

Application Fee: \$55.00

CITY OF WILKES-BARRE OFFICE OF PLANNING AND ZONING
40 EAST MARKET STREET, WILKES-BARRE, PENNSYLVANIA 18711
570-208-4164

APPLICATION # _____

EXEMPT DETACHED ACCESSORY STORAGE STRUCTURE (SHED)
ZONING PERMIT APPLICATION

I _____ hereby make application for permission to construct a limited size accessory storage structure (shed) that will be used as intended for the storage of household goods, lawn and garden equipment, materials typically found in sufficient limited quantity for residential purposes and other related goods and machinery intended solely for the use of the residents within my property.

Address of Property: _____

Property Owner's Name: _____

Address Line 1: _____

Address Line 2: _____

City: _____ State: _____ Zip Code: _____

Size of Proposed Storage Shed _____ **Sq.Ft.**

Height of Proposed Storage Shed _____

Location of Proposed Shed (check one) _____ Side Yard _____ Rear Yard

Is the proposed shed located a minimum distance of five (5') feet from any dwelling located on an adjacent lot? _____ Yes _____ No (check one)

Distance from edge of proposed shed to property lines: (Attach drawing showing the proposed location on the lot)

Front	_____	Feet from Front property line to edge of shed.
Side	_____	Feet from Side property line to edge of shed.
Side	_____	Feet from Side property line to edge of shed.
Rear	_____	Feet from Rear property line to edge of shed.

Is the property located on a corner? _____ (If yes, drawing required)

Does the property abut an alley or street to the side or rear? _____ (If yes, drawing required)

I hereby certify that I am the owner of the subject property and that the information on this application is true and correct to the best of my knowledge.

Property Owner Signature

Date

CITY USE: Fee \$55.00

Zone _____

Floodplain _____

SECTION 303

LIMITED EXEMPTION FOR STORAGE SHED/LAWN SHED

A detached residential Storage Shed/Lawn Shed, as so defined in Article 2 of this Ordinance, shall be subject to the following dimensional limitations:

1. A maximum floor area of not greater than 120 square feet;
2. A maximum building wall length not greater than twelve (12') feet;
3. A maximum height not greater than eight (8') feet from established grade;

Subject to compliance with the above specifications, a detached accessory residential Storage Shed/Lawn Shed shall be upon any existing residential property in any zoning district subject to the following requirements:

1. A detached residential Storage Shed/Lawn Shed shall be located not less than three (3) feet from any side lot line or rear lot line.
2. There shall be a minimum distance of not less than five (5) feet between the Storage Shed/Lawn Shed and any dwelling located on an adjacent lot.
3. The construction of not more than one (1) detached residential Storage Shed/Lawn Shed upon a zoning lot shall be exempt from compliance with building lot coverage requirements otherwise applicable to the zoning district in which it is located.
4. All other applicable provisions of this Ordinance shall remain in effect.