

Village of Fredonia Shed and Garage Building Regulations



We encourage all applicants to obtain a survey of the property to be aware of property lines as well as any possible easements.

Shed Information:

- Can be no larger than 192 square feet (ex. 12' x 16').
- Maximum height allowed is fifteen (15) feet.
- Only one shed allowed per property.
- Developer approval may be needed if applicable.
- Must be in the rear yard.
- If a corner lot, must go before Architectural Control Board for approval.
- Twenty-five (25) foot setback for corner lots.
- Minimum of three (3) feet from side or rear lot line.
- Should not be located in easements.
- Must be 10 feet from principal structure or any structure unless shed is fire walled with 5/8" fire stop-then can be five (5) feet from principal structure.
- Must be securely anchored to withstand wind uplift of 20 pounds/per square foot, best is concrete slab with anchor bolts.

Garage Information:

- Attached Garages- Must go before the Architectural Control Board and must meet yard setbacks.
- Detached Garages- minimum of three (3) feet from lot line and ten (10) feet from the house unless garage is firewalled with 5/8" fire code drywall- then can be five (5) feet from principal structure.
- Maximum height allowed is fifteen (15) feet.
- If a corner lot, must go before Architectural Control Board for approval.
- Accessory uses and detached accessory structures are permitted in the rear yard only; they shall not be closer than five (5) feet to the principal structure, shall not be more than 15 feet in height, shall not occupy more than 35% of the rear yard in all residential districts.
- Size to 864 square feet and up to 1200 square feet detached garage- must have an 8" grade and a 4" slab, with an 8" thickened grade beam perimeter.
- One detached garage and one shed are permitted on any residential lot. More than two detached accessory structures require approval by the Planning Commission.
- Three car garage- 864 square feet maximum, metal or wood frame.
- Four car garage- 1200 square feet maximum, must have all masonry bearing walls, 4" frost walls and 8" footings.
- Driveway and parking setback- minimum of three (3) feet to lot line.