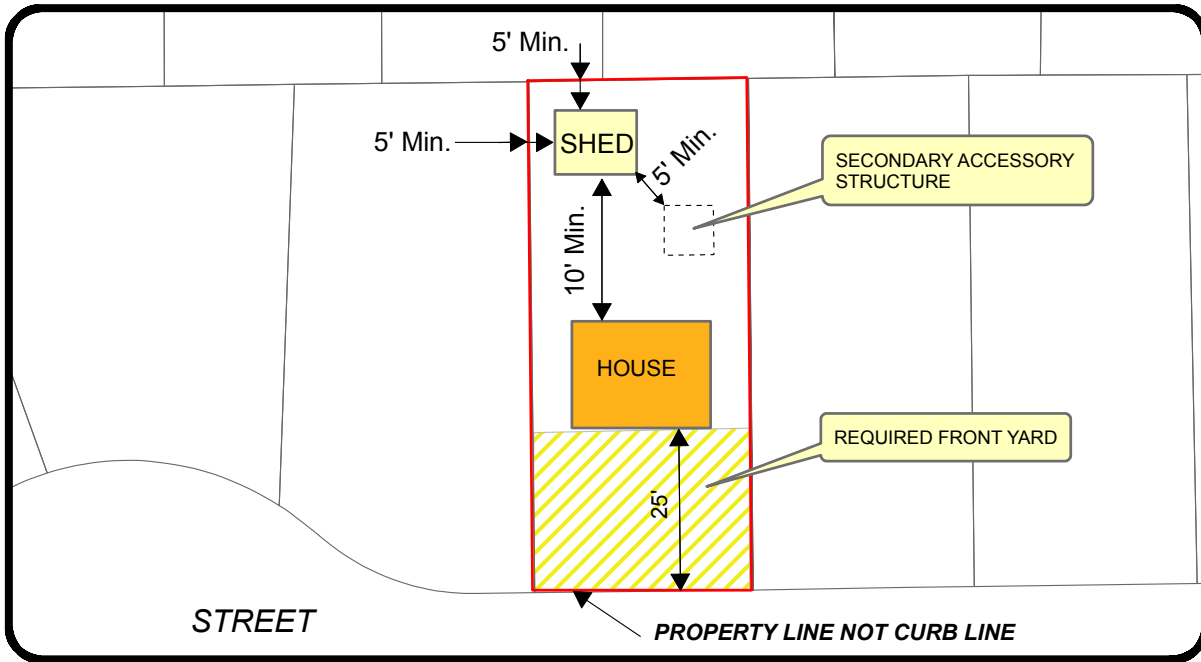


NOTES:

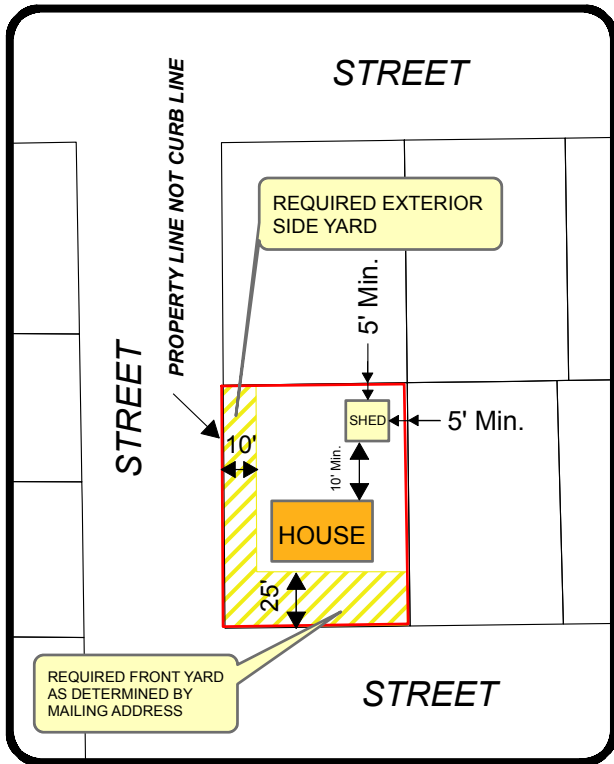
Permits must be obtained to erect or place a pre-constructed shed. If your property address is on Borden Road, Losson Road or Towers Blvd. an increased front setback applies. The required front yard can be as great as 50 feet. Contact the office of Building Inspections.

