

# Guidelines for building a shed (2008)

## **Size Requirements:**

A storage shed shall be limited to one per residence and shall not exceed the following sizes:

- A. All buildings including the house, garage, and any other building on the lot cannot cover more than 30% of the total land or lot, 35% in Heritage Residential District.
- B. Impervious surface coverage cannot cover more than 45% of the total lot, 60% in Heritage Residential. Impervious surfaces include any surface or material that impedes or prevents absorption of water into the soil such as pavement, buildings, swimming pools, and permanent water features.
- C: For lots 10,000 square feet or less, a shed shall not exceed 150 square feet.
- D. For lots greater than 10,000 square feet to one acre, a shed shall not exceed 300 square feet.
- E. For lots 1 acre to 2 acres, a shed shall not exceed 450 square feet.
- F. For lots 2 acres or larger, a shed shall not exceed 600 square feet.

Any building that is larger shall be considered a garage and must comply with all requirements for a detached garage.

## **Height:**

The height of a shed cannot exceed 15 feet measured from the ground to ½ the distance from the eaves to the highest point of the roof surface for pitched roofs.

## **Location:**

- Shed may be located in either an interior side or rear yard.
- Shed may be located in a corner side yard, but not closer to the lot line than the building set back line.
- Minimum yard clearances:
  - 5 feet from rear lot line, but not in any easements
  - 3 feet from side lot line, but not in any easements.
- Shed must be no closer than 10 feet from the principle structure on the lot, unless the shed meets or exceeds the City's building code standards for attached garages concerning fire protection rating, footings and foundations.
- Shed may not be placed in any easements.

## **Specifications:**

- Roof, soffits, or side vents required.
- Lightweight sheds must be tied down or anchored against wind movement.
- Addition of electricity for lights or outlets will require a separate electrical permit.
- Other code requirements may apply.

## **Submittal:**

- Completed application form
- Plat of survey showing proposed location of shed, with all dimensions clearly marked.
- Complete construction drawings showing all construction details and all dimensions.
- Copy of contractor's City of Lockport Certificate of Registration

## **Contractor Registration:**

All contractors doing work within the City of Lockport are required to be registered. No permits will be issued if the contractor is not registered. A copy of a City of Lockport Certificate of Registration is required to be submitted with all applications.

\*\*If you are doing the work as the homeowner, registration is not required.

# CITY OF LOCKPORT

## SHED PERMIT APPLICATION

**(Please print legibly)**

Applicant Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address of Shed: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Type of Shed (pre-fab, wood, metal, plastic): \_\_\_\_\_

Size of Shed: \_\_\_\_\_ Height of Shed: \_\_\_\_\_

Setback from: Building: \_\_\_\_\_ Side lot line: \_\_\_\_\_ Rear lot line: \_\_\_\_\_

Historic District: (Yes / No) Flood Plain: (Yes / No) Estimated Value: \$ \_\_\_\_\_

Does your subdivision have covenants regarding sheds?: \_\_\_\_\_

If so, have you received approval from your Homeowner's Association?: \_\_\_\_\_

Contractor: \_\_\_\_\_

Contractor Registration #: \_\_\_\_\_

**\*Please remember to attach a copy of a City of Lockport Certificate of Registration.**

**I hereby certify that I have read, understand, and agree to conform to all governing information and regulations set forth by the City Council of Lockport.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ **FOR OFFICE USE ONLY** \_\_\_\_\_

Permit #: \_\_\_\_\_ Permit Fee: \_\_\_\_\_

Date Issued: \_\_\_\_\_

Issued By: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_