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# FAQ

(Frequently Asked Questions)

## Sheds and Detached Garages FAQ's

### **Q. What size shed can I build without getting a permit?**

A. You can build a shed up to 150 square feet without a permit, but all setback requirements must still be followed.

### **Q. How high can I make my shed or garage?**

A. If the structure, or any part of the structure exceeds 15' from the highest point it will be required to meet all accessory structure zoning and code offsets.

### **Q. How far does my shed/garage have to be from my property line?**

A. The Town of Eden code requires that all accessory buildings not exceeding 15' in height be a minimum of 5 feet from the rear and side property lines.

### **Q. Are there any other restrictions I need to be aware of?**

A. There are two other provisions of the Code that would affect where you could place your detached accessory building. First, the structure may not be located within a required front yard and generally not between the house and the street line (for exceptions see Town Code Sec. 225-25A (4)). Secondly, the accessory structure can only occupy 10% of the required rear or side yard. The required yard is determined by your zoning district and is usually 5 to 50 feet measured off your property line. For example, if your lot was 100' wide and your required rear yard is 40', then you could have a structure occupying 400 square feet of the required rear yard. ( $100' \times 40' \times 10\% = 400 \text{ sq. ft.}$ ) If your structure were larger than 400 square feet, you would need to move it forward so that only 400 square feet of the building occupies the required rear yard. Finally, you need to check your deed for any deed restrictions and easements that may affect your proposed structure, as the Town of Eden does not review for or enforce private deed restrictions.

### **Q. What if I buy a pre-built shed, do I still need plans, or is the brochure the shed dealer gave me enough?**

A. Even if the shed is delivered to your property completely finished, it still has to conform to State Building Codes. To verify that the shed meets code, we need to see construction plans, or a manufacturer letter stating it meets the New York State and Federal codes therefore, you must present plans to obtain the permit. Some shed dealers are unable to provide plans. In that case, you would either have to find a dealer that will give you plans or draw the plans yourself, based on your observation of the building and specifications from the dealer.

**Q. Do I need to put a concrete foundation under my shed?**

A. Some sheds are designed to sit directly on the ground on a series of treated 4x4 “skids” and concrete blocks. The actual size of each foundation member will depend upon the structure it supports and the bearing capacity of the soil. This type of a building still needs to be anchored to the ground to prevent movement during high winds. Mobile home style anchors, which auger into the ground, may be used for anchorage, placing them at maximum 6’ intervals around the perimeter of the structure. You may consider first placing a gravel bed, for better drainage, beneath the shed if you are not putting it on a continuous concrete foundation.

**Q. What is the difference between a shed and a detached garage?**

A. Typically a garage is defined as a structure for the repair or storage of motorized vehicle. If the structure you are building is large enough to accommodate a car, and has a door large enough to permit entrance of a vehicle, it will be considered a garage even if you do not plan to use it as such.

The FAQ series only summarizes or highlights portions of the Town of Eden Code and in all applications the Code must be consulted. The language in the Town Code as may be amended from time to time prevails over the FAQ.