

Shed Guidelines

Zoning Requirements:

- Each residence shall be limited to one shed.
- A shed or similar structure shall not exceed the following sizes:
 - For lots 10,000 square feet or less, the structure shall not exceed 150 square feet;
 - For lots greater than 10,000 square feet to one acre, the structure shall not exceed 300 square feet;
 - For lots one acre to two acres, the structure shall not exceed 450 square feet;
 - For lots two acres or larger, the structure shall not exceed 600 square feet.
- Any building that is larger shall be considered a garage, and must comply with the above requirements for a detached garage.
- Vinyl, plastic or other pre-manufactured sheds are not exempt from these requirements.
- Sheds or similar structures shall not exceed 15 feet in height.
- Shed cannot be located on an easement.
- Sheds may be located in interior side yards and rear yards.
- Sheds may be located less than the ten-foot-separation requirement stated above, when the structure meets or exceeds the city's building code standards for attached garages concerning fire protection rating, footing and foundation, **but must remain a minimum of ten (10) feet from a swimming pool.**
- Minimum yard setback requirements:
 - Minimum rear yard: five (5) feet
 - Minimum interior side yard: three (3) feet
- All buildings including the house, garage, and any other building on the lot cannot cover more than 30% of the total land or lot, 35% in Heritage Residential District & R-4 Residential District.
- Impervious surface coverage cannot cover more than 45% of the total lot in the R1 and R2 Single Family Residential Zoning Districts and 60% in RO Heritage Residential Zoning District. Any material or surface that prevents or impedes the absorption of water into the soil, including but not limited to: asphalt, paving, concrete, buildings, rooftops excluding eaves, sheds, swimming pools and water features.

Specifications - *The following requirements from the adopted building codes must be met:*

- Roof, soffits, or side vents are required.
- All sheds must be securely anchored to the ground or slab below.
- The addition of electricity for lights or receptacles will require a separate electrical permit.
- Other code requirements may apply based on the design of the structure.

Contractor Registration:

All contractors doing work within the City of Lockport must be registered. No permits will be issued if the contractor is not registered. If you are doing the work as the homeowner, registration is not required.



CITY OF LOCKPORT

SHED/STORAGE BUILDING APPLICATION

Applicant Name: _____ Phone #: _____ Email: _____

Project Address: _____

Owner Name: _____ Phone #: _____ Email: _____

Shed Type: Pre-fab / Wood / Metal / Plastic Estimated Cost: \$ _____

Sq. ft. of Shed: _____ Height of Shed: _____

Indicate setbacks from each of the following (in feet & inches):

House: _____ Nearest side lot line: _____ Rear lot line: _____ Pool: _____

Does your subdivision have covenants regarding sheds? Yes ____ No ____

If so, have you received approval from your Homeowner's Association? Yes ____ N/A ____

Contractor: _____ Phone #: _____

Verify all the required items have been submitted with this application:

- Scaled plat of survey indicating the proposed location of the shed with all dimensions clearly marked. Survey must also show all current conditions of lot including all structures (deck, garage, etc.) and flat work (patio, driveway, etc.) with dimensions.
- 2 sets of complete construction drawings showing all dimensions, construction details & anchoring system.

I hereby certify that I have read, understand, and agree to conform to all governing information and regulations set forth by the City Council of Lockport.

Signature: _____ Date: _____

FOR OFFICE USE ONLY

Permit #: _____ Permit Fee: **\$50** -144 sq. ft. or less / **\$100** - greater than 144 sq. ft.

Building Dept. Approval: _____ Date: _____

Zoning Approval: _____ Date: _____

Comments: _____
