



TOWN OF PERINTON

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SHEDS AND ACCESSORY BUILDING REGULATIONS AND INSTRUCTIONS

Accessory buildings are defined by the Town of Perinton as:

An ancillary building with a customarily incidental use to a main building and located on the same lot as the main building. Accessory building is meant to include sheds, storage buildings, pergolas, pool houses, gazebos, pavilions, greenhouses and similar structures. Playhouses, tree forts and swing sets are not regulated by Town Code.

General regulations:

1. A one-story accessory building is permitted in all residential zones, provided there is an existing residence on the lot and it is finished inconformity with the style of said residence.
2. Accessory buildings may be up to 200 square feet or 1% of the total lot area, whichever is greater but not exceeding 1200 square feet.
3. No more than one accessory building may be present on a property.
4. Accessory buildings must be located in the rear yard and no closer than 5 feet to the side and rear property lines. Buildings over 144 square feet must also be at least 5 feet away from the home.
5. Buildings over 200 square feet must meet the regular building setbacks for the zoning district.
6. Accessory buildings cannot be placed in an easement or right-of-way.
7. Accessory buildings cannot be used for living purposes/human habitation.
8. Accessory buildings not provided with footings or constructed on a concrete slab must be provided with wind anchors. See attached details on acceptable wind anchors.
9. Permit required- Prior to commencement of installation, a building permit must be obtained from the Building & Codes Department.

Submission documents include:

1. A copy of your property survey map with the proposed building location noted- please include distance to property lines and home.
2. Detailed construction drawings with framing details and material sizes. For pre-assembled structures or kits, a picture or brochure of the structure to be installed will be sufficient.
3. If a contractor is being used, they must be registered through our online portal and supply the Town with proof of insurance (general liability, worker's comp and disability).

Apply for and manage your permit online here: <https://app.govwell.com/perinton>

Web portal link is also available via the Building & Codes webpage at www.perinton.org
Applicants that do not wish to apply online may submit their information to the Building & Codes Dept. in person or via email to building@perinton.org