



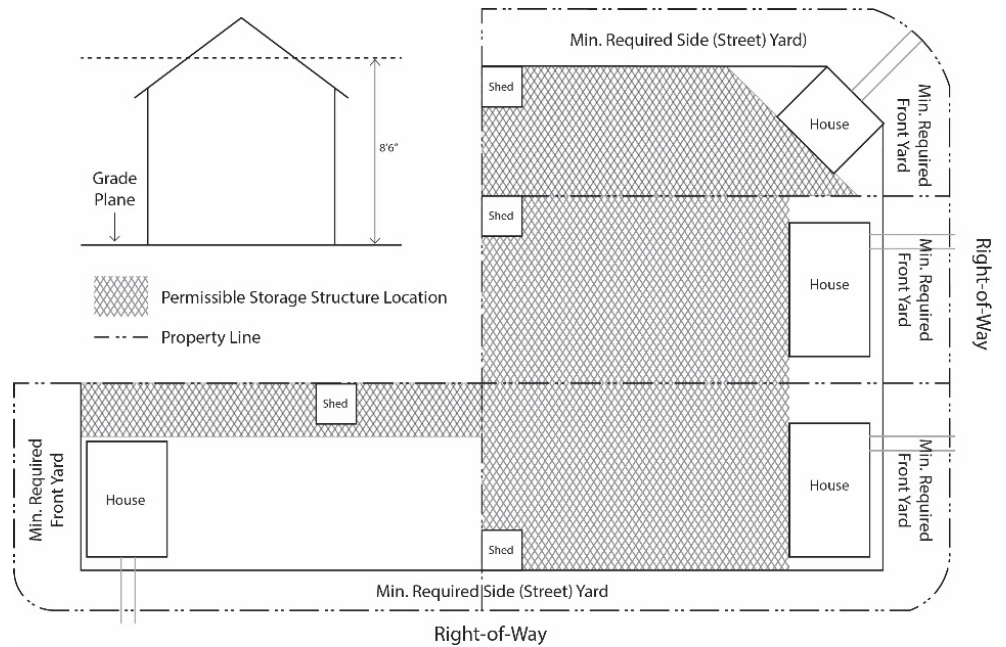
## Information Guide for Sheds & Storage Structures In Residential Districts (RL, RM, and RH)

Sheds are governed by §3.5.5 of the *Zoning Ordinance*

<b>Storage Structure Regulations</b>	
Storage structures are not typically allowed in Floodplains or Resource Protection Areas (RPA).	
No accessory structure shall be used unless the principal structure (house) is occupied or used.	
Storage structures shall comply with the use limitations for the zoning district in which they are located.	
Storage structures shall not exceed 250 square feet in gross floor area.	
The following accessory structures are generally not permitted: Quonset huts, steel arch buildings, inflatable garages, portable or temporary garages, portable or temporary carports, portable containers, and converted shipping or semi-tractor containers.	
<p>All storage structures shall comply with the maximum height regulations, except as otherwise provided in §1.5.12.E</p> <p>Grade Plane is the average finished ground level around a proposed structure, as defined in §9.3.1.</p>	<p>Height is the vertical distance from grade plane, to the highest point of the roofline of a flat roof, to the deck of a mansard roof, and to the midpoint of gable, hip or gambrel roof.</p> <div style="text-align: center; margin-top: 20px;"> <p style="font-size: small; margin-top: 10px;">             FLAT ROOF measured to highest point of coping           </p> <p style="font-size: small; margin-top: 10px;">             GABLE, HIP OR GAMBREL ROOF measured to mean height between eaves and ridge           </p> <p style="font-size: small; margin-top: 10px;">             MANSARD ROOF measured to deck line           </p> </div>
<p>The total area (footprint) of all accessory structures shall not exceed 30% of the combined area of the minimum required rear and side yards.</p> <p>Storage structures also contribute to the overall building and lot coverage as defined in §1.5.7., which shall not exceed the maximum allowed under §3.6.1.</p>	<div style="text-align: center; margin-bottom: 10px;">Right-of-Way</div> <div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> <p> Minimum Required Yard</p> <p> Property Line</p> </div> <div style="flex-grow: 1;"> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: small;">Min. Required Rear Yard - R</div> <div style="border: 1px solid black; padding: 5px; width: 100%; text-align: center;"> <p style="font-size: x-small; margin: 0;">Min. Required Side (Interior) Yard - S1</p> <p style="font-size: x-small; margin: 0;">Min. Required Side (Interior) Yard - S2</p> <p style="font-size: x-small; margin: 0;">Min. Required Side (Interior) Yard - S1</p> </div> <div style="writing-mode: vertical-rl; font-size: small;">Min. Required Front Yard</div> </div> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 10px;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: small;">Min. Required Side (Interior) Yard - S2</div> <div style="border: 1px solid black; padding: 5px; width: 100%; text-align: center;"> <p style="font-size: x-small; margin: 0;">Min. Required Side (Interior) Yard - S1</p> <p style="font-size: x-small; margin: 0;">Min. Required Side (Interior) Yard - S2</p> </div> <div style="writing-mode: vertical-rl; font-size: small;">Min. Required Front Yard</div> </div> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 10px;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: small;">Min. Required Side (Interior) Yard - S1</div> <div style="border: 1px solid black; padding: 5px; width: 100%; text-align: center;"> <p style="font-size: x-small; margin: 0;">Min. Required Side (Street) Yard</p> </div> <div style="writing-mode: vertical-rl; font-size: small;">Min. Required Front Yard</div> </div> </div> <div style="text-align: center; margin-top: 10px;">Right-of-Way</div> </div>

## Allowed Locations of Sheds & Storage Structures

**Sheds** are single-story storage structures, up to 80 square feet in area, and up to 8'-6" in height. Sheds may only be located behind the minimum required front and side (street) yards *and* behind the rear wall of the principal structure.



**Storage structures**, 81 to 250 square feet in area, and up to 12'-0" in height, must be located behind the minimum required front and side (street) yards, and at least 5 feet from any side (interior) or rear lot line.

