

Town Ordinances regarding Accessory Structures have changed recently, and the web site does not yet have the most recent language.

First, such structures are allowed in a rear yard only. Installation is not allowed in street yards or side yards. (Double frontage lots (corner lots or lots with streets on both ends) are limited to a greater extent than a standard lot with a street yard and neighboring properties on the other three sides.) Only one structure is permitted per parcel. More than one structure may be allowed upon the issuance of a Conditional Use Permit.

Permits are required for sheds and they must be installed on a concrete slab. (Both recent changes to the Code.)

The shed must be a minimum of 10 feet from the principle structure.

The offset required from property lines varies with the size of the proposed shed. A threshold of 120 square feet exists, above and below which the offset differs.

For sheds 120 square feet and smaller, they can be installed with an offset of five (5) feet minimum. (This allows for maintenance (mowing) around the shed without incursion onto neighboring properties.)

For sheds greater than 120 square feet, the offset must meet the minimum offset required in the Zoning District, which, depending on your properties location, may vary from 14 to 20 feet.

For all sheds, exterior finish materials must be consistent with a residential palette of exterior finish materials. (No blue tarps or vertical metal siding.) Placement on the property should be sensitive to sight lines from activity areas on adjacent properties (patios, decks) or screened with landscaping.

Permit fee is based on cubic volume, but, most likely, \$120.