

SHEDS

APPLYING FOR A PERMIT

The following must be submitted for the issuance of a building permit:

- 1) Completed building permit application, specify:
 - dimensions of shed
 - if a concrete slab will be constructed
 - if electricity will be installed in the shed

- 2) Copy of your plat of survey indicating:
 - proposed location of the shed in relation to property lines and all other structures

CONSTRUCTION REQUIREMENTS

- Concrete slab is required if electricity will be connected to the shed.
- If a concrete slab is not used, adequate drainage must be maintained under the shed to prevent standing water under the structure.
- Preservative-treated wood or naturally durable wood, e.g. redwood, cedar, black walnut, and black locust, is required where a shed comes into contact with the ground or concrete.

ZONING REQUIREMENTS

Size restrictions:

- Only one private shed shall be allowed on a residential lot and shall not be larger than 144 sq. ft. and 14 feet in height.
- The total of all accessory buildings and structures in the rear yard of a property may not occupy more than 30 percent of the rear yard.

Location:

- a minimum of 10 feet from the nearest wall of a principal building (except where the accessory structure and the principal building are of fire-resistive type construction as approved by the building inspector)
- a minimum of 5 feet from any other structure
- a minimum of 3 feet from the rear or side lot lines that do not adjoin a street, alley or any easement in rear yards; may build up to an easement;
- shall not be located on an easement;
- shall not be located within a required front yard, side yard, or side yard adjoining a street (as defined by the Village zoning ordinance)