

UTILITY SHEDS IN THE TOWN OF WEBSTER

LOCAL LAW NO. 1 OF 2010

Adopted January 7, 2010

§ 225-48 Utility Sheds

[Added 10-12-1978; amended 12-14-1978; 6-17-1993; 5-16-1996]

Notwithstanding the applicable side or rear yard requirements, there shall be permitted in a side yard or a rear yard in any residential district one utility shed no closer to any boundary line than 15 feet. In no case shall a shed be erected, structurally altered or removed to any lot or parcel of land if any portion of such shed is within the allowable front setback. No more than one utility shed shall be permitted on any lot or parcel, and no utility shed shall be constructed in excess of the applicable lot coverage requirements. The outside dimensions of a utility shed shall not exceed a maximum of twenty (20) feet of length. The maximum building area shall be no greater than 192 square feet. The maximum building height of the structure shall not exceed eight feet. Such utility shed shall be used solely as accessory to the residential use of the lot or parcel on which it is constructed, and its contents shall be limited to lawn and garden tools and equipment, snow blowers and other snow removal equipment, bicycles, children's play equipment, swimming pool equipment and such other tools and equipment as are solely used in maintaining the lot or parcel on which it is constructed as a residence. No utility shed shall be used at any time for dwelling or sleeping purposes.

§ 225-3 **Definitions.** As used in this chapter, the following terms shall have the meanings indicated:

BUILDING, HEIGHT OF - The vertical distance measured from the *average elevation* of the proposed *finished grade* at the *front* of the *building* to the highest point of the roof for flat roofs, to the declivity of mansard roofs and to the mean height between eaves and ridges for gable, hip, and gambrel roofs.

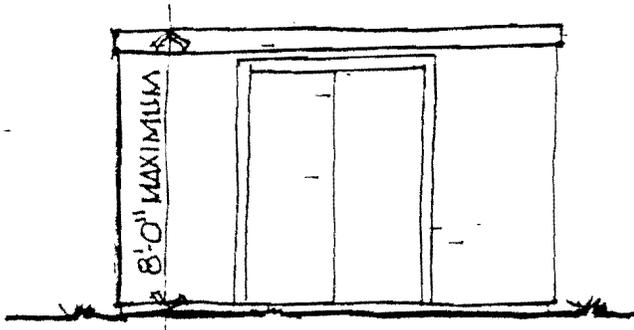
In addition to the above, it is intended that there be no "permanent" foundation under any utility shed. A base may be placed on the earth surface for leveling purposes only. Also, no utilities (gas/electrical/water) may be permanently installed to any utility shed.

See attached sheet for examples of the above.

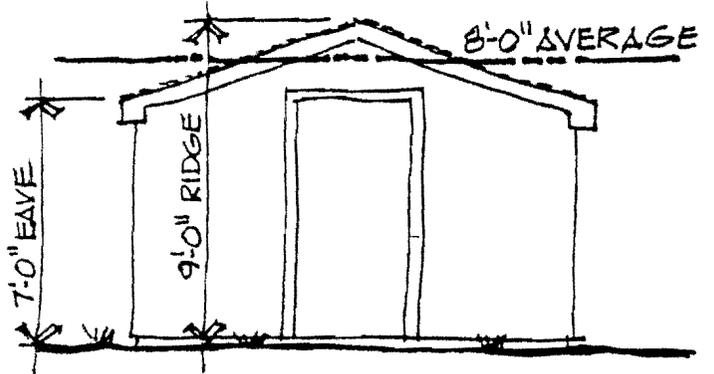


DEPARTMENT OF
PUBLIC WORKS
1000 RIDGE ROAD
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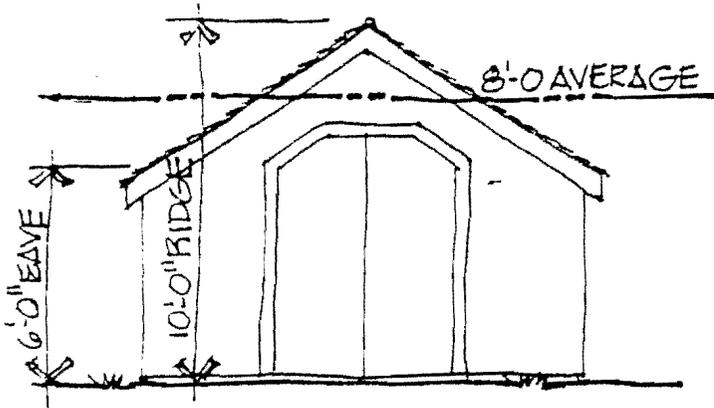
PROJECT UTILITY SHEDS
SUBJECT "AVERAGE ROOF HEIGHT" COMPARISONS
CALC. BY [Signature] DATE APRIL 1998 SHEET 1 OF 1
CHECKED BY _____ DATE _____ PROJECT NO. _____



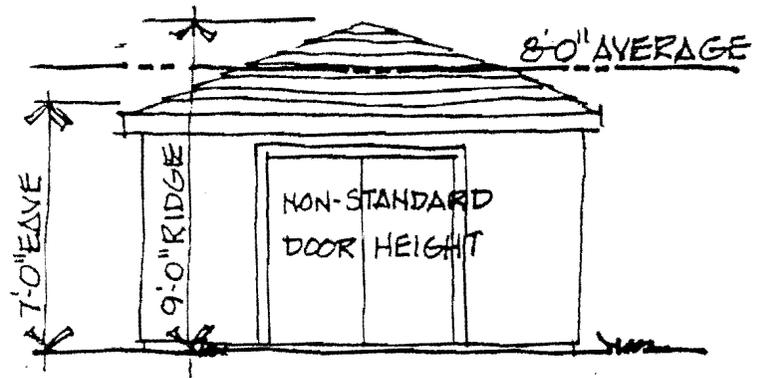
FLAT ROOF



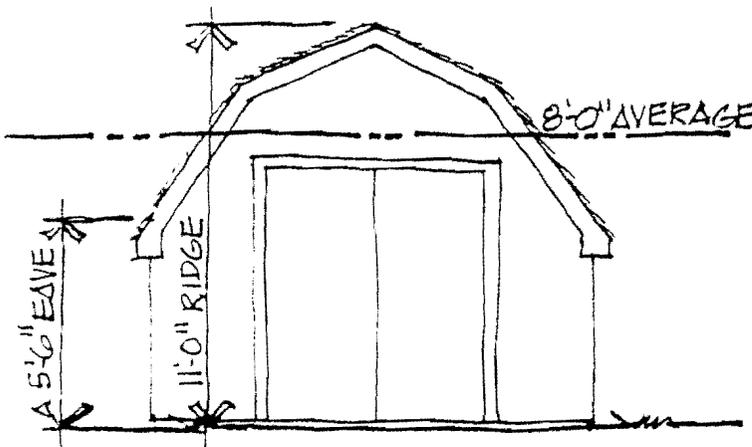
GABLE ROOF (LOW SLOPE)



GABLE ROOF (HIGH SLOPE)



HIP ROOF



GAMBREL ROOF (BARN STYLE)

1. ALL SHEDS SHOWN ARE SCALED TO 12'-0" WIDE. ($\pm 3/16" = 1'-0"$)
2. ROOF SLOPES MAY VARY; THE PURPOSE OF THIS DRAWING IS FOR COMPARISON ONLY !!!.....
3. MANSARD ROOFS, IF USED, WILL BE REVIEWED ON AN INDIVIDUAL BASIS.