Sheds, garages and other accessory buildings may not be located in a required yard and must maintain the minimum setback distances shown. Sheds may not be located in an easement.

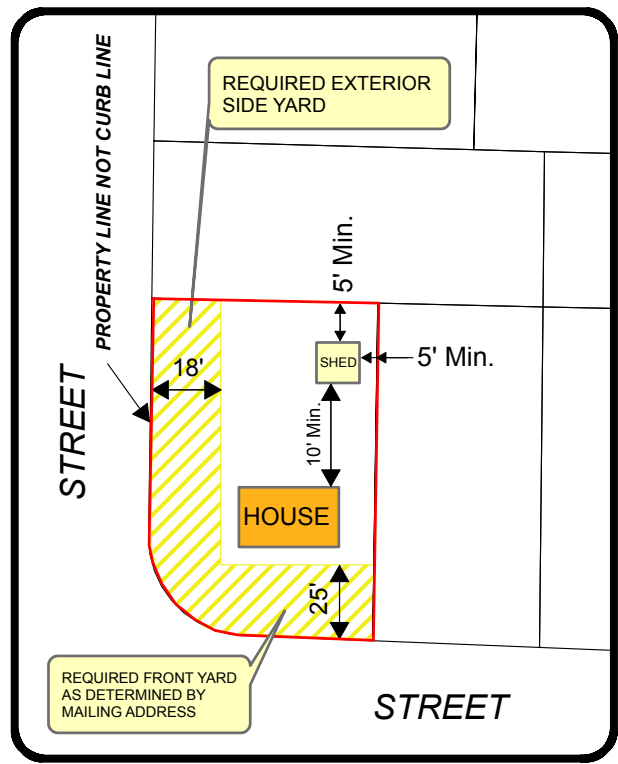
Sheds and detached accessory buildings less than 200 s.f. in size are not required have a structural slab on grade foundation. Detached accessory buildings shall not exceed an aggregate area of 750 s.f.



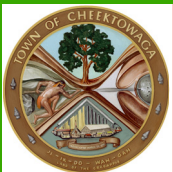
INTERIOR LOT



CORNER LOT - Back to Back Rear



CORNER LOT - Back to Side



**REQUIRED SETBACKS FOR SHEDS AND OTHER DETACHED ACCESSORY BUILDINGS
R - RESIDENCE ZONING DISTRICT**

Office of Building Inspections
3301 Broadway
Cheektowaga, NY 14227
(716) 686-3490 (716) 686-3516 fax

**RESIDENTIAL ACCESSORY STRUCTURE
FOUNDATION REQUIREMENTS**

1. Sheds less than 200 S.F. in size.
Pool decks less than 400 S.F. in size – not attached to any structure
No permanent foundation required.

2. Sheds/Garages/Carports 200 S.F. or greater but less than 400 S.F. and not exceeding 10'-0 in height –
Shall be constructed with a non-combustible floor system as per RC 309.3 and shall be constructed on a structural slab on grade foundation system with turned down footings as per RC 403.1.3.2.

3. Garages/Carports/Sheds greater than 400 S.F. in size or exceeds 10'-0 in height.
Shall be constructed on a contiguous foundation system as per RC 403.1 having a minimum width of 12" and depth of 42" below grade, or have an alternate foundation system designed by a NYS Licensed Design Professional as per BC 1805.8 in relationship to the existing soil conditions which shall be verified as per RC 403.1.8.

4. No accessory structure or combination of accessory structures shall exceed an aggregate S.F. area of 750 S.F.

Floating Slab Construction for Structures 400 s.f. or Less and 10 ft. or Less in Height

RR403 FOOTINGS

RR403.1.1 Minimum Size. Minimum sizes for concrete and masonry footings shall be as set forth in Table RR403.1 and Figure RR403.1(1). The footing width, W , shall be based on the load-bearing value of the soil in accordance with Table RR401.4.1.

