



Residential Permit Guidelines

Sheds (DCA Approved)

Sheds are required to comply with the requirements of LUDR Section 3.1. Specific requirements vary based on the shed location, either behind the main structure or exposed in the side yard.

Requirements:

- Tenants can apply for DCA sheds with a notarized approval letter from the homeowner.
- Miscellaneous application.
- Must have approved DCA # affixed to the unit.
- Certification letter from DCA for approved shed*.
- Two (2) copies of Site plan layout (shed location on the property*)
 - Show existing buildings or structures including sidewalks, patios, driveways, pools, etc. if applicable
 - Location and size of shed (length, width, height)
 - Provide setbacks from all property lines to shed
 - Show and label new or existing fencing or shrubs which will be used to provide the required screening of the shed. (LUDR Section 3.1 – some information to frequently asked questions can be found in the limitations section)
 - Show the distance from the screening to the shed
 - Sheds are required to be screened from the front and along the adjacent side property line if the shed is not located directly behind the house.
- Tie down specifications must be onsite at time of inspection.

Route to: OFFICE USE ONLY

Building Zoning
Species (If Owl, Eagle or Gopher Tortoise)

Processing: OFFICE USE ONLY

- Type: Shed
- Subtype: Residential

Inspections:

- Notice of Commencement (NOC) 10
- Tie Down Final (068) 20

Fees:

- Shed \$ 167.00
- Surcharge NO



239-574-0546

Expiration:

- Six (6) months

Limitations:

- A shed may be located in the rear yard or side yard subject to the required setbacks and screening.
- A shed must be at least 7.5 feet from the side (10 feet corner side) and 10 feet from rear property lines.
- No shed may be erected on lot that does not contain a primary residential structure.
- A shed shall not exceed 160 square feet in area.
- Height of shed shall not exceed 11 feet (measured from its lowest point of contact with ground to the lowest point of the highest eave).
- No more than 1 shed shall be located on any single residential site.
- A shed must be placed a minimum of 3 feet from any door or window.
- Shrubs must be a minimum 32" in height provided they are in a 7 gal container at the time of planting.
- There is no noted species of shrubs or plants noted, but they must comply with Landscape Code Section 5.2, must be planted at 3' on center and grow to maintained height of 6'.
- The barrier shall be least 5 feet beyond walls of shed and extend no farther than 15 feet from shed.
- If the fence is in line with the edges of shed only, a separate fence permit is not required. The fence information will be required on site plan at time of submittal.
- Existing fence can be counted as the barrier if it is 6' high opaque.
- The shed may be screened with a 6' tall opaque wall. The wall shall be constructed of concrete block coated with stucco, textured concrete block, stone, brick, or concrete (formed, decorative or precast). In addition, the wall may be constructed of wood or vinyl or of a material that has the appearance of wood or vinyl. All other materials are prohibited.
- 6' is the minimum height of fence to meet screening/barrier requirements.

NOTE: Concrete Slab for Shed is permitted separately.



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

October 1, 2007

Mr. Alex G. Martens
Superior Sheds, Inc.
2323 S. Volusia Avenue
Orange City, FL 32763

RE: Manufacturer Renewal of Certification, ID MAF-1367 -- Expiration Date: November 09, 2010

Dear Mr. Martens:

It is my pleasure to inform you that Superior Sheds, Inc. - OC located at 2323 S. Volusia Ave, Orange City, FL 32763, has been approved under the Manufactured (Modular) Buildings Program, as provided for under Chapter 553, Part I, Florida Statutes, for the manufacture of Storage Sheds and Utility-Misc. Buildings for installation in Florida.

Design and production of the buildings must be approved for compliance with the current Florida Building Code (FBC) by your selected Third Party Agency before manufacturing begins. Your Third Party Agency is a contractor to the Department and has statutory authority and responsibilities that they must comply with to maintain their approved status. Expect and demand quality plans review and inspections.

Each FBC change will make your plans obsolete until they have been reviewed, approved and so indicated [on the cover page of the plans] for compliance with the FBC by your Third Party Agency for plans review. Please ensure that your plans are in compliance and properly posted on our website to avoid embarrassing work stoppages in the permitting process. All site related installation issues are subject to the local authority having jurisdiction.

Unannounced monitoring visits by the Department's contractor will be made at least annually. Complete access to your manufacturing facility and records is mandatory to remain compliant with the rules and regulations of this program.

Please visit our website at www.floridabuilding.org to see valuable information on the Florida Manufactured Buildings Program. A copy of this letter must accompany applications for local building permits.

Sincerely,

Handwritten signature of Michael D. Ashworth
Michael D. Ashworth
Manufactured Buildings Program Manager

Cc: Danny Kennemur, MDI
2555 SHUMARD OAK BOULEVARD TALLAHASSEE, FL 32399-2100
Phone: 850-488-8466/SUNCOM 278-8466 Fax: 850-921-0781/SUNCOM 291-0781
Website: www.dca.state.fl.us

PLANNING AREAS OF CRITICAL STATE CONCERN FIELD OFFICE HOUSING AND COMMUNITY DEVELOPMENT
Phone: 850-488-2356/SUNCOM 278-2356 Phone: 305-289-2402 Phone: 850-488-7656/SUNCOM 278-7656
Fax: 850-488-3309/SUNCOM 278-3309 Fax: 305-289-2422 Fax: 850-922-5623/SUNCOM 292-5623