

BUILDING OR MOVING IN A SHED?

ZONING GUIDE FOR CITIZENS

NEEDS:

BUILDING PERMIT: must be obtained through City Hall during business hours. Work must not begin until a permit is authorized and signed by a zoning member.

If moving in a shed, a moving permit must be obtained before the shed can be moved onto the property.

LOCATION: Lot Setbacks from Property Lines:

Shed must be located 10 feet or more from the principle structure.

Shed shall not occupy more than 30% of the rear yard.

Front yard Setback=60 ft.

Rear yard Setback=7 ft.

Side yard Setback=7 ft.

Alleyway Setback=7 ft.

Exterior Wall Approved Materials:

Brick

Concrete Composite Board

Artificial or Natural Stone

Exterior grade, Natural or Composite Wood

Stucco

Residential Lap Siding made of Vinyl, Steel or Aluminum

Steel: (2) colors of Wainscoting is allowed

New Build Shed specifications:

Maximum size of building= 200 sq. ft.

Building Height: MAX height of shed sidewalls is eight (8) feet – **Anything different must be approved by the Zoning Committee through a Conditional Use Permit.**

Siding: No visible fasteners allowed-no screws

Post Frame or Stick Built only

Pitch: Shall not be less than 1 foot for Rise, for each 4 feet of Horizontal Run.

Roof Material: Must be material utilized on Residential Structures.

Foundation: Applies to Shed being *MOVED IN* and *NEW BUILDS*:

Wood or Masonry shall form a complete enclosure under the exterior walls.

Shed must not be used for dwelling purposes.

Stop Order:

Authorized Official is able to serve a “STOP ORDER NOTICE” to the home owner when the work being done is contrary to the provisions of the Zoning Ordinances. Such persons shall stop the work until authorization is given to continue.