

## **SHEDS/ACCESSORY BUILDINGS/ACCESSORY STRUCTURES**

### Accessory Building/Shed & Accessory Structures

A supplemental building/shed, accessory structure or swimming pool, the use of which is customarily incidental to that of a main or principal building, and which is located on the same lot as that occupied by the main building.

Construction or installation of one-story detached structures associated with one- or two-family dwellings or multiple single-family dwellings (townhouses) which are used for tool and storage sheds, playhouses or similar uses, provided that **the gross floor area does not exceed 100 square feet do not require a building permit** but must meet the setback requirements of the zone where they are located.

A building permit shall be required for any work which must conform to the Uniform Code and/or the Energy Code, including, but not limited to, the construction, enlargement, alteration, improvement, removal, relocation or demolition of any building or structure, or any portion thereof, and the installation of a solid-fuel-burning heating appliance, chimney or flue in any dwelling unit and the construction/installation of any shed over 100 square feet and installation of any swimming pool designed to hold 24 inches of water or more.

No detached barn, garage or other accessory building/structure or swimming pool shall be placed closer to a side or rear property line than 10 feet, closer to a front property line than 80 feet or closer to a side-street line than a distance equal to  $\frac{1}{2}$  of the width of the lot at the front building line, up to a distance which need not exceed 75 feet, except that in an R-1 District (and in cluster zones where the Planning Board has not specified otherwise), the offset from the rear and side property lines allowed shall be five feet and shall be increased by one foot for each foot the height of such building exceeds 15 feet. (See also § [208-85](#), Stables and riding academies.) In relation to an attached garage or carport built as a structural part of a dwelling, with or without breezeway connection, the same side and front yards shall be required as for a dwelling, and such side yards shall be measured from the outer walls or rooflines of such garage or carport. An attached garage or carport may extend into a rear yard.

Setbacks are measured from the **property lines** which in the front are generally the limit of the town/county/state Right of Way (ROW). Measuring from the edge or center of the road is not correct unless the width of the ROW is known. Corner lots have 2 fronts requiring 80 feet setback from both. There are no rear property lines on corner lots, just 2 fronts and 2 sides.

Private garages on steep slopes - Where the topography is such that the slope of land exceeds 15% and, therefore, access to a private garage built back of the front building line as required by this chapter is impracticable, it shall be permissible to place such building, not exceeding 12 feet in height, within the front yard space, but not closer to the front street line of the street than 18 feet.