

Detached Storage Building Requirement Checklist



The following information is intended to assist the property owner in having a detached storage building constructed in a safe and ordinance-compliant manner.

A Building Permit is required. The following items must be submitted with the Building Permit Application:

- Proof of compliance with New York State Worker's Compensation and Disability Law
- A picture or graphic rendering of the detached storage building proposed for construction.
- A plan or material list of how the proposed detached storage building will be constructed.
- Property survey showing the proposed location of the detached storage building, including distances to all nearby structures and lot lines. This information is needed to determine compliance with:
 - The NYS Building & Fire Codes
 - The Code of The Village of Alden

Code of the Village of Alden detached storage building requirements:

- In any R District, in the case of corner lots with coinciding rear lot lines, the minimum setback from the side street shall be fifteen (15) feet.
- In any R District, the total gross floor area of all detached accessory structures shall not be more than seventy-five percent (75%) of the gross floor area of the main building.
- In any R District, no accessory building shall be erected or altered so as to be:
 - In any front yard.
 - In any required side yard.
 - Nearer than ten (10) feet to any dwelling unless attached thereto and considered part thereof for purposes of yard measurements.
- Accessory buildings may occupy a total of not more than twenty-five percent (25%) of the required rear yard area of any lot in an R District.

- Any structure for which a building permit is issued is required to have sufficient gutters and downspouts installed on that portion of the structure that work is being performed upon, to allow proper drainage of water runoff. These gutters and downspouts must be installed to ensure water runoff does not discharge onto adjoining properties. This section shall not apply to detached storage buildings with a building footprint area of three hundred (300) square feet or less.
- A dumpster shall be required to be placed on the site of construction where a building permit has been issued for the duration of construction, or an approved debris removal service shall be provided. All construction debris must be placed and kept in the dumpster at all times during construction. This requirement shall apply to accessory residential structures with a gross floor area of three hundred (300) square feet or more.

Setback and Height Requirements:

<u>Zoning District:</u>	<u>Minimum Side Yard Setback:</u>	<u>Minimum Rear Yard Setback:</u>	<u>Maximum Height:</u>
R-O	3 feet	3 feet	One story, not to exceed 15 feet
R-1	3 feet	3 feet	One story, not to exceed 15 feet
R-2	3 feet	3 feet	One story, not to exceed 15 feet
R-C	3 feet	3 feet	One story, not to exceed 15 feet
C-1	N/A	10 feet, but must be 30 feet if rear yard abuts an R-District	Two stories, not to exceed 40 feet
C-2	10 feet for a 1-story building, 20 feet for a 2-story building, but must be 50 feet where the side yard abuts an R-District	25% of lot depth, but need not exceed 50 feet, except where it abuts and R-District, it must be 50 feet	One story, not to exceed 20 feet
I-1	10 feet, but must be 50 feet where the side yard abuts an R-District	10 feet, except where it abuts and R-District, it must be 50 feet	One story, not to exceed 20 feet

A successful final inspection MUST be obtained prior to the use of the detached storage building.

All applicable boxes must be checked and the Property Owner must sign and date below. Include this Checklist with the Building Permit Application.

Property Owner: _____ Date: _____