Town of Milton

Building / Zoning / Planning Department

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Shed Permit Information

Any Accessory Structure that is larger than 144 square feet will require a Building Permit.

In order to process an Accessory Structure Permit the following documents are required, including but not limited to:

1. A signed and completed Town of Milton Building Permit Application.
2. 2 copies of the Liability Insurance information for the Contractor completing the work. Not applicable if homeowner is completing work.
3. 2 copies of proof of Workers Compensation or Workers Compensation Exemption for the contractor completing work. If the homeowner is completing the work, a homeowner's worker's compensation exemption form must be signed and notarized.
4. 3 copies of a plot plan showing house setback dimension from side and rear yard, with septic, power and utilities shown on plot plan.
5. 3 copies of the Product Information.
6. Cash or check made payable to The Town of Milton for the permit fee as designated in the Town of Milton Fee Schedule.

Required Inspections

***All Building Department inspections must be scheduled at least 24 business hours in advance. All stamped "Building Site Copy" documents must be kept on site at all times. The Building Permit must be viewable from the road at all times until your Certificate of Compliance has been issued. Please contact the Building Department to schedule the following inspections (including but not limited to):**

1. Footing inspection – Prior to pouring concrete, or crushed stone.
2. Final inspection to close out permit - Once work is completed.

**** It is your responsibility to contact the Building Department within 24hrs of work completion to schedule a final inspection to close out the permit to avoid additional fees being charged.**

Chapter 180. ZONING

§ 180-17. Architectural features and accessory structures.

A. The following architectural features of a building may extend into a required yard, subject to limitations provided herein:

(1) Ordinary projections of windowsills, belt courses, cornices, eaves and other architectural features; provided, however, that such features shall not project more than three feet into any required yard.
(2) Chimneys or pilasters.
(3)Open arbors or trellises.
(4)Unroofed steps, patios or terraces not less than 20 feet from the highway right-of-way nor less than 10 feet from any side or rear lot line, provided that the building complies with the yard requirements of this chapter.
(5) Awnings or movable canopies not to exceed 10 feet in height nor projecting more than six feet into any required yard.
(6) Retaining walls, fences or masonry walls, except as limited by § 180-16B, Corner lots: Obstruction at street intersections, or § 180-27, Fences and walls, of this chapter.
(7) Open fire escapes on the side or rear of a building and extending not more than eight feet from the principal building nor closer than five feet to any lot line.

B. The following accessory structures may be located in any side or rear yard, subject to the limitations stated herein:

(1) Private outdoor tennis courts, in-ground or above ground swimming pools, whirlpools, spas or hot tubs not less than 15 feet from the side or rear lot line and fully consistent with the provisions of § 180-34 of this chapter.
(2) Permitted accessory structures, as defined in § 180-5 of this chapter, provided that:

(a) Structures shall not exceed 20 feet in height in any residence district.
(b) Structures shall be set back no less than 10 feet from any lot line nor less than 12 feet from the principal building or a distance equal to the height of the accessory building, whichever is greater.
(c) All such structures in the aggregate shall not occupy more than 30% of any required yard.
(d) Structures shall not project closer to the fronting street than the principal building on the lot or a distance of 60 feet, whichever shall be less.
(e) A maximum of three such accessory structures, other than a permitted sign or agricultural buildings in conjunction with farm operations, shall be permitted on an individual lot in a residential district. In the event that the lot exceeds five acres, additional accessory structures may be sited if a special use permit is granted in accordance with Special Permit Uses, Article VII of this chapter.

