I. Submittal

1. Building Permit Application for sheds and detached garages over 200 sq.ft
   (Buildings less than 200 square feet - Zoning permit only)

2. Site Plans - 2 copies (for zoning permit)
   - Indicate proposed location of new structure
   - Location of all other structures on lot
   - Distance from proposed structure to property lines
   - Location of easements
   - Location of existing overhead wires (if applicable)

3. Construction drawings or brochure for common shed or garage - 2 copies
   Drawings shall include:
   1. Floor Plan
   2. Roof Plan
   3. Cross Section

4. Homeowner Association approval

5. Woodland and Wetland Affidavits

II. Requirements

- Shed or detached garage must be in rear yard, no closer than six (6) feet to rear or side property line.
- Shed or detached garage cannot be located in the front or side yard
- Shed or garage must be no closer than 10 feet to the main structure (house).
- Shed or garage is limited to one story and 14 feet in height, measured to the mean height of the roof.
- Shed or garage is not to be located in any easements.
- There is not to be more than one detached accessory building for any lot less than 21,780 sq. ft. in area.
- There is not to be more than two accessory structures for any lot 21,780 sq. ft. or more in area.
- The proposed lot coverage for all accessory structures cannot exceed 25% of the required rear yard area.
- Accessory structures cannot be constructed under overhead power lines. The service will need to be moved prior to construction and a new service location permit applied for.
• The maximum square footage for all accessory structures:

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<th></th>
<th>R-A</th>
<th>R-1</th>
<th>R-2</th>
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<td>Square footage</td>
<td>1500</td>
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• Code requirements:  
  Footings and Foundations- Table R403.1  
  2006 MRC  
  Foundation Anchorage – per figure 403.1(6)  
  Standard Framing Requirements-R602&R802