



Town of Gates

Building Department

Shed Permit Guidelines

Permit Fees:

\$50 (up to 144 sq ft)

\$75 (over 144 sq ft)

Required Documentation:

- 1. Building Permit Application**
- 2. Survey map:** Please draw location of the shed and distance from the house and lot lines.
- 3. Plans:** If you are buying a Pre-Built shed, please provide specs and a photo from the brochure. If you are building shed without a kit, please provide drawings with measurements & material list.
- 4. Insurance or Exemption Form** (One of the following):
 - Contractor: General Liability & Worker's Compensation
 - Homeowner, family member or friend: Please provide the CE- 200 form on <http://www.wcb.ny.gov>

Location:

- **Corner lots** have two front yards for each street it faces.
- **Front Setback:** Must be setback from the property line facing any street: 50 feet for state and county roads and 35 feet for Town or other roads.
- **Rear Setback:** Must be setback 5' from the property lines in the rear of the house
- **Side Setbacks:**
 - R-1-8 District: 7 feet from side lot
 - R-1-11 District: 8 feet from side lot
 - R-1-15 District: 10 feet from side lot

Additional Information:

- 1. Easements:** If your shed will be located on an easement, you will need to complete the easement waiver. It will also need to be approved by the Director of Public Works.
- 2. Flood Zone Properties:** If your shed is located in the flood zone, the structure will require flood vents and anchors.
- 3. Maximum height** for all sheds is 15 feet, measured from ground to midpoint of roof.

Please refer to Town, State & ICC codes for current code requirements.
Gates Town Codes may be found at www.townofgates.org
Additional requirements may apply.