



STORAGE SHEDS

And ACCESSORY STRUCTURES

A Permit is required for any Accessory Structure...

Including but not limited to: Storage Sheds, Garages, Pole Barns, Gazebos, Workshops etc.

All Storage Sheds and Accessory Structures installed within the City of Englewood shall be constructed on a fixed, stable foundation and must be securely and permanently anchored to the ground to prevent Settling and Shifting of the structure. Currently, the city has approved the following three foundation methods for these structures. (See specifications on back of page)

1) **PIER FOOTINGS**

2) **FRAMED GRAVEL BED**

3) **CONCRETE SLAB**

CONSTRUCTION

- If on Pier Footings, structures shall have sufficient clearance beneath the structure for proper ventilation.
- All wood in contact with concrete, gravel or the ground shall be pressure treated
- Comply with all applicable current building and zoning codes
- SHALL NOT be a portable metal container or other similar movable structure or object.

SIZE/LOCATION (Unless modified by City Approved S-PUD plans)

- Be less than 15 feet in height
- Structure shall be at least 10 feet from primary structure
- The number of accessory structures on any zoning lot shall be limited to two (2), and one of these shall not be more than 149 square feet.
- Be limited to **240** square feet, plus 240 square feet per vehicle garage door section, to a maximum area of **720** square feet, except as noted below.
- Located in the **Rear Yard Only** and outside of easement areas
- If **Under 150 square feet** – Located a minimum of **3 feet** from property line
- If **Over 150 square feet** – Located a minimum of **6 feet** from property line
- If declared to be a **Workshop**, be limited to 320 square feet, with no wall opening larger than 80 inches.
- Detached accessory structures with garage doors shall be served by paved driveways and will be permitted only if the principal structure has a minimum side yard width of 15 feet through which said driveway may pass and remain 5 feet from side property line.

COMMERCIAL: Detached Accessory Structures in Non-Residential Zoning Districts

...or on zoning lots utilized for Non-Residential purposes

- If not used for vehicular storage, be limited to 149 square feet, unless associated with an allowed *Light Industrial* use, in which case, shall be limited to 249 square feet.
- Garages shall be limited to a maximum area, the smallest of 2400 square feet or 50% of the size of the principal building on the zoning lot.
- Be located at least 6 feet from any Non-Residential Zoning district lot line and at least 10 feet from any Residential zoned property lot line.



INSPECTIONS: A minimum of two (2) inspections are required for each storage shed:

Footer/Slab/Gravel Base –

When the holes have been dug and before filling with concrete or when slab forms are in place before concrete is poured or gravel installed.

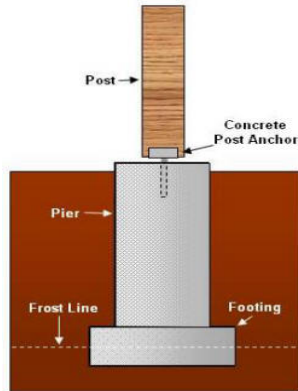
Final –

When building is finished and ready for use.

CURRENTLY APPROVED FOUNDATION METHODS

PIER FOOTINGS

- Be at least 12 inches in diameter and 24 inches deep
- Be installed at a minimum of all four corners
- Be mechanically connected to the building structure



Example of typical Pier Footing



Example of a shed floor on Pier Footings

FRAMED GRAVEL BED

- Have a Wooden or other approved frame frame/border
- Be filled with Compacted, washed gravel
- Gravel border shall extend at least 12 inches, out from all four sides
- Be mechanically connected to the ground with approved anchors



Example of Gravel Shed Base with wood Frame



Shed on Gravel Base with 12-inch gravel border.

CONCRETE SLAB

- Be at least 4 Inches thick with a compacted gravel base
- Shed shall be connected to slab with approved anchors