height.
2. The Permit Application must be completed and signed including permanent real estate index number (PIN) and construction cost.
3. Mark distances from the building walls to lot lines. Sheds/accessory buildings beyond 120 feet from front lot line can be 5' from side lot lines, otherwise 15' setback is required. A corner sideyard needs a 25' setback. 10 feet minimum distance to principle dwelling is required.
4. Two (2) sets of complete construction plans showing size and type of materials and how the building will be anchored.
  - a. 4" concrete slab or 42" concrete piers required.
  - b. No wire "screw" type anchors are allowed.
  - c. No more than three (3) accessory buildings on a lot are allowed. One at 200 sq. ft. maximum and other(s) at 80 sq. ft. for a combined total of 1,000 sq. ft. maximum. (includes 720 sq. ft. detached garage)\*

NOTE: No sheds/accessory buildings are permitted in easements, flood plains or floodways.

\*R-1 or R-1A Zone is allowed one more 200 sq. ft. maximum building for each additional 10,000 sq. ft. of lot over 20,000 sq. ft. (O-94-39, 9/7/94).

Call J.U.L.I.E. before digging at 1-800-892-0123.

Contact the Building Department for further information.