



Community Development
Department

SHEDS

Permit Procedure:

1. Submit a completed permit application.
2. Submit a copy of the plat of survey showing the proposed location of the shed and the distance from the lot lines and other buildings on the property.
3. A site check will be performed to verify code compliance.
4. After approval, a permit will be issued.
5. If a contractor is used, s/he must be licensed with the Village.
6. All concrete work requires a pre-pour inspection.
7. A final inspection must be requested when the shed is completed.
8. The shed permit is valid for three (3) months.

Location Requirements and Building Specifications: *Please note that these specifications are general and not comprehensive. Additional changes or suggestions may be made by the inspectors during the site check to ensure that the construction performed will be to code.* **Only one shed shall be permitted per zoning lot.** Shed must be located at least five feet (5') from any structure, rear or side lot lines and ten feet (10') from the house. It may be located closer than ten feet (10') under certain circumstances. The shed cannot be located on an easement. A shed must be not more than one-story, shall not exceed the height of the principal structure or twelve feet (12') in height measured from the grade level of the principal structure. The shed shall not occupy more than 30% of the required rear yard. All wood sheds must conform to 2012 IRC and Village Code requirements including 2"x4" nominal frame construction, 16" on-center with interlocking double top plates and single bottom plates. Splices must be located above wall studs. Any decorative roof applications must provide proper flow through ventilation.

Maximum Lot Coverage: The total ground area occupied by any principal building, together with all accessory buildings, shall not exceed thirty-five percent (35%) of the total area of the lot. The maximum size of a shed is 175 square feet.

Foundation Requirements: The following table defines the type of foundation required based on shed size. However, please note that all sheds that are over 100 square feet in floor area are required to have a concrete slab.

SHED SIZE	FOUNDATION REQUIRED
8' x 8'	4" x 4" treated skids
8' x 10'	4" x 4" treated skids
10' x 10'	4" x 4" treated skids
10' x 12'	4" concrete slab
12' x 12'	20" wide by 14" deep continuous concrete footing with 2 rebars
12' x 14'	20" wide by 14" deep continuous concrete footing with 2 rebars

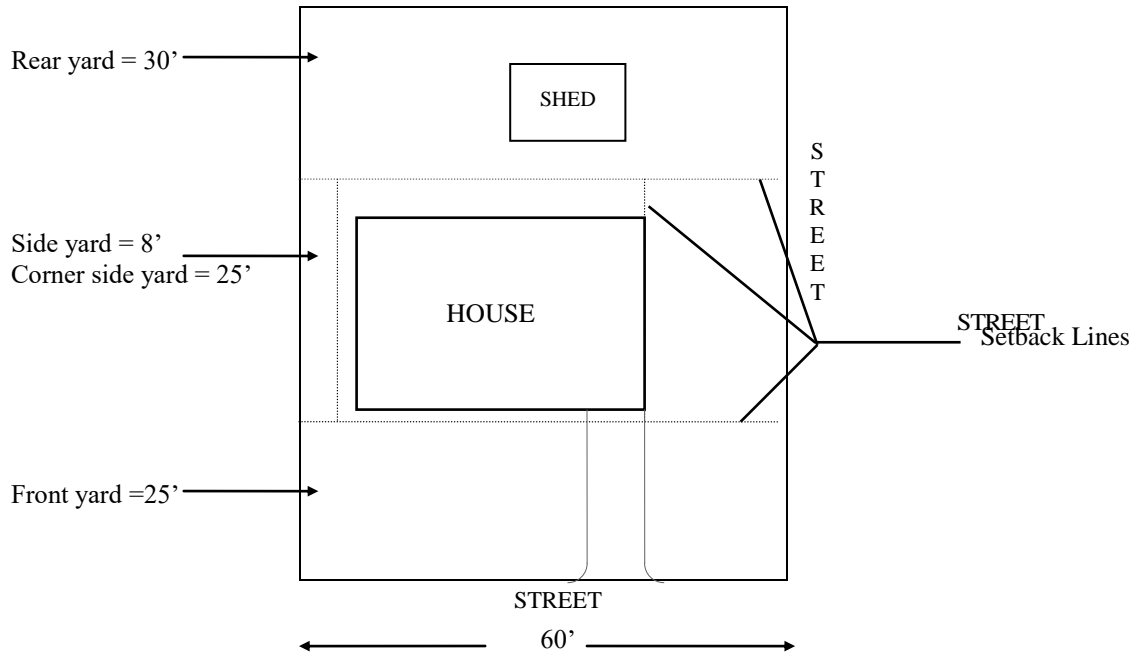
References (revised 01/2014):

*VC = Village Code

*IRC = International Residential Code (2012)

Required Setbacks and Lot Coverage

Please note that all detached accessory structures must be located wholly in the rear yard (not permitted in corner side yards), at least ten feet (10') from the principal structure (house), five feet (5') from any lot line or other structure, must not be located on any easement and cannot occupy more than thirty percent (30%) of the required rear yard.



$$\frac{\text{Shed Coverage Area}}{\text{Rear Yard Area}} = \frac{10' \times 15'}{60' \times 30'} = \frac{150 \text{ sf}}{1800 \text{ sf}} = 8.3\%$$

PLEASE INDICATE TYPE OF SHED AND DIMENSIONS



LENGTH _____ FT.

WIDTH _____ FT.

HEIGHT _____ FT.

**TOTAL AREA _____ SQ. FT.
(MAXIMUM AREA IS 175 SQ. FT.)**

SHED KIT USED? Yes No

If no, please provide plans for construction.