

# **SHED AND GARAGE BUILDING REGULATIONS**

## **SHED INFORMATION:**

- Can be no larger than 150 square feet.
- Maximum height allowed is fifteen (15) feet.
- Only one shed allowed per property.
- Developer approval may be needed if applicable.
- Must be in the rear yard.
- Twenty-five (25) foot setback for corner lots.
- Minimum of three (3) feet from side or rear lot line.
- Should not be located in easements.
- Must be 10 feet from principal structure or any structure unless shed is fire walled with 5/8" firestop – then can be five (5) feet from principal structure.
- Must be securely anchored to withstand wind uplift of 20 pounds/per square foot, best is concrete slab with anchor bolts.

## **GARAGE INFORMATION**

- Attached Garages – Must go before the Architectural Control Board and must meet yard setbacks.
- Detached Garages – minimum of three (3) feet from lot line and ten (10) feet from the house unless garage is firewalled with 5/8" fire code drywall – then can be five (5) feet from principal structure.
- Maximum height allowed is fifteen (15) feet.
- Can have one attached garage and one detached garage, but can't exceed more than 20% of yard area.
- Three car garage – 720 square feet maximum, metal or wood frame.
- Four car garage – 1,200 square feet maximum, must have all masonry walls.
- Driveway and parking setback – minimum of three (3) feet to lot line.