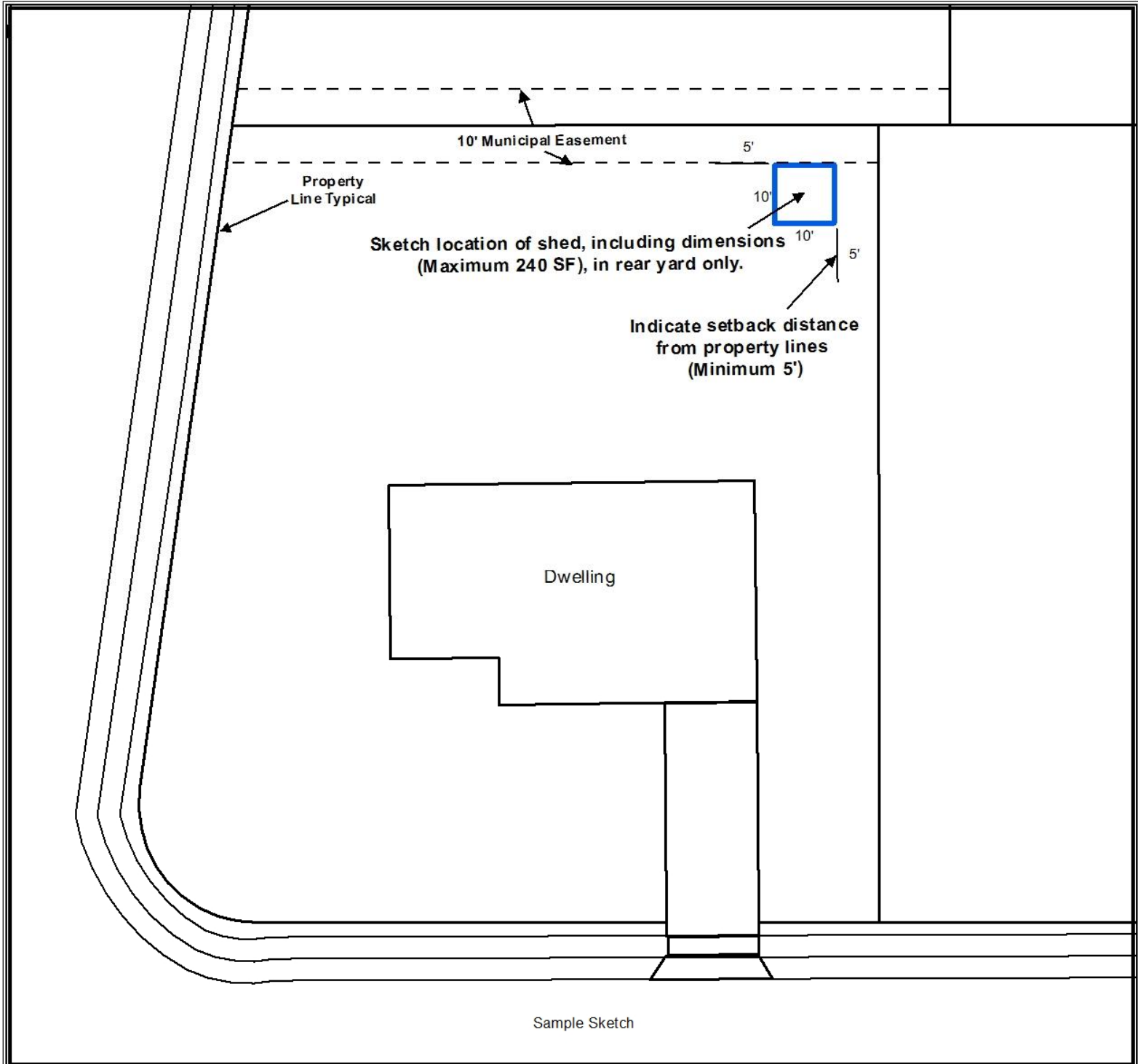




**Instructions for Submitting a Yard Utility / Shed  
Permit Application (Zoning)**

- Complete all pertinent sections of the Zoning permit application.
- Submit copy of property survey indicating the location of the shed as shown on the sample sketch below.
- Submit the completed application along with the required fee of \$30.00.

- Notes:
- No structure can be installed within a Municipal easement.
  - All applications must include a 'No Change in Grade' certification. If grade alterations are proposed, an Engineering Permit will be required.



See other side for Yard Utility / Shed Ordinance requirements.

## **Yard Utility Building (Sheds) Ordinances**

### **§ 205-26.1. Location of accessory buildings**

Unless elsewhere specified in this chapter, accessory buildings shall conform to the following regulations as to their locations on the lot:

- A. An accessory building attached to a principal building shall comply in all respects with yard requirements of this chapter for the principal buildings.
- B. Detached accessory buildings, yard utility buildings and storage buildings are permitted in the rear yard only.
- C. No accessory building shall be closer than five feet to a rear or side property line.
- D. On through lots, no accessory building erected in the rear yard shall be nearer the street line than the minimum distance specified for a front yard setback on that part of the street which said yard abuts.

### **§ 205-26.2. Size limits for detached accessory structures**

The following size limitations shall apply to all detached accessory structures:

- A. Detached garages. Detached garages shall not exceed 24 feet in width, 24 feet in depth and 15 feet in height.
- B. All other accessory structures. With the exception of detached garages, no other accessory structure shall exceed 240 square feet in area and 12 feet in height.