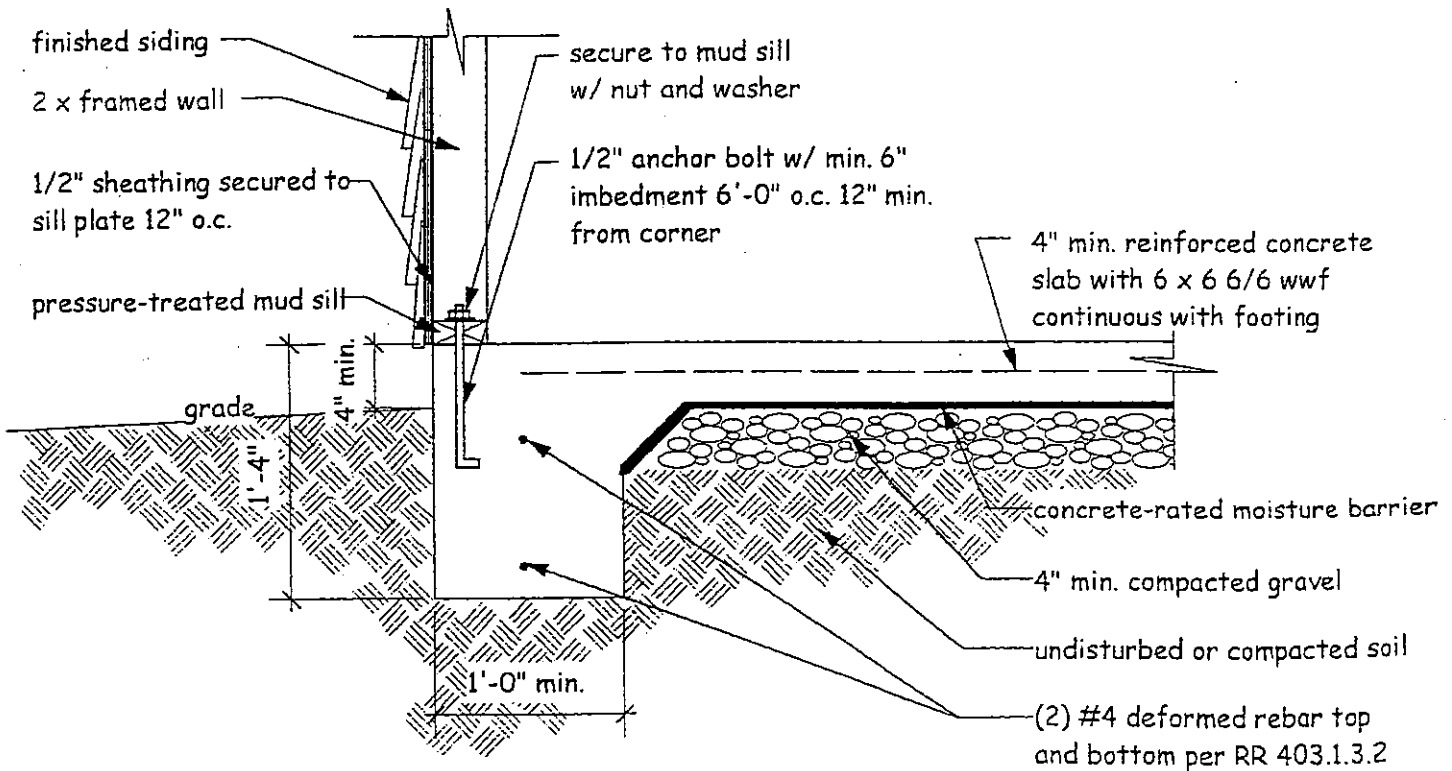
TABLE RR403.1

MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS (inches)^a

Conventional light-frame construction	LOAD-BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	4,000
1-story	12	12	12	12

FIGURE RR403.1(1)

