

SWATARA TOWNSHIP

BUILDING AND CODES DEPARTMENT

Residential Shed Facts

- Sheds are classified as “Accessory Structures” in the Township Zoning Ordinance and are permitted in all districts of the township but should not be in a floodplain. Carports, detached garages and greenhouses are also considered accessory structures. Property owners must apply for a Zoning Permit for any new accessory structure. {Township Zoning Ordinance Chapter 295}
- The minimum side and rear setback for a permitted shed or detached structure shall be 10 feet in the C or A District and five feet in other commercial and residential districts. The minimum rear setback shall be reduced to three feet for a residential accessory storage shed having a total floor area of less than 150 square feet. {Chapter 295-29.C (2)(a)}
- Sheds and accessory structures (except fences) shall not be located within a front yard, nor within any yard required to be equal in width to a front yard along a street or on a corner lot. {Chapter 295-96(13)(a)}
- Accessory structures in a residential district on a lot of less than one acre shall [1] have a maximum total floor area of 1,000 square feet; [2] maximum of two accessory buildings per lot. {Chapter 295-96(13)(b)}
- Sheds and other accessory structures under 400 square feet that do not have non-portable HVAC systems or utility connections are exempt from obtaining a Building Permit. {PA Uniform Construction Code and Chapter 128 of the Township Code}
- Property owners must apply for a Building Permit for shed or other accessory structure over 400 square feet, whether it is factory built or site built. {Chapter 128 of the Township Code}
- Any shed or other accessory structure over 1,000 square foot footprint must also have a Stormwater Management Permit. {Chapter 247 of the Township Code}
- A homeowner may install or build the shed themselves. If so, PA Workers Compensation Law requires that they sign an Affidavit of Exemption. If the homeowner is hiring a contractor that works alone and has no employees, they must also sign an Affidavit of Exemption. A contractor with employees must submit a certificate of insurance (COI) that provides workers’ compensation insurance and the Federal or State Employer Identification Number. The COI must also name Swatara Township as the policy certificate holder. {PA Act 44 of 1993, S462.2}