

All sheds and other accessory structures require a building permit from the City of Dover.

The following is required to apply for a shed building permit:

- Building permit application
- Plot plan showing the improvements on the lot and proposed shed location and dimensions.
- If **prebuilt**, the place of purchase (Lowe's, Top City, etc.), size, general description and price of the structure should be recorded on the Building Permit.
- For **stick-built structures**, two (2) sets of plans are required. These plans should show foundation plans (if required), floor plans, lumber sizing, spacing and specs. The roof pitch and covering along with any door and window framing should also be included.
- For sheds that are **120 square feet or less**, only the permit application and plot plan are required.

Please allow 7 to 15 business days for review of your application. You will be contacted when the permit is approved and ready for pick up.

If you have any questions regarding sheds or other permitting issues, please contact:

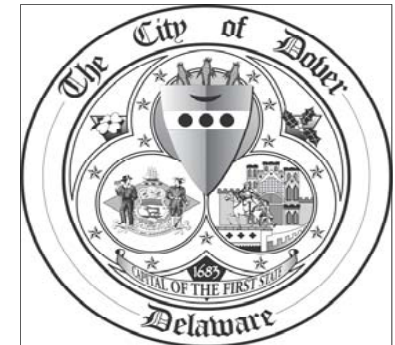
City of Dover

**15 Loockerman Plaza
Dover, DE 19901**

(302) 736-7010

Sheds 2/2011

Shed Requirements



City of Dover

**Inspections &
Planning**

Requirements for Shed Placement

Sheds are required to be anchored. Freestanding residential accessory structures with an area of **240 square feet or less** and an eave height of 10 feet or less, except for pole buildings and garages, shall not be required to be protected (have footings) provided that they are leveled and secured with tie-downs or equivalent manufactured home fastening devices on each corner. Structures 20 feet or more in length shall have additional anchors attached in the center of each side.

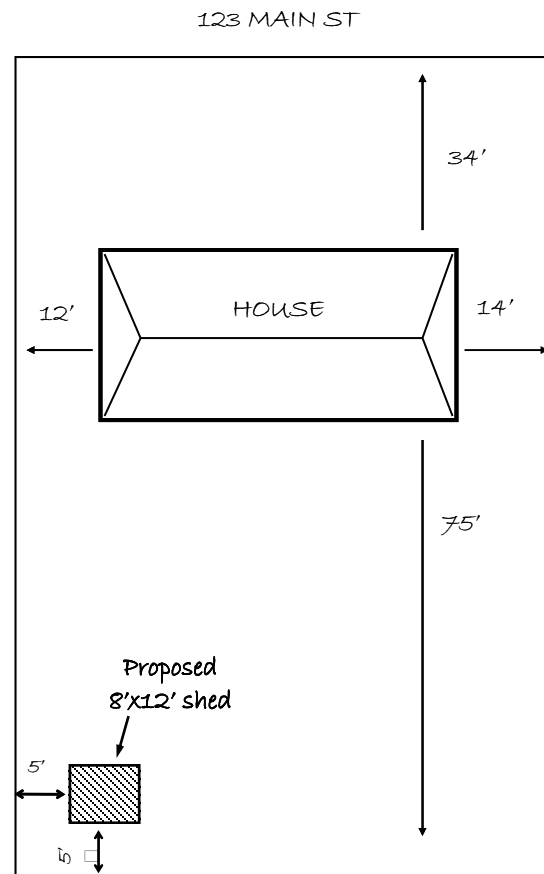
Sheds that are **over 240 square feet** shall have frost protection (footings).

All sheds and other accessory structures shall not be located closer to the street than the principal structure.

Sheds may be located in any required side or rear yard, provided that:

- Sheds shall not exceed 15 feet in height.
- Sheds shall be set back a minimum of five (5) feet from any lot line.
- Sheds shall not be located less than 10 (ten) feet from a principal structure on an adjoining lot.

PLOT PLAN EXAMPLE



*Footings shall be 24" below grade and a minimum of 8" thick x 12" wide.

Other Information:

“Freestanding sheds” that are to be placed closer than 3' to the dwelling must have not less than 1/2" drywall applied to the interior side of the shed wall adjacent to the dwelling.

“Attached sheds” must be constructed upon footings a minimum of 24" below grade. Footings shall not be less than 8" thick and shall be 12" wide or twice the nominal thickness of the wall, whichever the greater.

The height of a shed is measured from the average elevation of the finished grade at the front of the building to the highest point of the roof for flat and mansard roofs and to the mean height between eave and ridge for other types of roofs.

Please note that issuance of a permit shall not be construed to mean that the property is in compliance with Private Deed restrictions or Covenants. The City of Dover can only enforce municipal codes or ordinances as adopted by City Council. It is the applicant's responsibility to confirm compliance with their particular governing body or home owners association.