



CEDAR HILLS

## PORTABLE UTILITY SHED AND UTILITY SHEDS GENERAL INFORMATION

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### **TERMS DEFINED: 10-2-1**

**PORTABLE UTILITY SHED:** A single storied structure with one or more sides enclosed, for the purpose of storing tools and equipment. Limited to one hundred twenty (120) square feet floor area, maximum height of ten feet (10') and not having a footing or foundation.

**BUILDING, ACCESSORY:** A subordinate building, the use of which is incidental to that of the main building, including, but not limited to, detached garages and storage sheds greater than one hundred twenty (120) square feet.

### **10-5-30: PORTABLE UTILITY SHEDS AND UTILITY SHEDS:**

**A. Portable Utility Shed:** Portable utility sheds are permitted in the rear and side setback areas subject to the following conditions:

1. No portion of the shed's structure is permitted to cross the property line or to drain onto a neighboring property.
2. Where the property is located on a corner lot, the portable utility shed may be located within the optional enclosure area.
3. Portable sheds will be limited to one hundred twenty (120) square feet floor area, maximum eave height of ten feet (10') as measured from the finished floor surface to the bottom edge of the main roof eave, a roof pitch not to exceed 8/12 (8 inches of rise per 12 inches of run) and will not have a traditional type footing or foundation. They shall be built upon a hard surface.

### **B. Utility Shed:**

1. No portion of the shed's structure is permitted to cross the property line or to drain onto a neighboring property.
2. Utility sheds may be located on the rear or side lot area, no shed over one hundred twenty (120) square feet may be built in a setback area.
3. Utility sheds will be limited to two hundred (200) square feet floor area, maximum eave height of ten feet (10') as measured from the finished floor surface to the bottom edge of the main roof eave, a roof pitch not to exceed 8/12 (8 inches of rise per 12 inches of run) and will not have a traditional type footing or foundation. They shall be built upon a hard surface. (Ord. 01-07-2014B, 1-7-2014)

**HARD SURFACE:** Concrete, asphalt, road base, gravel, pavers and other materials approved by the zoning official.



# **SHED INFORMATION INSTRUCTIONS**

## **Attached Documents**

1. Installation Permit
2. General Shed Information

## **Instructions**

Complete the installation permit and return it with a site plan to the office. The site plan must contain the following.

1. Lot dimensions drawn to scale
2. Footprint of home and any other structures (shed, fire hydrants, mail boxes, etc. including setbacks.
3. Show location of the proposed shed. Please indicate the size of the shed and show side and rear setbacks.

An installation permit is required to ensure, among other things, that the set-back and height requirements are met. If inspections are required, you will be notified by the city.