



Sheds (144 square feet or less)

Application Requirements

1. Survey of property or a site plan provided by the City **drawn to scale**, showing the location of the proposed building.

Guidelines

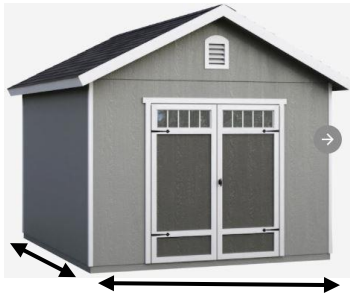
1. Size.
 - a. Square footage. The maximum size is 144 square feet, as measured from the outside wall. Overhangs up to 24" are excluded from this measurement.
 - b. Height. Accessory buildings and sheds may only be one-story and shall not exceed 15' in height, per §275-42E(1)(b). See §275-45 for height measurements.
2. Quantity. The maximum number of accessory buildings is outlined in **Table 275-42-1**. Tool sheds with a maximum square footage of 144 square feet are allowed in addition to the "maximum combined allowable square footage" as listed in **Table 275-42-1**; however, the parcel may not exceed the "maximum number of accessory buildings" listed in **Table 275-42-1**, including the tool shed.
3. Location.
 - a. Yards. May be located in the side or rear yard. See §275-46 for yard requirements.
 - b. Property Line Setbacks. Sheds located in the side yard shall meet the setbacks of the Zoning District. Sheds located in the rear yard shall be located a minimum of 5' from all property lines. See §275-46 for setback requirements. Setbacks are measured from the overhang to the lot line.
 - c. Building Setbacks. A minimum of 10' of separation is required between other structures, measured wall to wall.
4. Pad/foundation requirements. Sheds must be placed over a concrete slab, a solid base of patio block, asphalt, poly-carbonate or on a floor of pressure treated wood.

Table 275-42-1		
Lot Area (acres)	Maximum Combined Allowable Square Footage	Maximum Number of Accessory Buildings
Less than 2	840	2
2.0 - 2.5	1,000	2
2.5 - 3.0	1,250	3
3.0 - 3.5	1,500	3
3.5 - 4.0	1,750	3
4.0 - 4.5	2,000	3
4.5 - 5.0	2,250	3
5.0 and greater	2,500*	3*

*Unless demonstrated agricultural use as determined by the Director.

*The above referenced guidelines are not to be considered as complete or all inclusive.
 The items listed are a guide to help in planning your project.*

Square Footage Determination Examples

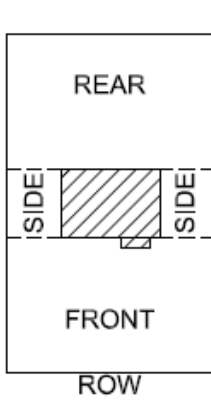


Width x Length

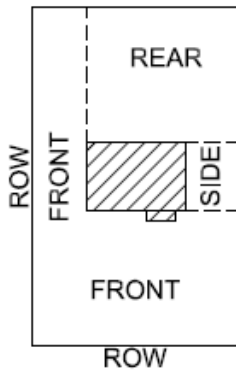


Width x Length (includes covered area)

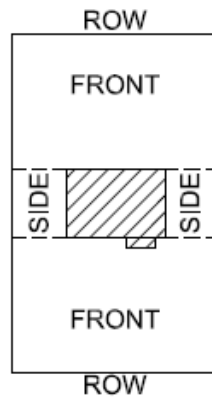
Example ONLY of Yards



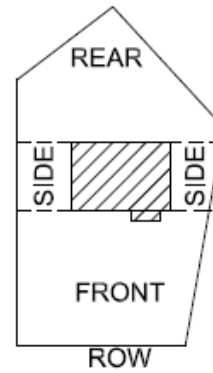
INTERIOR LOT



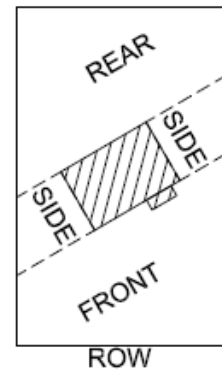
CORNER LOT



DOUBLE FRONTAGE LOT

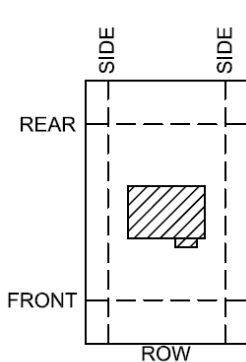


ODD SHAPED LOT

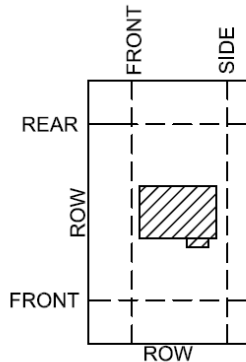


ANGLED HOUSE LOT

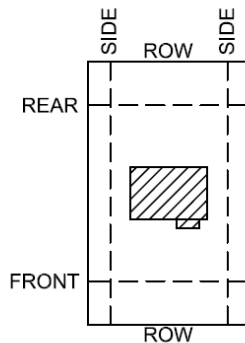
Example ONLY of Setbacks



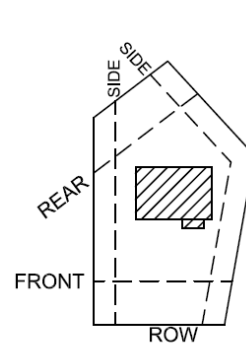
INTERIOR LOT



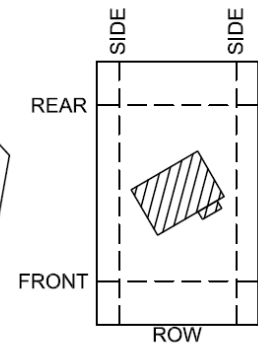
CORNER LOT



DOUBLE FRONTAGE LOT



ODD SHAPED LOT



ANGLED HOUSE LOT

*The above referenced guidelines are not to be considered as complete or all inclusive.
 The items listed are a guide to help in planning your project.*