



City of Cape Coral **Residential Permit Guidelines**

Sheds – Site Build Shed or Pre-fab (non-DCA) or DCA Sheds without DCA approval letter

**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.*

CGC, CBC or CRC may apply for permit

- Tenants can apply for DCA sheds with a notarized approval letter from the homeowner.
- Miscellaneous application.
- For All Sheds:
 - Two (2) copies of site plan showing the following:
 - 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 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.
- For Build Sheds
 - Two (2) copies of sealed engineering for construction of shed including
 - Show foundation and floor plans
 - Identify floor type
 - Provide roof framing and connectors/straps
 - Show front, side and rear elevations
 - Identify all materials
 - Indicate window and door types
 - Show typical wall section
 - Provide details and notes as required
 - Anchors/tie-downs required
- For PreFab sheds
 - Two (2) copies of Mastered design/shop/installation drawings
- Owner Builder Affidavit (if homeowner).
- NOC required if value is \$2500 or greater

Description:

- Type and size of shed; hand built shed or pre-fab (with name).

Route to: OFFICE USE ONLY

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

Processing: OFFICE USE ONLY

- Type: Shed
- Subtype: Residential



City of Cape Coral

Inspections: (varies depending on scope of work)

- Notice of Commencement (NOC) 10
- Frame Rough (007) 20
- Roof Dry-In (018) 30
- Tie Down Final (068) 40
- Sheathing (021) 0
- Roof Final (016) 0

Fees:

- Shed \$ 167.00
- Surcharge NO

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.