TOWN OF IRONDEQUOIT
Building and Community Development

Storage Shed Information

Building Permits
Required for the construction or installation of a shed larger than 30 square feet.

Definition
A subordinate structure, detached from but located on the same lot as the principal structure, the use of which is customarily incidental and accessory to that of the principal structure. Said structure shall be subordinate and/or lesser in area, extent and purpose to the principal structure or principal use.
[Amended 2-4-1997 by L.L. No. 1-1997; 7-7-2007 by L.L. No. 4-2007; 1-19-2021 by L.L. No. 1-2021]

Permit Application Requirements
- Completed signed application.
- Payment: $50.00
- Proof of contractor / installers insurance.
- Copy of a survey map.
- On Site Construction: A cross-section drawing of the shed is required. **OR**
- Pre-fabricated kit: A copy of the instruction manual from the manufacturer is required.

Setbacks
- A shed shall be located no closer than 4 feet from side or rear property lines, no closer than 6 feet from the principal dwelling of building.
- Also, the shed shall not be located in the front yard and shall not be located closer to the front lot line than the front building line of the principal dwelling or building.
- A shed located on a corner lot shall be located behind the front building line of the principal dwelling or building as measured from either street.

Lot Coverage

The total area of the principal building and of any accessory building (such as a shed) on any lot shall not exceed 25% of the total area of the lot (for residential districts; for other zoning districts, other limitations may apply).

Shed Limitations
- A shed shall not be higher than the principal dwelling or building or 12 feet high, whichever is less; as measured from ground to mid-point of roof. (Hurricane clips required)
- A shed or storage structure larger than 200 square feet in floor area shall be considered to be a private garage and shall be subject to all of the requirements for a private garage.