



## Building a Shed or Accessory Structure

*Accessory structures come in a variety of shapes, sizes, and functions for residential and nonresidential use. Permits are required prior to constructing or locating the structure on your lot, but those under 1,000 square feet in size require only a zoning permit.*

### ◇ Permit Required

For a structure 1,000 square feet in size or smaller, a zoning permit is required prior to construction. The fee is only \$10 for the first \$5,000 in value and should be accompanied by a site plan that may be hand drawn. If the structure is over 1,000 square feet, a building permit is necessary to ensure that it meets the Pennsylvania Uniform Construction Code (building code).

### ◇ Location

No structures of any kind should be located within stormwater easements, floodplains, or septic drainfield areas. In addition, setbacks apply to accessory structures depending on zoning district and size of the structure, as follows:

- In a nonresidential district, the required setbacks of the zoning district apply.
- If accessory to a residence, the structure must be located in either the rear or side yard by a distance no less than:
  - ◆ 15 feet, if 144 square feet or larger (such as a 12' x 12' shed)
  - ◆ 5 feet, if smaller than 144 square feet

### ◇ Additional Standards

- Detached accessory structures may not be higher than 20 feet.
- The total floor area of all accessory structures on a residential lot must be less than half of all buildings' floor area on the lot.

*Please note that this is intended to be general guidance and not an exhaustive list of requirements or permitting procedures.*