



Town of Blue River

Memorandum

TO: Mayor Decicco & Members of the Board of Trustees

FROM: Town Manager Michelle Eddy

DATE: January 13, 2025

SUBJECT: **Sheds**

Mayor & Trustees

Following up from the discussion on sheds from November 2024, below are the recommendations for process and fees. Attached is an ordinance for consideration and adoption.

Definitions and current Land Use Code

(a) Generally.

(1) A shed is an enclosed or substantially enclosed building or structure limited to non-habitable space designed, suitable, or intended for (i) the storage, whether permanent or temporary, of materials, goods, or equipment of any sort or type; (ii) the storage, whether permanent or temporary, of personal recreational motorized vehicles; and/or (iii) the use by the owner or tenant of the principal permitted structure for any lawful ancillary activity commonly associated with residential use, such as but not limited to hobbies, art studio, or greenhouse.

NOTE: because a shed can be used for a “personal recreational motorized vehicle” motorcycles are allowed in a shed. The definition of “shed” in the LUC expressly permits “*motorcycles, trail bikes, snowmobiles, all-terrain vehicles, low power scooters, golf carts, motorized bicycles, and boats.*”

(2) A shed is an accessory improvement to a lawfully existing dwelling unit. A shed shall not be located on a lot absent an existing lawful dwelling unit. 19 E.g. garage, greenhouse and other structures at <https://www.farmtek.com>; and <https://www.clearspan.com>.

(b) Location Requirement. (1) Sheds shall not be located within a setback. (2) Sheds shall not be located where the shed will conflict with the purpose and intent of a lawful easement or other encumbrance or limitation affecting the lot.

(c) Number of Sheds Allowed. No more than two (2) sheds are permitted on any one lot.

(d) Maximum Shed Size. The maximum total size of the first floor any shed on a lot whether detached from or incorporated into a principal permitted structure shall not exceed a total of 200 square feet. Where more than one shed is present on a lot, the maximum total size of the first floor of all sheds shall not exceed a total of 200 square feet.

(e) Maximum Shed Height. The maximum height of any shed shall be fifteen (15) feet. It is the intent of this subsection that sheds shall be subordinate in size and height to both the principal permitted structure and use of a property.

(f) Design Standards. A shed, whether attached or detached to a building or structure, is encouraged to be consistent with the principal permitted building on the same lot in terms of architectural style, building materials, and color.

(g) Prohibitions.

The following structures or designs are prohibited:

(1) Structures greater than 100 square feet in total surface area without walls on three or more sides (e.g., a pole barn or a lean to).

(2) Mobile, portable, or temporary non-permanent shelters or improvements designed or intended to provide protection from the elements, storage, workspace, or other similar purpose (e.g., tents, fabric or plastic canopies, fabric and hybrid fabric/metal buildings or structures, hoop barns, pony wall buildings, and fabric covered steel tubing structure or frame).²⁰

(3) ClearSpan™ buildings, structures, garages, mini garage, sheds, mini sheds, mini, barns.²¹

Proposed Changes

1. Sheds shall not exceed 399 square feet.
2. Two levels of shed permits will exist
 - a. Small 1-200 square feet
 - b. Large 201-399 square feet
3. Properties may have TWO Small sheds located within the buildable area or ONE Large shed. Owners will not be allowed to have one large and one small.
4. Sheds “shall” be designed to match the building materials and colors of the principal residential building (the home). Sheds do not need to match the roof pitch of the main home.
5. Fees/Process:
 - a. Small sheds: \$25
 - i. Review administratively by Town Hall staff
 - ii. Submittal Requirements
 1. Application
 2. Site plan with setbacks to verify placement within buildable area
 3. Materials list and colors
 - b. Large sheds: \$150
 - i. Review by the Building Official
 - ii. Submittal Requirements
 1. Application
 2. Site plan with setbacks to verify placement within buildable area
 3. Materials list and colors
 4. Structural Plans as deemed necessary by the Building Official
 - c. Inspection required as necessary
6. All other land use regulations will apply.