

Town of Glenville

Supplemental Information for **SHEDS, DETACHED GARAGES, ACCESSORY STRUCTURES** Zoning Ordinance Requirements

A building permit is required all accessory structures, regardless of size. Homeowners may do their own work. Contractors must have a current certificate of insurance in the Town of Glenville's name that shows general liability and workers compensation, or approved waiver.

Complete and accurate information will expedite the plan review process.

- 1) **A plot plan showing the following details is required:** (see sample plot plan for reference)
 - A) All property lot lines.
 - B) Location and size of all existing structures on property
 - C) Length and width of proposed accessory structure.
 - D) Location of proposed structure in relation to dwelling, property lines and septic system.
 - E) Setbacks and lot coverage are as follows:
 - a) Accessory structures are not permitted in any front yard.
 - b) All accessory structures must be a minimum of 10' from the principal dwelling and septic system.
 - c) Accessory structures in the **Rural Residential Zoning District**
 - (i) Less than 280 s/f in size – the accessory structure must be a minimum of 5 feet from the side and rear property lines.
 - (ii) 280 s/f up to 1,200 s/f in size – the accessory structure must be a minimum of 10 feet from the side and rear property lines.
 - (iii) No more than 20 % of the lot may be covered by accessory structures.
 - d) Accessory structures in **all other Residential Zoning Districts.**
 - (i) Less than 280 s/f in size – the accessory structure must be a minimum of 5 feet from the side and rear property lines.
 - (ii) 280 s/f up to 576 s/f in size – the accessory structure must be a minimum of 10 feet from the side and rear property lines.
 - (iii) No more than 20 % of the lot may be covered by accessory structures.
 - (iv) The combined footprint of all accessory structures may not exceed 75 % of the footprint of the dwelling.
 - e) All **Non-residential accessory structures** must be located at least ten (10) feet from side or rear property line. A Site Plan Review by the Planning and Zoning Commission may be required.
 - F) Accessory structures shall not exceed an average height of 15 feet.
 - G) The total lot coverage (dwelling, sheds, pool, etc.) may not exceed what the Zoning Ordinance allows. This varies by zoning district.

2) Construction drawings as indicated below:

- A) Detached garages or other accessory structures (280 s/f and larger)
 - a) Cross section showing materials to be used. NOTE: A materials list is not an adequate substitution for detailed construction drawings.
 - (i) Foundation plan.
 - 1. Footing size and depth **NOTE: Structures 600 s/f and larger require a footings a minimum of 48" deep. A slab may be accepted if the plan has been certified by a design professional. (NYS Building Code 1805.2.1)
 - 2. Wall type and size.
 - (ii) Floor type
 - (iii) Exterior wall construction: stud size and spacing, etc.
 - (iv) Roof construction: rafter/truss size and spacing, etc.
 - (v) A floor plan may be required.
- B) Storage Sheds (279 s/f and smaller) do not require a foundation plan.
 - a) Pre-built sheds - Manufacturer's literature/pamphlet will be accepted if pre-built.
 - b) On-site constructed sheds
 - (i) Foundation and construction information as applicable.

Before digging, call Dig Safely New York excavation notification center at 1-800-962-7962 to locate utilities. All utilities (gas, electric, phone, cable TV, etc) will be located free of charge.

These are general guidelines only