**TOWN OF EASTON**
**PLANNING & ZONING**
**14 S Harrison Street, Easton MD 21601**

# PROPOSED SHEDS

## § 28-114 of the Zoning Ordinance

**Height** – The vertical distance to the highest point of the structure measured from grade.

**Garage, private** – A building for the private use of the owner or occupant of a principal building situated on the same lot of the principal building for the storage of motor vehicles with no facilities for mechanical service or repair of a commercial or public nature.

## § 28-1007.1 6 of the Zoning Ordinance

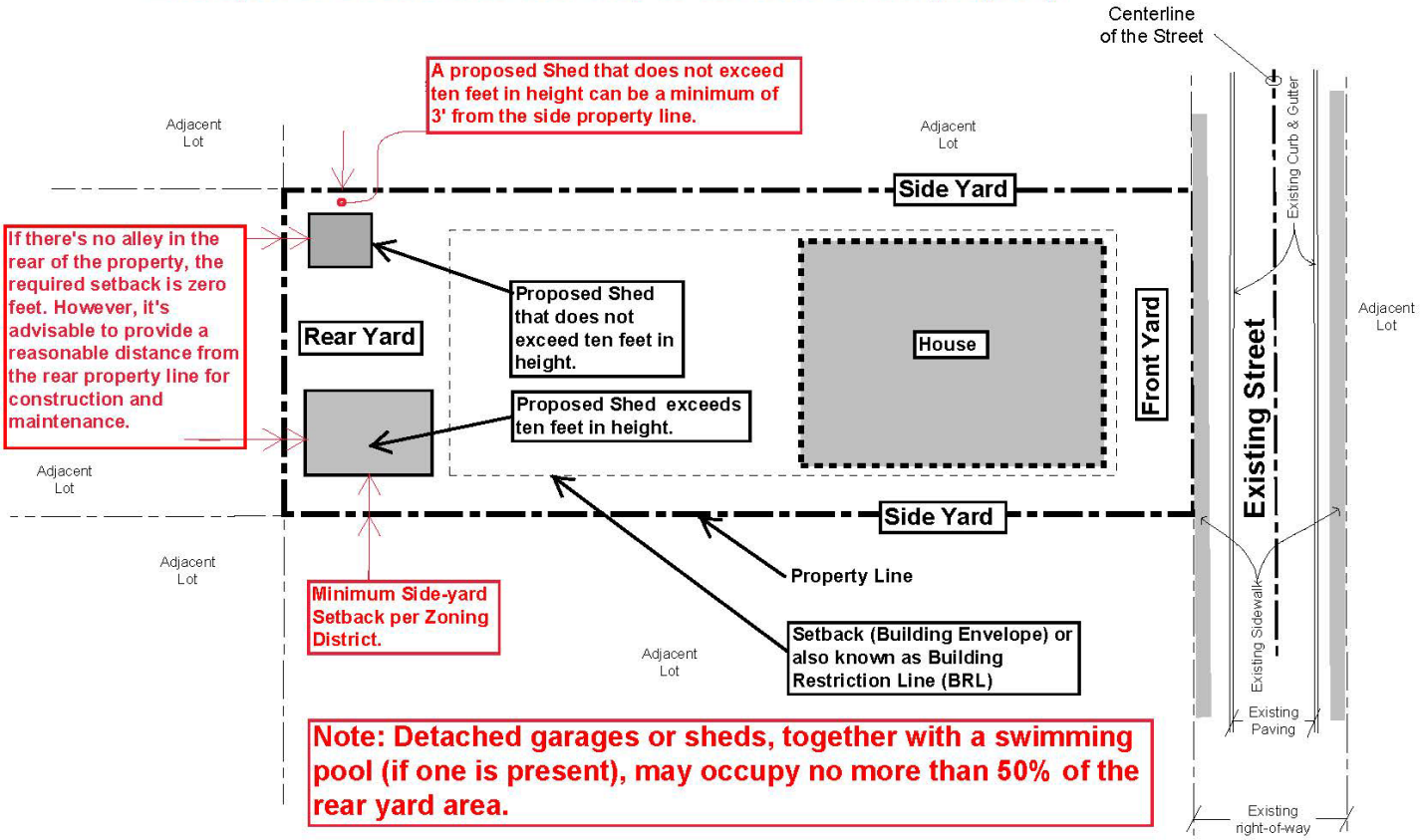
**6.Garage, Private or Shed**

a. Detached garages or sheds may be located outside the building envelope. They must meet side setback requirements except for sheds that do not exceed ten feet in height which may be located in side yards within three feet of the property line. They may not be constructed in any front yard, except in the case of through lots in which case they may be constructed in the non-access frontyard.

b. Any garage, shed, or parking stall shall be setback a minimum of 15 feet from the centerline of any alley, if there is not an alley in the rear of the property the required setback is zero feet.

c. Detached garages or sheds, together with a swimming pool (if one is present), may occupy no more than 50% of the rear yard area.

