

SHED

Permit Information:

- Completed permit application including the estimated cost of construction and all contractors and their contact information. All contractors/subcontractors must have a copy of their license, surety bond and liability insurance on file for each job done in the Village of Lakemoor.
- **One (1) copy of plat of survey** for the property with shed dimensions and location of all structures clearly marked.
- **Two (2) sets of plans drawn to scale** showing the construction of the shed.
- HOA approval letter (if necessary)
- Once submitted, the Village reviews the documents for compliance with Village codes and ordinance. The Village will contact you when the permit is ready for pickup.

Construction Guidelines: (not all inclusive)

- Sheds/workshops/greenhouse/playhouse/storage buildings shall be allowed in the side and rear yards.
- The maximum shed area shall be under 300 square feet.
- The maximum height shall be 15'-0". Measured from the ground at the front of the shed to the ridge of the roof.
- Shed shall be setback at least 3'-0" from the side and 5'-0" from rear of the property lines.
- Shed must be 10'-0" from the residence.
- Shed shall be secured to the ground by one of the following methods:
 - 4" concrete floor, on 4" compacted gravel base, with the top of floor 1" above grade. Secure framing to slab with anchor bolts and washers. **(Please check with inspector).**
 - 8" diameter concrete piers that are minimum 42" deep below grade. Top of piers 1" above grade. Floor framing shall be designed to support 40lbs. per square foot (typical deck design loads). Secure framing to concrete piers with correctly sized post base connectors.
 - Install 24" long auger anchors: 1 at each corner and if longer than 6", 1 at the middle of each side. Secure framing to anchors with lag bolts and washers.

Inspections:

- Allow for 24 hours advance notice on all inspections. (Inspections are M-W-F, except holidays).
 - Base/pier holes (**property corners must be identified**). (If required).
 - Final- If ground anchors are used anchors must be visible to inspector. (after all work including site restoration is completed).

Reminder:

- State Law requires the actual person doing the digging to contact J.U.L.I.E. at least 48 hours before start of the project at 1-800-892-0123.
- Homeowner's Associations (HOA) may have covenants, conditions and restrictions that are more restrictive than the Village of Lakemoor's Zoning Ordinances. Therefore, it is the responsibility of the homeowner to acquire approval from their Homeowner's Association for any construction proposed under this building permit.
- If you questions on your project, you are encouraged to contact the Village of Lakemoor Building Department at (815) 385-1117.