



SHED AND ACCESSORY STRUCTURE REGULATIONS

1. No accessory structure shall be constructed or erected without a building permit for the City.
2. The applicant must present two (2) copies of construction details for the shed of accessory structure and a site plan drawn to scale, depicting the size and location of existing and proposed structures on the property.
3. No shed or accessory structure shall be permitted in any required yard other than the rear yard. However, on a corner lot and accessory structure may be erected to the rear of the principal building, provided that all other setbacks are met.
4. A five-foot setback shall be observed from all property lines unless the structure is a garage at which point a ten-foot setback is required from the rear property line. The setback distance shall be measured horizontally from and perpendicular to that part of the structure nearest the property line.
5. The minimum distance between any accessory structure and principle building shall be ten feet.
6. No more than twenty percent of the required rear yard shall be occupied by accessory structures.
7. Accessory buildings and sheds shall not exceed fifteen (15) feet in height.
8. Sheds must be anchored as follows:
 - A. 100 SF or less – Sheds less than 100 SF must be anchored to the ground by approved anchoring system
 - B. 101 SF – 199 SF – Sheds between 101 and 199 SF must have pier footings under each end of runners. Sheds must be anchored to piers
 - C. 200 SF and over – Accessory structures over 200 SF must have continuous trench footings (32" below grade) and a concrete floor