RESIDENTIAL ACCESSORY STRUCTURE

Permit Application Guidelines

1. Submit to the Building Department the following for review:

- Building Permit Application
- Two copies of the Plat of Survey indicating the setback locations for the placement of the structure.
- Two copies of the shed framing plan or pre-fabricated unit cut sheet indicating the overall size and materials to be use in construction.
- Elevation plan clearly illustrating the material, height, and roof pitch.
- Contractor Requirements:
  - Contact J.U.L.I.E. at 1(800) 892-0123 to locate any underground utility lines before the start of construction.
  - Schedule a concrete footing, framing and a final inspection. Failure to comply can ____________________________.

Accessory Structure Requirements

Area
- A shed may be a maximum of 168 square feet.

Roof Pitch
- A minimum of 3/12 roof pitch is required.

Height
- The maximum height permitted for a shed is 10' as measured from the base grade to the point midway between the ridgeline and the eaves line (See diagram below).

![Diagram of Residential Accessory Structure showing Mid Point of Roof, 2', 8', and Height: 10']
Location

- A minimum of 3’ separation from the principal structure is required.

- Sheds are not permitted in front yards or exterior side yards.

- Sheds shall comply with the required setbacks of the zoning district but not be located within any easement.

- A shed may not be placed on any village utility or easement without prior consent from the Director of Community Development. A building permit application for accessory structures upon a public utility easement may require an indemnification/hold harmless agreement be signed and written authorization provided by applicable utility companies.

- A shed may not be utilized to store motor vehicles or as office, work, or living space. The storage of household items and equipment necessary to maintain/keep up the primary structure and the property that is located upon, and small recreational equipment is permitted.

- Pre-engineered, manufactured sheds of one hundred square feet (100SF) or less shall be structurally self-supporting and adequately anchored with hurricane anchors or into a concrete slab or piers to prevent uplift or overturning by high winds.

- Storage sheds that are one hundred square feet (100SF) or less and frame built on site shall be adequately anchored with hurricane anchors or into a concrete slab or piers to prevent uplift or overturning by high winds and shall be of the following minimum construction;