

## TOWN OF LUDLOW ACCESSORY BUILDINGS – SHED – BARNs

### Permit Requirements:

- Permits are required for sheds and accessory buildings **200 square feet and over**
- Plot Plan required
- Fees: \$.50 per square foot - \$100.00 minimum – less than 400 square feet  
\$.50 per square foot - \$175.00 minimum – 400 square feet and over
- Accessory buildings under 400 square feet in area and 10' or less eaves height:
  - Requires minimum of approved tie-down system (except for garages, see below)
  - Plans required
- Accessory buildings 400 square feet in area and over **OR** over 10' eaves height:
  - Requires a foundation system (4' frost walls or sonotubes/piers – 48" below finished grade)
  - Plans required
  - Garages with curb cuts need footings/foundation system

### Zoning Requirements:

The minimum setbacks are as follows:

- An unattached accessory building must be located a minimum of 10' from a pool
- One-story (17' height limit):
  - Side yard setbacks – 5 feet
  - Rear yard setbacks – 5 feet
- Two-story:
  - Side yard setbacks – 10 feet
  - Rear yard setbacks – 10 feet
- Corner lots:

In any Residential 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, barns and storage trailers, storage boxes and all other temporary storage accessory structures.

\*\*Metal structures require grounding and bonding per NEC 250.194 (separate electrical permit required)