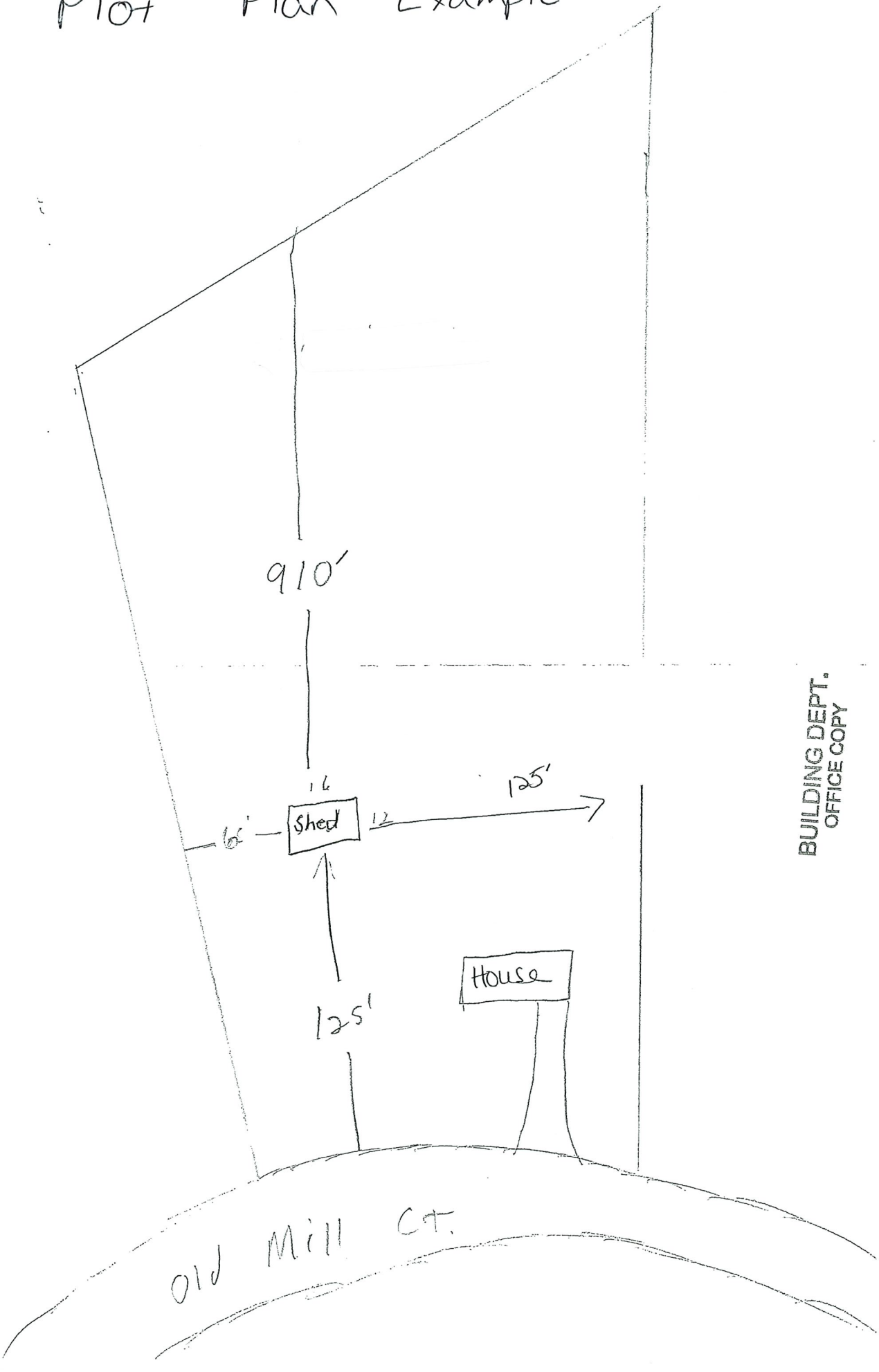
C. A single portable accessory building with a maximum floor area of 144 square feet may be installed or constructed and utilized without the issuance of a building permit or certificate of occupancy, provided that:

(1) The structure does not have a permanent foundation.
(2) The structure is not served by any utility such as electricity, gas or plumbing.

(3) The walls of the structure do not exceed eight feet in height and the highest point of the roof does not exceed 12 feet in height measured from grade.
(4) The structure is never used for human habitation.
(5) All other requirements of this chapter related to accessory structures are fully met.

D. Fences and walls may be located in required yard areas where in full compliance with the standards provided within § 180-27 of this chapter.

Plot Plan Example



BUILDING DEPT.
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