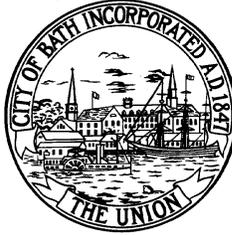


## CITY OF BATH, MAINE

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## CODES ENFORCEMENT OFFICE

Phone (207) 443-8334

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## SHEDS

Below are answered some common questions about sheds.

### Is a building permit required for a shed?

If a detached shed is smaller than 200 square feet, is no taller than one story, and is used for storage only, it does not require a building permit.

If the property where the shed is going to be placed or built is in the Historic District, Historic District Review is required, regardless of whether a building permit is required or not. Andrew Deci, City Planner (443-8363) is the contact person for Historic District Review. The Historic District rules and procedures are detailed in section 8.12 of the Bath Land Use Code, available on the Planning page of our website. Historic District application forms are on that page as well.

### What are the setback requirements for sheds?

The setback requirements depend on what zoning district the property is in. If you know what zone the site is in, you can find the setback requirements in Article 8 of the Land Use Code. You can also find the lot coverage limitation (the percentage of the lot covered by buildings, and other impervious surfaces, as applicable).

All sheds must meet the applicable setback requirements, and lot coverage limits, regardless of whether a building permit is required or not. Keep in mind that setbacks are a horizontal measurement from the property line to the nearest point on the building, which isn't always the wall. It's often to the soffit/dripline. Keep in mind also that the front property line is usually somewhere between the road or sidewalk and your house. It's not the edge of the road. The best form of property line location information is a boundary survey. Absent that, a mortgage survey, that a bank has done as part of a mortgage is useful. The city tax maps are another source of property information (less reliable than the other two documents). They are available on the Assessor's webpage.

If your property is in the R-1 zone, the setback requirement is 10' from all property lines for one or two family houses, and 20' for other uses. (Uses other than one and two family houses may also require Site Plan Review.) However, the side and rear setback requirement can be reduced to 5' if your shed is 144 square feet or less in total square footage, with a building height of 8' or less, (measured from average grade level around the shed to the top of the roof), with any side that is closer than 10' to a side or rear property line no longer than 12'. Such buildings must be for storage only. They cannot be converted to habitable space.

### How do I get a building permit?

Building permit applications are available on the Codes page of the City's website, or from the Codes Office. Submit the permit application, a site plan showing the property, and where the shed is going, and the permit fee and inspection deposit to the Codes Office. The fee schedule is also on the codes webpage. If the shed requires Historic District Review, as detailed above, the Codes Officer can't issue the building permit until after you secure Historic District approval. If your shed has a wooden floor, and you plan on parking automobiles in it, the floor system will need to be designed by a professional engineer.

If you have questions or need further information, contact the Codes Office at 443-8334.

Sheds 070912