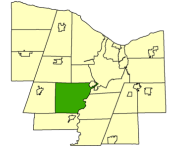




TOWN OF CHILI

STATE OF NEW YORK * COUNTY OF MONROE
ESTABLISHED IN 1822



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Supervisor

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BUILDING DEPARTMENT

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Residential Sheds: What You Need to Know

- A building permit is required for sheds 120 square feet and over. You are allowed up to 192 square feet total for shed area (i.e.: two sheds cannot total more than 192 square feet). A shed that exceeds this would require a variance. Any overhangs or porches on the shed are included in the square footage.
- Maximum height of a shed (measured from the floor level to highest peak) cannot exceed 12 feet. Ornamental items such as cupolas or weather vanes are exempt from the height restriction. If the shed exceeds this height, a variance will be required.
- A shed cannot be located within the front setback area (front yard), and must be a minimum of 55 feet from any lot line abutting a street (a corner lot has two front setbacks/yards). Any exception would require a variance.
- The side setback shall be a minimum of 8 feet (unless there is an easement, such as a drainage or utility easement). Any exception would require a variance. If there is an easement, the shed cannot be located within this area.
- The rear setback shall be a minimum of 8 feet. (unless there is an easement, such as a drainage or utility easement). Any exception would require a variance. If there is an easement, the shed cannot be located within this area.
- Town code requires a shed to be a minimum of 8 feet from any part of the main dwelling.
- If the shed is located on a property which is in a designated flood zone, the shed must be anchored and a floodplain permit obtained.

Setback requirements must be met even for sheds that do not require a building permit.