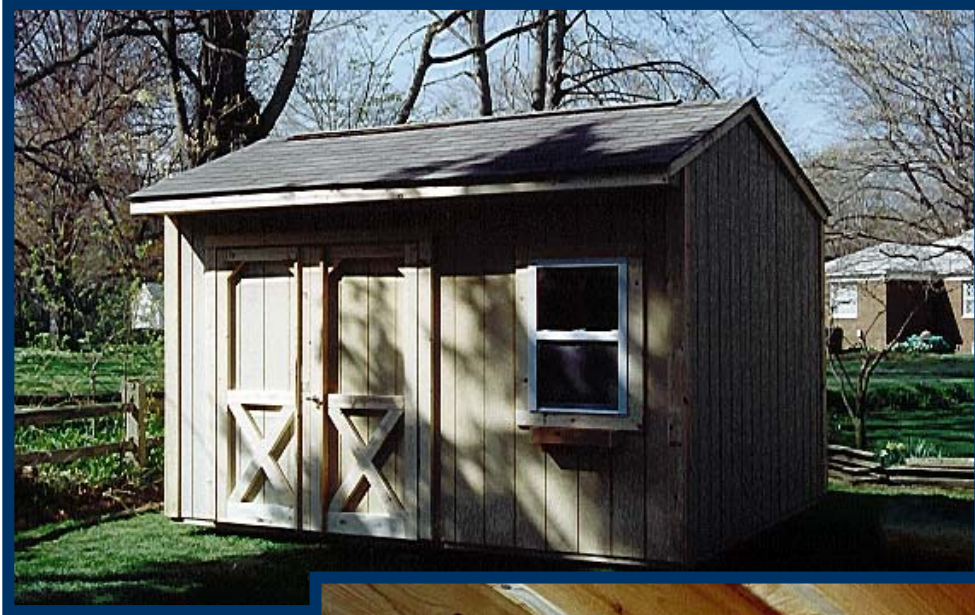


Utility Building

A Finished Utility Building



A Utility Building during Construction

Requirements for Utility Buildings

Utility building installations must meet the following requirements and is subject to all other zoning and building code requirements.

1. Before erecting a utility building structure, a permit must first be obtained from the Building Department.
2. Upon making application for a permit, a drawing and a plot plan must be provided.
3. The utility building must meet all zoning regulations regarding location on rear property. The size of the building along with any other accessory structure cannot cover more than 20% of the rear yard area, and three (3) feet from the property line.
4. Only one utility building per parcel.
5. Maximum size to be 10'x12'.
6. Maximum height 12 ft. above finished grade.
7. The utility building shall be installed on a firm foundation and secured to a curb no less than 4" above natural grade.
8. If a concrete pad is used it shall be formed and reinforced with wire mesh.
9. If the structure is of wood construction, framing studs shall be spaced on 16 or 24 inch centers.
10. Siding or an exterior plywood siding sheet may be installed directly over the framing studs, omitting sheathing or felt paper.
11. Roofing may be of asphalt shingles or rolled roofing, over ½ inch exterior plywood. Roofing may also be of a prefabricated corrugated metal or other approved material.
12. Complete metal prefab utility buildings are acceptable for this type of structure.