

## ACCESSORY STRUCTURES

### **SHEDS:**

- ❖ Sheds under 100 square feet require 18” pier footings
- ❖ Sheds 100 square feet & over require 18” perimeter footings
- ❖ Pier footings must be 18” deep, 8”x8” with bolt through it to anchor shed down
- ❖ Perimeter footings must be 18” deep x 8” wide

### Wooden sheds with skid floors **DO NOT REQUIRE FOOTINGS**

- ❖ Take out 4” of topsoil
- ❖ Put down plastic
- ❖ Put down 4” of stone

Sheds must be located at least three(3) feet from side & rear property lines & ten(10) feet from the rear most portion of the main structure. Storage sheds shall not exceed 145 square feet in floor area and twelve(12) feet in height.

When applying for a **shed** or **garage** permit, the following is needed:

- ❖ Two(2) copies of your plot plan showing where the shed or garage is being placed on the property with distances from lot lines, and overall height to peak.
- ❖ Two(2) sets of construction drawings for proposed shed or garage (if being built) or a brochure showing the type of shed or garage (if prefab constructed).

### **DETACHED GARAGES:**

Detached garages must be located at least five(5) feet from any side & rear property lines & ten(10) feet from the rear most portion of the main structure. The size of residential accessory garages shall be limited to five hundred(500) square feet of floor area and a maximum building height of sixteen(16) feet.

### **GARAGE ADDITION:**

Garage additions must comply with the setbacks for the zoning district in which the property is located.

\*\*\*\*FYI\*\*\*\*Front property line is approximately one(1) foot from the inside edge of sidewalk or twelve(12) feet from the curb.

**IF PROPERTY ABUTS MORE THAN ONE STREET, CONSULT ZONING OFFICER**

## **GENERAL INFORMATION**

### **DOORS INTO GARAGE**

Must be solid wood or metal lined door (fire rated)

### **BLACKTOP**

8" stone base; 2 1/2" blacktop - for resurfacing a road

### **FENCES**

Maximum height is 8 feet - Non Residential

Maximum height is 6 feet - Residential

In residential or commercial districts, stockade or board-on-board fences shall be located in rear or side yards only. Where a property fronts on more than one (1) street, a fence otherwise satisfying the requirements of the Middletown Township Zoning Ordinance may be erected in the front yard, which is not the yard the front of the dwelling faces, provided that it is not located within the required minimum front yard.

All fences must be located eight (8) feet from the physical cartway or if there is a sidewalk, eight (8) feet from the inner edge of the sidewalk.

### **FIREPLACES**

30" foundation for outside: 24" for inside. Keep all wood framing 2" from the masonry. Chimney must be two (2) feet above any part of building within 10 feet of Chimney.