

SHED CONSTRUCTION

The construction of an Accessory Building or Structure, herein referred to as “Shed”, on the Lot **without a permit** shall be allowed under the following conditions:

- The “Shed” shall be no greater than 150 square feet in ground area and have no plumbing, gas or electric service installed therein. **(4-1-2: Scope and Provisions, 5-1-6: Definitions)**
- The “Shed” must be constructed of “*the building code*” approved materials. Metal framed and or metal sided sheds are prohibited. **(4-1-2: Scope and Provisions)**
- The “Shed” needs to comply with Village Code **5-4-4: Minimum Setback Requirements:** “*A building or structure shall be located or set back from the established centerline of every federal aid, state bond issue, state aid and section line road or street at least one hundred feet (100’); from the established centerline of every half section line road or street at least ninety feet (90’); and from the established centerline of every other road or street fronting a lot or building plot, at least eighty five feet (85’)*” and **5-4-5: Yard Area Requirements:** “*In the A-1 residential district, any building or structure erected shall be provided with a minimum front yard of fifty feet (52’), minimum side yard(s) of twenty five feet (25’) and a minimum rear yard of fifty feet (50’)*” from the property line.
- The “Shed” construction on the Lot **shall not be prohibited** by any legal instrument: private covenants, declarations, conditions and restrictions running with the title to the property which regulate, govern, control and/or affect what type of improvements may be made to the property. Furthermore, the property owner shall be obligated for the upkeep and maintenance of the “Shed” **2015 IPMC 302.7 Accessory Structures.**

EXISTING SHED IMPROVEMENTS

- Improvements to an existing non-conforming “Shed” shall not be permitted unless the improvement also includes the removal of the said “non-conformance”.