



**TOWN OF EAST FISHKILL
BUILDING AND ZONING DEPARTMENT**

330 Route 376, Hopewell Junction, NY 12533

(845) 221-2427 Fax (845) 227-4018

<http://www.eastfishkillny.gov>

SHED AND ACCESSORY STRUCTURE ZONING REQUIREMENTS

LESS THAN 144 SQ. FT. and UNDER 10 ft. in Height

DO NOT REQUIRE A PERMIT – IF NO ADDITIONAL STRUCTURES ON PARCEL.
ANY ADDITIONAL SHED/STRUCTURE, OF ANY SIZE, REQUIRES A PERMIT.

MUST BE LOCATED BEHIND THE FRONT LINE OF HOUSE AND BACK.

MUST MEET SETBACK REQUIREMENTS: 15' SIDE & REAR.

SHALL NOT BE PLACED IN FRONT OF THE FRONT LINE OF THE PRINCIPAL RESIDENCE

ANY SHED CONTAINING A GARAGE DOOR MUST MEET THE REQUIREMENTS OF A DETACHED GARAGE

OVER 144 SQ. FT. OR OVER 10 ft. in Height

REQUIRE A PERMIT.

MUST BE LOCATED BEHIND THE FRONT LINE OF HOUSE AND BACK

MUST MEET SETBACK REQUIREMENTS: 15' SIDE & REAR

SHALL NOT BE PLACED IN FRONT OF THE FRONT LINE OF THE PRINCIPAL RESIDENCE

ANY SHED CONTAINING A GARAGE DOOR MUST MEET THE REQUIREMENTS OF A DETACHED GARAGE

- * CHECK YOUR DEED FOR ANY RESTRICTIONS THAT MAY APPLY REGARDING SHEDS WITHIN YOUR SUBDIVISION.
- * NO MORE THAN THREE (3) ACCESSORY STRUCTURES INCLUSIVE OF SHEDS OF ANY SIZE.
- * NO MORE THAN TWO (2) ACCESSORY STRUCTURES MEETING THE DEFINITION OF A SHED ARE PERMITTED AND NO MORE THAN ONE (1) DETACHED GARAGE IS PERMITTED.
- * AN ACCESSORY STRUCTURE CAN BE NO LARGER THAN 350 SQUARE FEET WITHOUT A VARIANCE. THE VARIANCE SHALL NOT EXCEED 750 SQUARE FEET OR 60% OF THE FOOTPRINT OF THE PRINCIPAL STRUCTURE.
- * A BUILDING PERMIT IS REQUIRED FOR ALL ELECTRIC SERVICE TO A SHED OR ACCESSORY STRUCTURE.
- * **A SHED CAN BE NO LARGER THAN 350 SQUARE FEET.**



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**SHED AND ACCESSORY STRUCTURE APPLICATION
REQUIREMENTS ***

ALONG WITH THE COMPLETED APPLICATION, PLEASE PROVIDE THE FOLLOWING ITEMS:

- ☐ IF SHED IS A PRE-FAB, A COPY OF BROCHURE/SPECIFICATIONS NOTING ALL APPLICABLE DETAILS FOR YOUR SPECIFIC INSTALLATION INCLUDING BUT NOT LIMITED TO MAKE, MODEL, SIZE, DOOR CHOICES AND ACCESSORIES.
- ☐ IF SHED OR ACCESSORY STRUCTURE IS BEING CONSTRUCTED, 2 COPIES OF PLANS/DRAWINGS WITH ALL DIMENSIONS AND SQUARE FOOTAGE LABELED. **
- ☐ 1 COPY OF SURVEY SHOWING LOCATION OF SHED OR ACCESSORY STRUCTURE WITH ALL SETBACKS NOTED. *** Include Name, Address and Phone Number.
- ☐ INSURANCE FORMS FROM CONTRACTORS OR "SELF" (See insurance info in permit application packet. Forms must be submitted with application. No faxing/emailing.)
- ☐ IF APPLICANT IS NOT THE HOME OWNER/PROPERTY OWNER, AN ORIGINAL, SIGNED, NOTARIZED LETTER FROM THE OWNER WILL BE REQUIRED GRANTING PERMISSION TO APPLY FOR PERMIT. (Applicant may obtain signature on application from owner, thus notarized letter not required.)
- ☐ FEE: PLEASE SEE THE CURRENT FEE SHEET. ENGINEERING DEPARTMENT FEES MAY APPLY. ZBA FEES MAY APPLY.

CASH OR CHECK MADE OUT TO: TOWN OF EAST FISHKILL

Note: Any construction without a permit will result in an "As-built" fee being required.

**** If over 500 s.f., Plans stamped by a NYS Licensed Architect or Engineer are required.**

***** If over 500 s.f., a Survey stamped and certified by a NYS Licensed Architect or Engineer is required.**