

# Shed Guidelines

**NOTICE:** Vinyl, plastic or other pre-manufactured sheds are not exempt from these requirements. A maximum of one shed is allowed per residential lot.

**Size Requirements:** A storage shed shall not exceed the following sizes:

- A. All buildings including the house, garage, and any other building on the lot cannot cover more than 30% of the total land or lot, 35% in Heritage Residential District & R-4 Residential District.
- B. Impervious surface coverage cannot cover more than 45% of the total lot, 60% in Heritage Residential. Impervious surfaces include any surface or material that impedes or prevents absorption of water into the soil such as pavement, buildings, swimming pools, and permanent water features.
- C. For lots 10,000 square feet or less, a shed shall not exceed 150 square feet.
- D. For lots greater than 10,000 square feet to one acre, a shed shall not exceed 300 square feet.
- E. For lots 1 acre to 2 acres, a shed shall not exceed 450 square feet.
- F. For lots 2 acres or larger, a shed shall not exceed 600 square feet.

Any accessory building in excess of the square footage requirements shown above shall be considered a detached garage and must comply with all of the applicable requirements for a detached garage.

**Height:** The height of a shed cannot exceed 15 feet at any point measured from the adjacent grade.

**Location:** The following requirements must be adhered to:

- The shed may be located in an interior side yard or rear yard.
- The shed may be located in a corner side yard, but not closer to the lot line than the building set back line.
- Minimum property line clearances:
  - The shed cannot be placed closer than 5 feet from the rear lot line or into ANY easement. (Exception: Sheds may be placed within a utility easement with the written consent of all utility companies having rights to the easement; however must maintain 5 foot setback from lot line)
  - The shed cannot be placed closer than 3 feet from side lot line or into ANY easement. (Exception: Sheds may be placed within a utility easement with the written consent of all utility companies having rights to the easement; however must maintain 3 foot set back from lot line)
  - The shed must be placed a minimum of 10 feet from the principle structure on the lot, unless the shed meets or exceeds the City's building code standards for attached garages concerning fire protection rating, footings and foundations.

**Specifications:** The following requirements from the adopted building codes must be met:

- Roof, soffits, or side vents are required.
- All sheds must be securely anchored to the ground or slab below.
- The rafters must be connected to the exterior walls using approved hurricane straps.
- The addition of electricity for lights or receptacles will require a separate electrical permit.
- Other code requirements may apply based on the design of the structure.

**Submittal:** The following must be submitted and approved prior to permit issuance

- A completed application form.
- A plat of survey indicating the proposed location of the shed with all dimensions clearly marked. Survey must also show all current conditions of lot including all structures (deck, garage, etc.) and flat work (patio, walkway, etc.) with dimensions.
- Complete construction drawings showing all dimensions, construction details and anchoring system.
- Copy of contractor's City of Lockport Certificate of Registration.

## **Contractor Registration:**

All contractors working within the City of Lockport are required to complete the contractor registration process. Permits cannot be issued if the contractor is not registered. \*

A copy of a City of Lockport Certificate of Registration is required to be submitted with all applications.

\*The legal owner of the property may apply for a permit by writing "homeowner" on the contractor information line provided they will be performing all work.



# CITY OF LOCKPORT

## SHED/STORAGE BUILDING APPLICATION

Applicant Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address of Shed: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Type of Shed (pre-fab, wood, metal, plastic): \_\_\_\_\_

Size of Shed: \_\_\_\_\_ Height of Shed: \_\_\_\_\_ Estimated Cost: \$ \_\_\_\_\_

**Indicate setbacks from each of the following (in feet & inches):**

Building: \_\_\_\_\_ Nearest Side lot line: \_\_\_\_\_ Rear lot line: \_\_\_\_\_

Does your subdivision have covenants regarding sheds?: Yes \_\_\_\_ No \_\_\_\_

If so, have you received approval from your Homeowner's Association?: Yes \_\_\_\_ N/A \_\_\_\_

Contractor: \_\_\_\_\_

Contractor Registration #: \_\_\_\_\_

**\*Please remember to attach a copy of a City of Lockport Certificate of Registration.**

**Verify all the required items have been submitted with this application:**

- Completed application
- A plat of survey indicating the proposed location of the shed with all dimensions clearly marked. Survey must also show all current conditions of lot including all structures (deck, garage, etc.) and flat work (patio, driveway, etc.) with dimensions.
- Complete construction drawings showing all dimensions, construction details and anchoring system.

**I hereby certify that I have read, understand, and agree to conform to all governing information and regulations set forth by the City Council of Lockport.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**FOR OFFICE USE ONLY**

Permit #: \_\_\_\_\_

Permit Fee: \_\_\_\_\_

Building Dept. Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Dept. Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_