

TOWN OF LUDLOW

ACCESSORY BUILDINGS - SHEDS - BARNs

1. PERMIT REQUIREMENTS:

- a. Application to be filed – Permits are required for all sheds and accessory buildings
- b. Plot plan to be completed
- c. Fee - \$.30 per sq. ft. / \$50.00 minimum – less 400 sq. ft.
\$.30 per sq. ft. / \$120.00 minimum – 400 sq. ft. and over
- d. Accessory buildings under 400 square feet in area & 10' or less eaves height:
 - Requires minimum of approved tie-down system (except for garages, see below)
 - Plans required
- e. Accessory buildings 400 square feet in area and over **OR** over 10' eaves height
 - Require a foundation system (4' frost walls *or* sonotubes/piers - 48" below finished grade)
 - Plans required
 - Garages with curb cuts need footings/foundation system

2. ZONING REQUIREMENTS:

*An unattached accessory building must be located to the rear of the dwelling and the front must be a minimum of 15' from the rear of the dwelling and a minimum of 10' from a pool.** The minimum setbacks are as follows:*

- a. One-story:
 - Side yard setbacks - 5 feet
 - Rear yard setbacks - 5 feet
- b. Two-story:
 - Side yard setbacks - 10 feet
 - Rear yard setbacks - 10 feet
- c. Corner lots:

*In any Residence District, Agriculture or Agriculture Moderate Density District, the building or structures on **LOTS** having **FRONTAGE** on two streets may be located as near the street lines as the minimum **FRONT YARD** depths required on each street, except that the buildable width of such lot need not be reduced to less than twenty-six (26) feet. No accessory building on a corner LOT need be placed further from the street line than the **FRONT YARD** depth provisions for the district.*

- Front yard setbacks - 30 feet - Residence A-1, Residence A, & Residence B
- Front yard setbacks - 40 feet - Agricultural

*** There are additional requirements for **smoke houses, pool houses, stables and barns.***