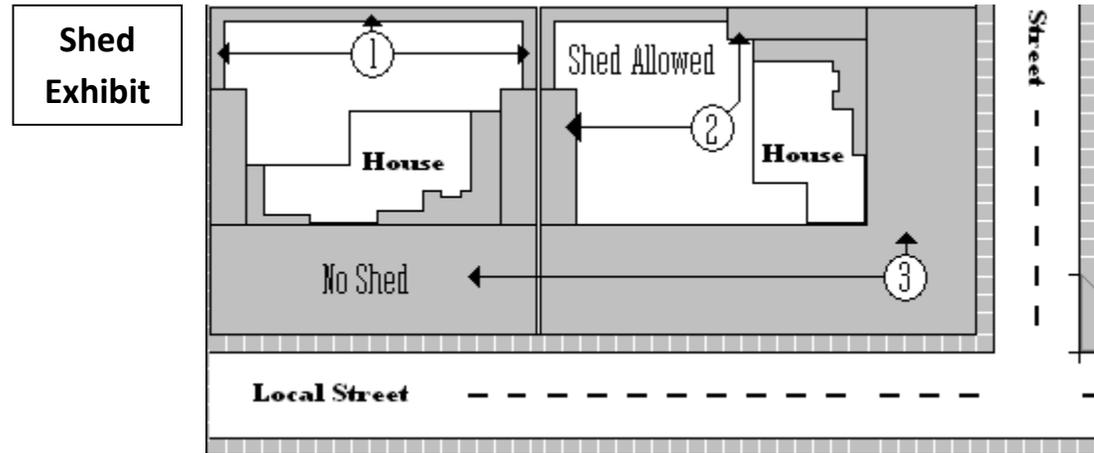


Permit Required

The installation, relocation, or replacement of sheds within the City of Harrisburg requires a permit from the City. The application for a shed permit requires a site plan of the entire lot. The site plan must indicate the name and location of adjacent streets and indicate the location and size of the shed within the boundaries of the lot. The permit fee is \$27.00* for all sheds.

* Does not include Credit Card fee



Shed Location (HZO 12.01)

Distance from Lot Lines. There are two different minimums for how far a shed needs to be located from property lines:

If the shed will be located ten feet or more from the main building and set back sixty feet from all front property lines it may be erected three feet from all side and rear property lines (see Shed Exhibit #1).

If the shed will be located closer than ten feet from the main building or will be closer than sixty feet from any front property line, then regular side yard setbacks must be maintained (see Shed Exhibit, #2).

Sheds cannot be placed in the front yard setback (see Shed Exhibit, #3).

Secured to the ground (HZO 11.03)

All sheds must be securely anchored to ensure that the structure won't move or be damaged by high winds.

Size (HZO 12.01)

Sheds cannot be more than thirty percent of the rear yard area.

Commonly asked questions:

1. Do I need a permit to place a shed?

Yes. A permit is required to construct, relocate, place, replace, or erect a shed in the City of Harrisburg.

2. Why are permits required for sheds?

Permits are required to place sheds to assure compliance regarding the location and safety of sheds.

3. What will I need to do to have my shed securely anchored?

Typically a cement pad with the shed bolted to the pad will satisfy the requirement. Other methods exist and should be discussed with the Building Official prior to beginning work on the shed.

4. What must I do to get a permit for a shed?

Permits can be obtained at the Harrisburg City Offices located at 301 East Willow Street. Applications can also be started via the City's website at www.harrisburgsd.gov. The applicant will need to pay for and sign the permit at the City Offices.

5. Can I build a shed in an easement or drainage way area?

No sheds may be built within major drainage easements. Placement of a shed in a utility or other easement is discouraged. Contact your local utility companies to determine types and locations of easements. A shed constructed in an easement can be moved or removed from the easement by whoever is allowed to use that easement and the expense of removing the shed will fall upon the homeowner.

6. Are sheds allowed in a front yard?

No (see Shed Exhibit, #3).

7. What size shed can I have in my back yard?

Sheds cannot be larger than thirty percent of the rear yard area.

8. What about corner or double-frontage lots?

Corner and double-frontage lots pose peculiar challenges to placement of sheds. Zoning regulations dictate that all corner lots and double-frontage lots have a required front yard for setback purposes along each street frontage. Sheds are not allowed to be placed in this front yard setback (see Shed Exhibit, #3).

Shed Requirements

For Residential Properties



Further questions can be answered at:
605.743.5872 ext. 12

Remember: Before you dig

CALL 811

Or VISIT:

<http://ontry.1-call.com/>

City of Harrisburg
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Prepared by



Building Services

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