

VILLAGE OF GREENDALE - STORAGE SHED REGULATIONS

Greendale Municipal Building Code Chapter 15

15.07 (1) PERMIT REQUIRED. No building or structure or any part thereof shall hereafter be built, enlarged, altered or demolished within the Village or moved into, within or out of the Village except as hereinafter provided unless a permit therefore is obtained by the owner or his agent from the Building Inspector.

Greendale Municipal Zoning Code Chapter 17

17.04(8)(w) - GENERAL REQUIREMENTS:

- (1) Only one storage building or shed per lot shall be permitted.
- (2) Maximum size permitted: **120 square feet** (10' by 12'). Note: If there is an existing detached garage on the property, the accumulative area of the garage and shed shall not exceed 15% of the area in the rear yard. (The rear yard area is the portion of the yard immediately behind the house to the rear property line and bounded by the two side property lines.)
- (3) Maximum height: Side wall - 8', roof - 12' (measured from grade to top of shed)
- (4) Storage buildings or sheds are only permitted in the rear yard of a residential property.
- (5) Storage buildings or sheds shall meet the following setback requirements:
 - A 10' set back is required from the interior side property line.
 - A 25' set back is required from the street side property line on corner lots.
 - A 20' set back is required from the rear property line. *(For a 10' rear yard setback see section 17.04(7)(c)1.d. requirements below.)*
 - A 10' separation between the storage building and house is required. A shed may be located 5' from the house if the shed is constructed with a fire separation wall.

The following amendments were adopted by the Village Board on May 21, 2002 for sheds that are **80 square feet** in area or less, **BUT DO NOT APPLY TO PRE-FABRICATED PLASTIC SHEDS.**

"17.04(7)(c)1.d.

The requirements of Section 17.04(8)(w) of this Zoning Code notwithstanding, in the R-1, R-1A, R-2, R-3, R-4, and R-5 residential zoning districts only, detached sheds and storage buildings which are 80 square feet in area or less and are used exclusively for the storage of garden equipment and household items, shall:

- 1) Not be located in the front or side yards;
- 2) Not be located less than ten (10) feet from the rear lot line;
- 3) Have a required side yard of not less than that of the principal building from the nearest side lot line or closer to the side lot line than an accessory garage, whichever is closest to the side lot line;
- 4) Not be closer to a detached garage or other accessory structure than three (3) feet;
- 5) Not exceed a maximum height of eight (8) feet as measured from grade to the highest point of the roof structure;
- 6) Not be constructed within any drainage or utility easements nor within any drainage swale or drainage course;

- 7) Not be constructed of exposed steel or clad with steel (unless it matches the siding of the principal residential structure) but may be clad with aluminum or vinyl siding materials. Said cladding materials and roof materials shall match the colors and material type of the existing residential structure or other material approved by the Building Board;
- 8) Said sheds and storage buildings for garden equipment shall have architectural plans approved by the Village Building Board. Said architectural plans shall include building elevations and floor plan including dimensions of height, width, and length as well as an indication for materials proposed to be used. In addition, for prefabricated sheds and storage buildings for garden equipment, a copy of the manufacturer's brochure, photographs, and assembly instructions shall be submitted.
- 9) The Village Building Board may require a landscape plan to be prepared for review and approval of the Village Building Board. If a landscape plan is required by the Village Building Board, said landscape plan shall indicate either in writing or graphically on a drawing, the location, number, type (common name and scientific name for plant materials), and size of all proposed landscape plantings. Any landscape plant materials which may be required by the Village Building Board shall be installed at the time of the construction of the shed or storage building;
- 10) Be limited to one (1) detached shed or storage building used exclusively for the storage of garden equipment and household items per lot or parcel.”

BUILDING PERMIT APPLICATION PROCESS:

Property owner or contractor must provide the following documents to the Building Inspector:

Two (2) copies of the property survey which shows the location of the shed.

Two (2) copies of a scaled drawing (or picture) of the shed which shows the exterior elevations and construction details.

One Greendale Building Permit application. (Must be completely filled out and signed)

Note: If the subdivision where you live has an active Homeowners Association, you must obtain their approval before submitting your building permit to the Village.