



COMMUNITY DEVELOPMENT DEPARTMENT

SHED

Permit Information:

- Submit:
 - Permit application. Include the estimated cost of construction and all contractors and their contact information listed.
 - Plat of survey. Draw in the shed, showing the length and width, and the distance to the nearest side and rear property lines.
 - Lot Coverage calculation. The form is available at Village Hall.
 - Plans. Whether these are plans for a kit, installation instructions for a pre-fabricated one or hand-drawn, they must be drawn neatly, to scale, and clearly show how it will be constructed. Must include how it will be anchored to the ground - see 3 options under Construction Requirements.
- Once a complete submittal is received, staff reviews the documents for compliance with codes and ordinances. Staff will contact you with any questions.
- When the permit is ready for pickup, staff will call with the permit fee due (cash or check only).

Construction Requirements:

- The maximum lot coverage is 45% for R2 zoned lot. See Ordinance for other Zoning Districts.
- The maximum shed area shall be 120 square feet.
- The maximum height shall be 10'-0". Measured from the ground at the front of the shed to the mean distance between the eaves and the ridge of the roof.
- Shed must be located in the rear yard.
- Shed shall be setback at least 5'-0" from the side and rear property lines.
- Shed cannot be in any easements (i.e. drainage, utility, etc.)
- Shed must be completely detached from the residence.
- The use of overhead garage doors on sheds is prohibited.
- Shed and the grading for it shall not alter the existing stormwater flow off the property or create a stormwater nuisance for neighboring properties.
- Shed shall be secured to the ground by one of the following methods:
 - 4" concrete floor on 4" compacted gravel base. Top of floor 1" above grade. Secure framing to slab with anchor bolts and washers.
 - 8" diameter concrete piers that are minimum 42" deep below grade. Top of piers 1" above grade. Floor framing shall be designed to support 40 lbs. per square foot (typical deck design loads). Secure framing to concrete piers with correctly sized beam/post connectors.
 - Auger anchors. Remove top soil, level the ground, lay down a compacted gravel base, install minimum 24" long auger anchors - 1 at each corner. Secure anchors to shed framing with bolts and washers.
- Call J.U.L.I.E. at 811 for location of underground utilities 48 hours before starting to dig per State Law.

Inspections:

- 2 days notice is required when scheduling inspections.
 - Base / pier holes (**property corners must be identified**)
 - Final (after all work including site restoration is completed)

AUGER ANCHOR

