

§ 145-41 Accessory buildings.

Any accessory building, including porches and decks attached to, or within four feet of, a principal building shall be considered part of the principal building for purposes of determining lot coverage and set back requirements and the total structure shall adhere to the yard requirements for the principal building regardless of the technique of connecting the principal and accessory buildings. For purposes of this chapter accessory buildings include but are not limited to garages and carports.

A.

Sheds.

(1)

For purposes of this section sheds shall include, but not be limited to, toolsheds, woodsheds, playhouses, hobby greenhouses, garden sheds, domestic pet shelters, or any similar type of structure.

(2)

Any shed, except pet shelters, whether affixed to a permanent foundation or not, shall not exceed 10 feet by 12 feet by 10 feet high.

(3)

Pet shelters shall not exceed four feet by four feet by four feet high.

(4)

All sheds shall be located in the rear or side yards only and shall not be located nearer than three feet to the rear yard line or side yard line.

(5)

For lakefront lots sheds may be located in the side yard, provided that they are not within three feet of any adjoining property line or within 10 feet of any street nor within 25 feet of the lake embankment.

(6)

For corner lots all sheds shall be located in the rear yard only and shall not be within 25 feet of a street line or within three feet of the rear yard line or within three feet of a side yard line.

(7)

For purposes of this section any shed within four feet of a principal building is considered to be joined to the principal building and joined to the requirements thereof.

(8)

There shall be no more than two sheds per lot.

(9)

Under no circumstances shall sheds be used for human habitation or the raising or housing of livestock, poultry, or other living creatures not customarily regarded as household pets.

(10)

All sheds must be made of wood, aluminum or other material similar in quality, appearance and color to that of the quality, appearance and color to that of the main building, and must be maintained so that the shed is structurally sound.

B.

Permits.

(1)

No accessory building or shed shall hereafter be erected, re-erected, constructed, or altered except as provided in this chapter and after a permit for the same has been issued by the Borough Construction Official.

(2)

Plans and detailed information shall be submitted with each application for an accessory building or shed, setting forth dimensions, materials used in construction and the exact location on the premises. All plans must comply with the Borough Building Codes.

Editor's Note: See Ch. 95, Construction Codes, Uniform.

(3)

The fee for an accessory building or shed permit shall be the same fee as a building permit.