TOWN OF PEMBROKE

Zoning & Codes Administration

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Building Guide - Shed

How to Use this Guide: To help our homeowners and builders, we have created this guide to streamline the building permit process but in a manner that assures compliance with the International Fire Codes and International Building Codes of New York State.

1. **Read and Comply with this Building Guide** This guide will explain most of the Local and State Laws and Codes that pertain to Sheds.

2. **Provide Site Plan** showing dimensions of your Shed and its relationship to existing buildings or structures on the property and the distance to existing property lines.

3. **Fill out a Building Permit Application** The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is compliant with building safety codes, zoning ordinances and other applicable laws.

Disclaimer: This guide was developed as a basic plan submittal to streamline the building permit review process and improve communication between the builder and code officer. It is not intended to cover all circumstances and additional information that might be needed depending on the scope of work. For this reason, contact us at (585) 599-4892 ext. 3 or email to Zoning-codes@townofpembroke.org if questions arise.

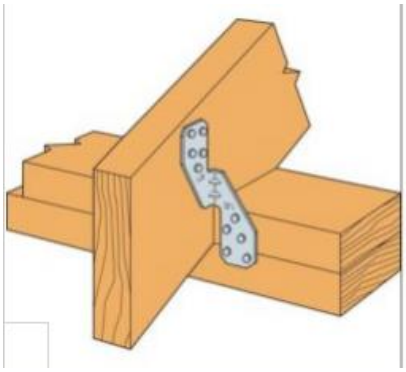
Reminder: These regulations will be the same for Stick built and Prefabricated Sheds.

Building Guide - Shed

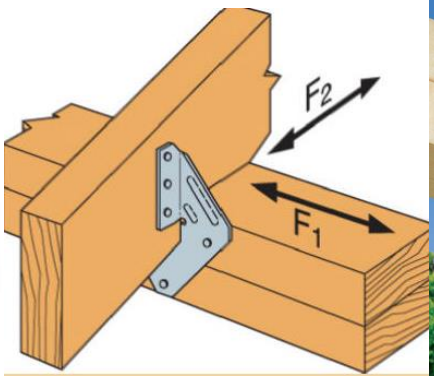
Requirements

1. Sheds under 256 sqft. and 12 ft. in height may be placed as close as 8 ft. to a property line.
2. Sheds over 256 sqft. or 12 ft. in height must follow all setbacks listed in our Zoning Law.
3. Shed refer to structures that are placed on grade. (no foundation)
4. All sheds must have a positive connection between the top plate and the rafters (see example)

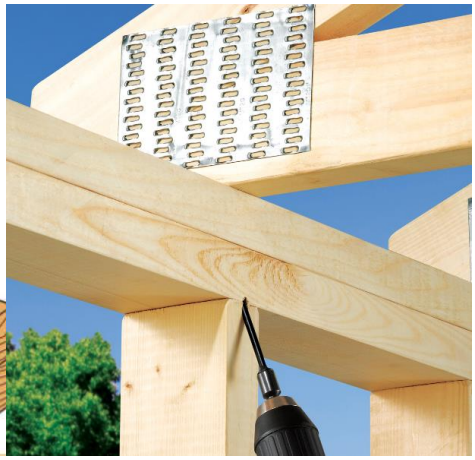
Rafter Tie



Hurricane Tie



Structural Screw



Suggestions

1. Prepare your site by either,

   a. level and add stone

Flat Lot



Sloped Lot



b. place and level concrete blocks

Level the tops



2. Rodent proof under the shed

Wire mesh from bottom

extending underground



Site Plan Requirements

Provide all the details listed below on your plans. A site plan must be submitted at time of application.

1. Site Plan should show: house, existing buildings (shed, garage) and lot lines.
2. Indicate the distance from the Shed to the house and to lot lines.
3. Indicate the size of the Shed and approximate height.

Reminder: The front setback off the road is still in effect, It is 50 ft. in most areas but check the zoning law to be sure.