

# STORAGE SHEDS



**Do I need a building permit to construct a shed?**

**“YES”**

You can download a building permit application by going to our web site

[WWW.NORWOODMA.GOV](http://WWW.NORWOODMA.GOV)

Go to Building Department and click link to Permit Applications

**How close to my property line can I place this shed?**

**“Please refer to the next page for your setback requirements.”**

[approved by Special Town Meeting 5/19/03]

**Do I need building plans?**

**“Only if your shed is not pre-fabricated.”**

**Will I be taxed on this improvement?**

**“The Assessor’s say, yes”**

I have an old, existing storage shed that is larger than 10 x 12 – [120 s.f.] and is more than 10’ high but only 5’ from my property line – can I replace it.

**“Yes, if the footprint and location of the shed remains the same. You would still need a building permit but would be considered pre-existing, non-conforming. If you wish to *change the location or size* of the shed, you’ll have to meet the current requirements.”**

**What if I can’t meet the setback requirements?**

**“If you’re unable to meet the setback requirements because you have a hardship, you have the right to request a variance from the Zoning Board of Appeal. Variances are supposed to be granted only in cases where the board finds all of the following:**

- [a] The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located.
- [b] A literal enforcement of the provisions of this bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or appellant.
- [c] Desirable relief may be granted:
  1. without substantial detriment to the public good; and
  2. without nullifying or substantially derogating from the intent or purpose of this bylaw.



**DIMENSIONAL REQUIREMENTS AS THEY APPLY TO STORAGE SHEDS**

<b>DISTRICT</b>	<b>Min. Front Setback</b>	<b>Min. Side Yard Setback</b>	<b>Min. Rear Yard Setback</b>
<b>S2</b>	<b>30 ft.</b>	<b>20 ft. [4]</b>	<b>35 ft. [10]</b>
<b>S1</b>	<b>30 ft.</b>	<b>15 ft. [5]</b>	<b>30 ft. [10]</b>
<b>S</b>	<b>20 ft.</b>	<b>15 ft. [5]</b>	<b>20 ft. [10]</b>
<b>G</b>	<b>20 ft.</b>	<b>15 ft. [6]</b>	<b>30 ft. [10]</b>
<b>A</b>	<b>20 ft.</b>	<b>15 ft. [6]</b>	<b>30 ft. [10]</b>

**FOOTNOTE:**

**[4] Accessory buildings (i.e., sheds), if not exceeding 120 square feet of gross floor area and 10 feet in height and 12 feet in length or width, may have yard as little as 5 feet; accessory buildings *exceeding* 120 square feet and meeting the minimum side yard requirement shall be limited to no more than 600 square feet of gross floor area, 15 feet in height, 24 feet in width and 24 feet in length.**

**Note: changes to subsection 4 apply to the side yard requirements for the S2 – Single Residential 2 District.**

**[5] Accessory buildings (i.e., sheds), if not exceeding 120 square feet of gross floor area and 10 feet in height and 12 feet in length or width, may have yard as little as 5 feet; accessory buildings *exceeding* 120 square feet and meeting the minimum side yard requirement shall be limited to no more than 600 square feet of gross floor area, 15 feet in height, 24 feet in width and 24 feet in length.**

**Note: changes to subsection 5 apply to the side yard requirements for S1 – Single Residential 1 District and S – Single Residential District.**

**[6] Accessory buildings (i.e., sheds), if not exceeding 120 square feet of gross floor area and 10 feet in height and 12 feet of length or width, may have yard as little as 5 feet; accessory buildings *exceeding* 120 square feet and meeting the minimum side yard requirement shall be limited to no more than 600 square feet of gross floor area, 15 feet in height, 24 feet in width and 24 feet in length.**

**Note: changes to subsection 6 applies to side yard requirements for the G – General Residential District and A – Multifamily Residential District.**

**[10] Accessory buildings (i.e., sheds), if not exceeding 120 square feet of gross floor area and 10 feet in height and 12 feet in length or width, may have yard as little as 5 feet; accessory buildings *exceeding* 120 square feet and meeting the minimum required rear yard requirement shall be limited to no more than 600 square feet of gross floor area, 15 feet in height, 24 feet in width and 24 feet in length.**



Maximum size accessory building; Shown is a detached 24'x 24' two-car garage.



Example of inappropriate accessory building located in a residential district on Dean Street near Tamworth Road.