

**ACCESSORY SHEDS, GREENHOUSES,
CHILDREN'S PLAYHOUSES**

The following is intended to assist one and two family homeowners in obtaining the required permit for the installation or construction of an accessory structure, as listed above, on their property. The listing is not meant to be all inclusive, since there are numerous variables which must be addressed to assure that the structure is legal and will not present a problem for you in the future.

- Only one (1) shed or greenhouse and children's playhouse is allowed on each property.
- These structures are not allowed in the front yard. They are permitted in the rear yard under conditions listed below and they are permitted in the side yard, but they must be setback a minimum of five feet (5') from the rear or side lot lines.
- The maximum allowable size of a shed, by the Yonkers Building Code (YBC) in Section 56-95, is eleven feet by twelve feet (11' x 12').
- Sheds up to eight feet by ten feet (8' x 10') may be filed for with a letter permit. A certificate of completion will be issued at the end of construction.
- Sheds larger than eight feet by ten feet (8' x 10') and up to the maximum allowable size of eleven feet by twelve feet (11' x 12') require the filing of and issuance of a building permit.

NOTE: In either event, if electrical work or devices are involved, electrical permits are required.

- All sheds must comply with applicable fire and building codes and regulations as promulgated by New York State and the City of Yonkers.
- All sheds must be a minimum of five (5) feet from all side or rear lot lines in accordance with the Yonkers Zoning Ordinance (YZO) section 43-41(0).
- A plot plan/location plan must be submitted to indicate the proposed location of the shed showing distances to all lot lines and to other buildings and structures on the property. Your property survey will be helpful in this regard. Provide a manufacturer's brochure showing the dimension of the shed, and means of securing it to the ground.
- Whether the shed is custom built or a store purchased, prefabricated unit, you must apply for the required building permit.

ZONING ORDINANCE REQUIREMENTS PER SECTION 43-41(0)

- The maximum size of a greenhouse, storage shed or children's playhouse shall be 100 square feet for each 5,000 square feet of lot area, or a proportion thereof, but in all cases may be at least 100 square feet in size.
- No more than one storage shed or green house and one children's playhouse shall be permitted.
- No storage shed, greenhouse or children's playhouse shall exceed a height of eight feet, nor be located any closer to a property line than five feet.
- To the extent possible, the color and roofing material of storage sheds shall match that of the principal building on the lot.
- Any storage shed, greenhouse or children's playhouse, which is attached to a principal building or structure, shall be considered part of the principal building or structure for the purpose of measuring minimum required setbacks.
- Such structure shall not be used for the conduct of any business located on or off the subject property nor for storage for any commercial enterprise or business on or off the subject property.