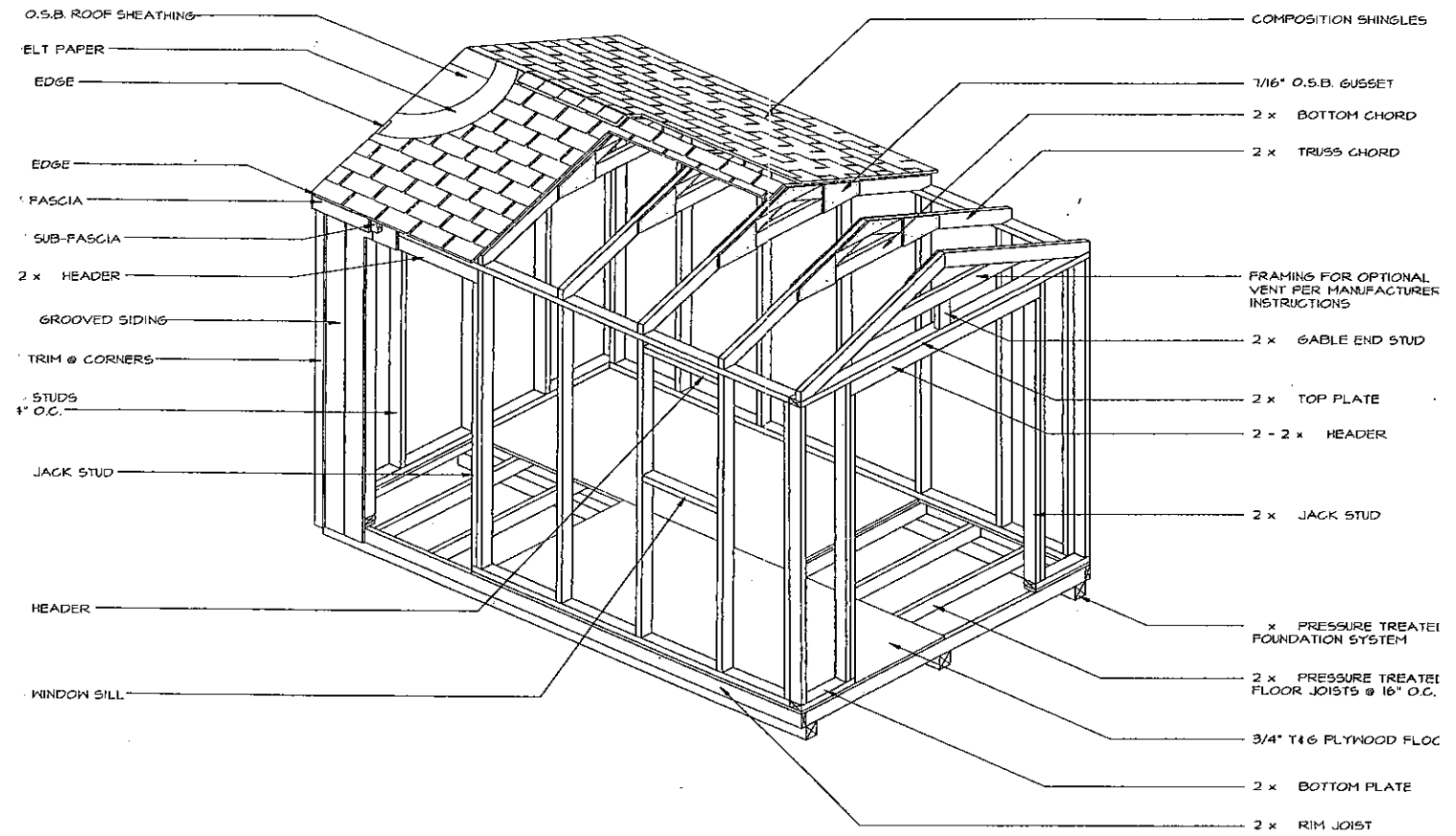
CONCRETE AND MASONRY FOUNDATION DETAILS



MONOLITHIC SLAB WITH INTEGRAL FOOTING

RR403.1.3.2 Slabs-on-ground with turned-down footings.

Slabs-on-ground with turned down footings shall have a minimum of one No. 4 bar at the top and bottom of the footing.



GABLE MINI-BARN ISOMETRIC

NOT TO SCALE
 MINI-BARN

