



Town of Lancaster

BUILDING DEPARTMENT
21 CENTRAL AVENUE
LANCASTER, NEW YORK 14086
716-684-4171
FAX 685-5317

TOWN SHED/GARAGE PERMITS

144 SQUARE FEET AND OVER

INFORMATION REQUIRED

A REVIEW FOR COMPLIANCE IS REQUIRED BEFORE A PERMIT IS ISSUED

AN ACCURATE STAMPED SURVEY

PLOT PLAN WITH EXACT MEASUREMENTS FROM LOT LINES AND ALL BUILDINGS

INSURANCE CERTIFICATES IF USING A CONTRACTOR OR WAIVER CERTIFICATE IF SELF CONTRACTING

2 SETS OF DRAWINGS IN COMPLIANCE WITH 2020 NYS CODE

LOCAL CODES

TOWN

IN AN R AND AR ZONING DISTRICT WITH PUBLIC SEWER

SHED/GARAGE MUST BE LOCATED A MINIMUM OF 5' FROM SIDE AND REAR PROPERTY LINES AND 10' FROM ANY STRUCTURE.

IN AR ZONING DISTRICT WITHOUT PUBLIC SEWER

SHED/GARAGE MUST BE LOCATED A MINIMUM OF 15' FROM SIDE AND REAR PROPERTY LINES AND 10' FROM ANY STRUCTURE.

VILLAGE

SHED/GARAGE MUST BE LOCATED A MINIMUM OF 4' FROM SIDE AND REAR PROPERTY LINES, 10' FROM ANY DWELLING AND 5' FROM ANY OTHER STRUCTURE. CORNER LOTS 10' FROM A REAR PROPERTY LINE ABUTTING A NEIGHBORING SIDE YARD. 14' MAXIMUM HEIGHT

NO SHED/GARAGE IS ALLOWED IN ANY EASEMENT