

# SHEDS, GARAGES AND ACCESSORY BUILDINGS & USES

## *A quick, condensed, reference guide about the Zoning Bylaw and the Building Code*

For a Shed that is Larger than 8 feet x 12 feet the shed must be set back 20 feet from the dwelling/property and 25 feet from the street, not any closer to any side or rear lot line than the height of the accessory building from the ground or 20 feet; whichever is greater. The specifications should be included with the Building Permit Application (typically you can obtain the 'specs' from the manufacturer).

For a Shed that is Less than 8 feet x 12 feet and not greater than 10 feet tall must be set back 5 feet from the side and rear lot lines, it must be set back 25 feet from the street. No Building Permit is required.

No Accessory Building Shall be located closer than 20 feet from any dwelling or main structure unless approved by the Fire Department.

***Did you know Bylaw 3.2.2 states the following?***



An accessory use on the same lot which is customarily incidental to a permitted main use on the same premise is allowed; such as:

- Agricultural Activities
- Private Swimming Pools
- Tennis Courts
- Private Garages



Activities associated with agriculture, horticulture and floriculture; such as barns, private stables, shelters and farm buildings are allowed as long as they conform to the following:

- May not be located on lots less than 80,000 square feet in area
- For occupants use only
- May not be closer than 50 feet to any lot line
- May require the approval by the Board of Health



The following uses are not allowed:

- Kennels
- Contractor's Yard for the storage of building materials or equipment
- The storage or keeping of commercial landscaping equipment, materials, supplies or piles
- Commercial auto repair or service



**There are different regulations about Accessory Uses in the Business District which you can read about in the Town of Hamilton Zoning Bylaw 3.2.3.**

**All information may be found in the Town of Hamilton Zoning Bylaw which you can view on the Town Web Site [www.hamiltonma.gov](http://www.hamiltonma.gov) or by visiting Town Hall.**