**Example of Sheds with no Alley in the rear of the property**

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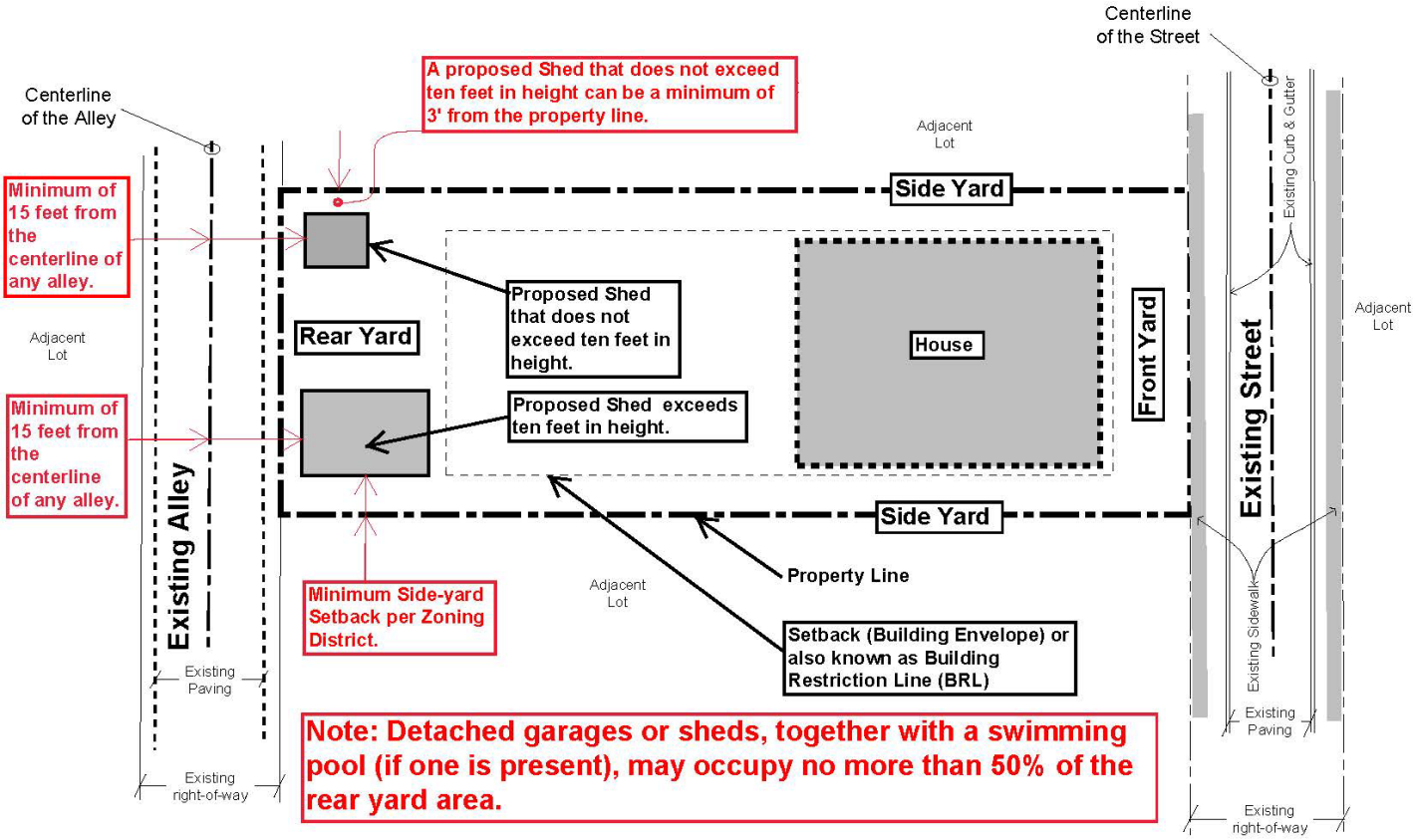


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