

Building Permit Required

All storage/utility sheds installed or constructed in the City limits require a building permit. This includes pre-fabricated, manufactured and conventional site-built sheds, regardless of size. Storage/utility shed permits will only be issued for properties where an existing primary structure is present, not vacant lots or parcels.

Prefabricated Sheds

Prefabricated sheds that are approved by the State of Florida through the Manufactured (Modular) Building Program are only reviewed and inspected for compliance with required setbacks, separation and tie-down. The shed manufacturer or distributor should be prepared to provide two full sets of the State approved plans for permitting.

Note: Small portable “snap-together” or “screw-together” storage unit kits available from home improvement centers such as plastic deck boxes or other non-walk in type storage units are exempt from permitting.

Site-Built Sheds

Conventional site-built sheds require the same review, permitting and inspections as other site built structures regulated by the Florida Building Code (FBC). Two full sets of construction plans, prepared by a Florida registered architect or engineer must be provided for the construction of the site built shed, including details and specifications for the foundation, walls and roof systems. The structure is required to be designed to meet FBC requirements for wind speed design and flood control regulations, as applicable. Florida product approvals are also required for all structural connectors, roofing materials, soffits, windows, doors, etc.

Protection of Openings

Storage sheds that are not designed for human habitation and that have a floor area of 720 square feet or less are not required to comply with the mandatory wind-borne debris impact standards of the FBC.

Additional approvals must be obtained if any electrical, plumbing or mechanical work is being installed in the storage/utility shed.

Required Setbacks

Storage/utility sheds are prohibited from being placed in the front yard area but may be permitted in the rear or side yard areas. Corner lots are considered to have two front yard setbacks and two side yard setbacks for applying setback distance requirements. Please refer to the table below for minimum setback requirements.

Size of Shed	Setbacks	
	Side Yard	Rear Yard
Sheds, no greater than 100 square feet, nor greater than 9 feet in height	No closer to property line than 1 foot (must also be screened from the adjoining properties with a 6 foot high privacy fence)	No closer to property line than 1 foot (must also be screened from the adjoining properties with 6 foot high privacy fence)
Sheds, greater than 100 square feet, or greater than 9 feet in height	No closer to property line than 7.5 feet	No closer to property line than 10 feet

Survey or Site Plan

A boundary survey or site plan is required to be submitted for permitting. The survey or site plan must be drawn to scale and include all boundaries and dimensions of the property, as well as any existing structures or other improvements currently located on the property. It shall include the proposed location of the shed and identify the distance from all property lines and existing structures.

Correct placement and adherence with all zoning and land use regulations, such as drainage easements, underground tanks and utility clearances are the permit holder’s responsibility.

Contractor License Exemptions (§ 489.103 F.S.)

No license is required for the sale, delivery, assembly, or tie-down of prefabricated portable sheds that are not more than 250 square feet in interior size and are not intended for use as a residence or as living quarters.

No license is required for the sale, delivery, assembly, or tie-down of lawn storage buildings and storage buildings not exceeding 400 square feet and bearing the insignia of approval from the State showing compliance with the Florida Building Code.