

Shed/Accessory Structure General Requirements

The applicable regulations for the installation of a shed or other accessory structure are determined by total lot area, existing structures on the property, total lot coverage (building and impervious surface), and the overall height of the proposed shed.

Lots 1 acre or larger:

A maximum of two sheds no larger than 120 square feet each may be placed within the side and/or rear yards of the property; or,

One shed no larger than 240 square feet may be placed within the required side and/or rear yards of the property.

Lots under 1 acre:

One shed no larger than 120 square feet may be placed within the required side and/or rear yards of the property.

**Sheds placed within the side or rear yard setback cannot exceed 12 feet in height from the ground to the highest peak of the roof. **

Any other size of accessory building shall conform to the applicable yard requirements for principal buildings found below:

R-2 Single Family Detached Dwelling

Maximum lot coverage:

Building coverage	25%
Impervious coverage	35%

Setbacks:

Minimum side yard	20 feet each
Minimum rear yard	50 feet

R-2 Cluster Development

Maximum lot coverage:

Building coverage	20%
Impervious coverage	30%

Setbacks:

Minimum side yard	20 feet each
Minimum rear yard	35 feet

R-5 Single Family Semi-detached Dwelling (twin)

Maximum lot coverage:

Building coverage	25%
Impervious coverage	35%

Setbacks:

Minimum side yard	10 feet (one side)
Minimum rear yard	20 feet

R-5 Single Family Detached Dwelling

Maximum lot coverage:

Building coverage	25%
Impervious coverage	35%

Setbacks:

Minimum side yard	10 feet each
Minimum rear yard	20 feet