



SHEDS & SMALL STRUCTURES
\$25 Application Fee

Legal Description: Lot _____ Subdivision: _____
Street Address: _____

Homeowner Name: _____ Phone Number: _____
Mailing Address: _____ Email: _____

Contractor Name: _____
Contractor Address: _____
Contractor Phone: _____

Description of Project: _____

Materials to be Used: _____
Color: _____

Documents required for this submittal:

____ Architectural drawing or photo of pre-fabricated structure.
____ Survey and/or plot plan

Sec. 16B-7-40. Sheds.

(a) Generally.

- (1) A shed is an enclosed or substantially enclosed *building* or *structure* limited to *non-habitable* space designed, suitable, or intended for (i) the storage, whether permanent or temporary, of materials, goods, or equipment of any sort or type; (ii) the storage, whether permanent or temporary, of personal recreational motorized vehicles; and/or (iii) the use by the owner or tenant of the principal permitted structure for any lawful ancillary activity commonly associated with residential use, such as but not limited to hobbies, art studio, or greenhouse.
- (2) A *shed* is an *accessory improvement* to a lawfully existing *dwelling unit*. A *shed* shall not be located on a *lot* absent an existing lawful *dwelling unit*.

(b) Location Requirement.

- (1) Sheds shall not be located within a setback.
- (2) Sheds shall not be located where the shed will conflict with the purpose and intent of a lawful easement or other *encumbrance or limitation* affecting the *lot*.

(c) Number of Sheds Allowed.

No more than two (2) *sheds* are permitted on any one *lot*.

(d) Maximum Shed Size.

The maximum total size of the first floor any shed on a *lot* whether detached from or incorporated into a principal permitted structure shall not exceed a total of 200 square feet. Where more than one shed is present on a *lot*, the maximum total size of the first floor of all sheds shall not exceed a total of 200 square feet.

(e) Maximum Shed Height.

The maximum height of any shed shall be fifteen (15) feet. It is the intent of this subsection that sheds shall be subordinate in size and height to both the principal permitted structure and use of a property.

(f) Design Standards.

A shed, whether attached or detached to a building or structure, is encouraged to be consistent with the principal permitted building on the same *lot* in terms of architectural style, building materials, and color.

(g) Prohibitions. The following structures or designs are prohibited:

- (1) Structures greater than 100 square feet in total surface area without walls on three or more sides (e.g., a *pole barn* or a *lean to*).
- (2) Mobile, portable, or temporary non-permanent shelters or improvements designed or intended to provide protection from the elements, storage, workspace, or other similar purpose (e.g., tents, fabric or plastic canopies, fabric and hybrid fabric/metal buildings or structures, hoop barns, pony wall buildings, and fabric covered steel tubing structure or frame).¹
- (3) ClearSpanTM buildings, structures, garages, mini garage, sheds, mini sheds, mini, barns.²

Signed: _____ Date: _____

¹ See, as an illustrative example only: <https://www.farmtek.com/farm/supplies/home>

² See, e.g., <https://www.farmtek.com/farm/supplies/home>.