



a town for a lifetime
IRONDEQUOIT *New York*

Storage Shed Information

Building Permits

Required for the construction or installation of a shed larger than 30 square feet.

Definition

Accessory Structure - A facility or structure serving or used in conjunction with a communications tower and located on the same lot as the communications tower, including utility or transmission equipment storage sheds or cabinets.

Permit Application Requirements

- Completed signed application.
- Payment: \$50.00
- Proof of contractor / installers insurance.
- Copy of a survey map.
- On Site Construction: A cross-section drawing of the shed is required. **OR**
- Pre-fabricated kit: A copy of the instruction manual from the manufacturer is required.

Setbacks

- A shed shall be located no closer than 4 feet from side or rear property lines, no closer than 6 feet from the principal dwelling or building.
- Also, the shed shall not be located in the front yard and shall not be located closer to the front lot line than the front building line of the principal dwelling or building.
- A shed located on a corner lot shall be located behind the front building line of the principal dwelling or building as measured from either street.

Lot Coverage

The total area of the principal building and of any accessory building (such as a shed) on any lot shall not exceed 25% of the total area of the lot (for residential districts; for other zoning districts, other limitations may apply).

Shed Limitations

- A shed shall not be higher than the principal dwelling or building or 12 feet high, whichever is less.
- A shed or storage structure larger than 200 square feet in floor area shall be considered to be a private garage and shall be subject to all of the requirements for a private garage.
- The Residential Code of New York State permits a storage structure with an area of 400 square feet or less to not have a footing or foundation extending below the frost line (42 inches deep). If a storage structure will not have a full foundation, verification from the manufacturer as to what should be done instead is required.
- A building permit is not required for “construction or installation of one-story detached structures associated with one or two-family dwelling which are used for storage, playhouses, pet shelters, or similar uses, provided that the gross floor area does not in any case exceed 30 square feet.” All the setback and other zoning requirements noted above still apply.