

SHOPS AND SHEDS GUIDELINES

Location

- Shops and sheds shall be setback a minimum of 3 feet from the rear and interior side property lines.
- If located closer than 6 feet from a house, then the shop or shed must be attached to the house through an integral roof structure; except for owner assembled garden sheds less than 120 square feet in size.
- Shops and sheds shall not be located in the required front yard.
- Shops and sheds may be built on the property line provided the roof area does not exceed 120 square feet and all roof drainage stays on the property.
- In the case of corner lots, shops and sheds shall maintain side yard setbacks from the street side lot line and when a garage is entered from an alley, it shall not be located nearer than 3 feet to the alley line.

Size

- Shops and sheds shall not exceed the height regulations of the zoning district within any part of the buildable lot area, and shall not exceed 18 feet in height in any required yard.
- Shops and sheds constructed of metal, wood, or block with a roof area exceeding 120 square feet may be built in the required rear yard but such buildings shall not occupy more than 30% of the required rear yard.



Permit

- Shops and sheds shall require building permits and/or zoning clearance.
- Shops and sheds shall not be constructed or established on a lot until construction of the principal building has actually commenced or the primary use established; except for agricultural uses in the "R1-43" Zoning District.



Other Requirements

- Shops and sheds shall not be used for dwelling purposes except for a guesthouse or if permitted elsewhere in this Ordinance.
- Shops and sheds shall have the same electrical meter as the principal building or use.

For more information contact us:

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The information on this flyer comes from section 13.8 of the Planning & Zoning Ordinances.
"Accessory Buildings" has been replaced with "shops and sheds."