

SHEDS AND GARAGES

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Permits Needed: Zoning and Building

Application Requirements:

- Property survey (if located near property lines)
- Sketch of location (if not located near property lines)
- Dimensions of shed/garage
- Photo of shed/garage

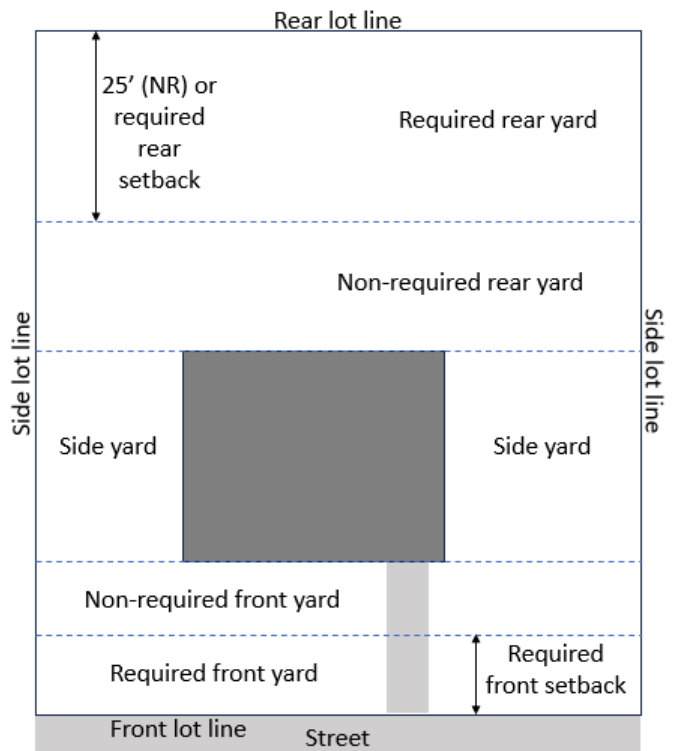
Inspections:

- Sheds – 1 inspection from City Planner (included in Zoning Permit fee) and 1 inspection from the Building Official (included in Building Permit application fee)
- Garages – 3 inspections: Frame, Rough, and Final

ALL GARAGES (WATERFRONT LOTS AND NON-WATERFRONT LOTS), AND SHEDS LOCATED ON LOTS WITHOUT WATERFRONT (See Section 15.13 of zoning ordinance)

Location and Material Standards:

- May not be located in the front yard or any required yard (see figure to the right) and not within a dedicated easement
- Minimum 3' from the property line
- Minimum 10' from the house
- If adjacent to an alley, shed must be at least 1' from the rear lot line
- Shed or garage must cover no more than 25% of the required rear yard plus 20% of any non-required rear yard (see figure to the right)
- Shed or garage must be no larger than 65% of the house
- No more than 1 shed, garage, boat house, etc. is allowed on a single-family residential lots. One small structure not greater than 100 square feet does not count towards the one shed/garage/boat house/etc. that is allowed.
- Up to 30% of the lot may be covered by structures



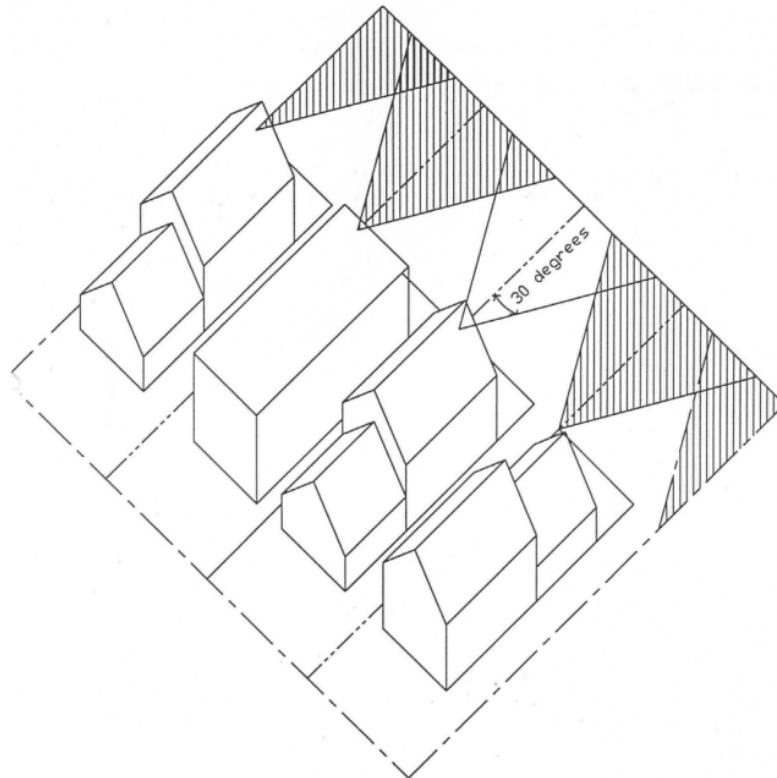
SHEDS ON LOTS WITH WATERFRONT (See Section 15.15 of zoning ordinance)

Sheds No Greater than 100 Square Feet Must:

- Be placed at least 25' from the shoreline
- Be placed at least 3' from the side lot line
- Be placed at least 10' from the house
- Have a maximum height of 8'
- Cover no more than 25% of the required rear yard plus 20% of any non-required rear yard (see figure on other side)

Sheds Greater than 100 Square Feet Must:

- Be located outside the clear vision triangle. The clear vision triangle is formed by:
 - The side lot line
 - The shoreline
 - A line that commences at the side lot line and the waterfront yard setback (see section 15.15.a for how to calculate this setback) and runs towards the shoreline at a 30-degree angle from the side lot line. See the diagram below.



Clear Vision Triangle