

## Storage Sheds, Shipping Containers, and Conex Boxes

### Storage Sheds

Storage sheds count as accessory square footage on a property, and count towards the total accessory square footage allowance.

Sheds less than 200 sq. ft. are considered *mini-structures for storage*, and most zone districts only allow for a cumulative total of 200 sq. ft. of mini-structures for storage on a property. This means you could have a 200 sq. ft. shed, or two 100 sq. ft. sheds, but not two 200 sq. ft. sheds. However, you could have a 400 sq. ft. shed. Properties in agricultural zone districts may have an unlimited amount of *mini structures for storage* if being used for agricultural purposes.

#### You need a Miscellaneous Permit if your structure is:

- Less than 200 sq. ft.
- Less than 14 feet tall at the peak
- Less than 264 sq. ft. of roof area

You may only have up to 200 sq. ft. total of *mini-structures for storage* on the property (unless in an agricultural zone district and being used for agricultural purposes)

#### You need a Building Permit if your structure is:

- Greater than 200 sq. ft.
- More than 14 feet tall at the peak
- More than 264 sq. ft. of roof area

Whether it's a Miscellaneous Permit or a Building Permit, we also need to see a **site plan drawn to scale** accompanying the permit application, as well as **construction documents drawn to scale** showing the height of the structure. This also applies to pre-fabricated sheds and structures, such as Tuff Sheds. Sheds requiring a Building Permit will need an Improvement Location Certificate (ILC) as the site plan, and may require a full survey in some circumstances.

All sheds must meet the setback requirements of the zone district. However, side and rear setback requirements are waived for *mini structures for storage* (<200 sq. ft.) if the structure is less than or equal to 9 feet at the peak, and is screened from view by a privacy fence or equivalent vegetation.

Sheds may not be located in utility easements unless you obtain letters of no objection from the utility companies stating that it is OK to build in the utility easement. Sheds may not be located in drainage easements unless there is a stamped letter from a professional engineer stating that the proposed structure will not have an impact on drainage.

### Shipping Containers and Conex Boxes

#### As Building Blocks of a Home

You could use shipping containers or conex boxes as the building blocks of a home so long as you meet the required property line setbacks and building height requirements of your zone district. However, the structure will need to meet building code requirements. We recommend discussing your plans with Building Safety extensively to ensure everything is up to code.

#### For Storage

Shipping containers or conex boxes are allowed for storage use, but must meet requirements:

- In agricultural zones, shipping containers must meet setback and minimum lot size requirements.
- In residential zones, shipping containers must have a wood, brick or similar appearing exterior, and have a pitched roof. They must meet the accessory structure requirements for the zone district.