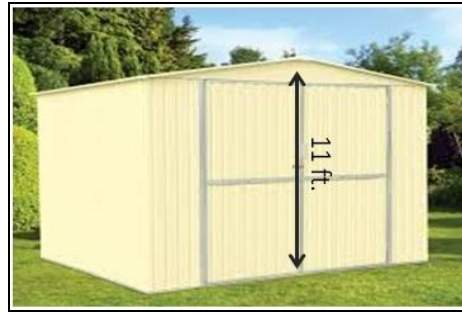


Free-Standing Shed Regulations

City of Cape Coral – Land Use and Development Regulations, Section 3.1.1.A.5



Single Family Home Sites are allowed one free-standing shed:

- Maximum area - 160 sq. ft.
- Maximum height from the ground to the highest eave – 11 ft.
- Sheds shall not encroach upon front (25 ft.) and side setbacks (7.5 ft.) or any public easements
- The rear setback for a shed is 10 ft.

Figure 1: Sheds may be located in the rear yard of the parcel and as long as the shed is located directly behind the primary structure, screening is not required. If the shed extends into the side yard and is visible from the front of the property, screening shall be required for the part of the shed located in the side yard (see Figure 2).

Figure 2: Sheds may be located within the side yard of a parcel so long as the shed is screened with a row of shrubs, a 6 ft. tall opaque wall or fence for the portion of the shed visible from the front of the property, and the side of the shed that is nearest the adjoining side property.

Screening methods:

- **Wall or Fence:** A 6 ft. tall wall or fence can be used to meet screening requirements that is constructed of concrete block coated with stucco, textured concrete block, stone, brick, concrete (formed, decorative or precast), wood or vinyl. All other materials are prohibited.
- **Row of Shrubs:** A row of shrubs, instead of a fence or wall, can be planted along both sides of the shed for which screening is required that extends at least 5 ft. beyond the sides of the shed. The row of shrubs shall be located no farther than 15 ft. from the shed as measured from the center of the row of shrubs perpendicular to the nearest point of the shed. Shrubs shall be at least 32 in. in height, at least 7 gallon container size, and spaced 3 ft. apart.

Figure 3: On double frontage lots sheds shall be located in the rear yard. Sheds shall not extend beyond the side of the primary structure or be visible when viewed from the front of the double frontage lot and shall be located no less than 100 feet from the street right-of-way at the rear of the double frontage lot.

**For more information regarding sheds, consult LUDR, Article III, Section 3.1.1.A.5 at <http://www.amlegal.com/library/fl/capecoral.shtml>

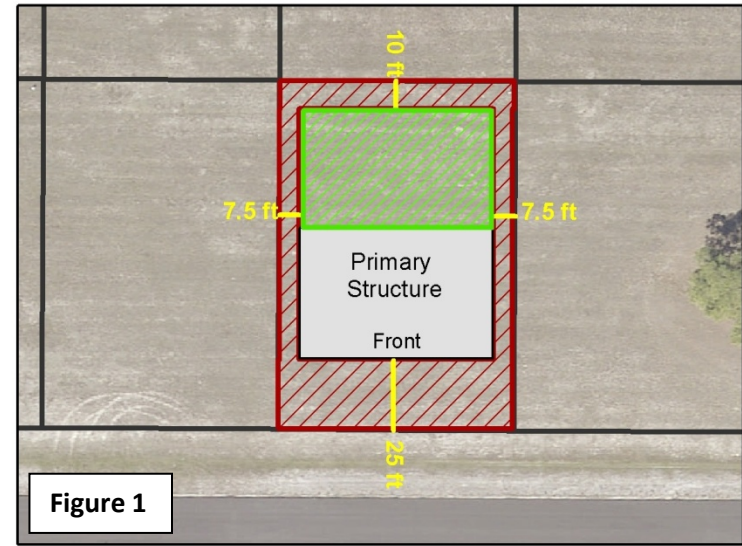


Figure 1

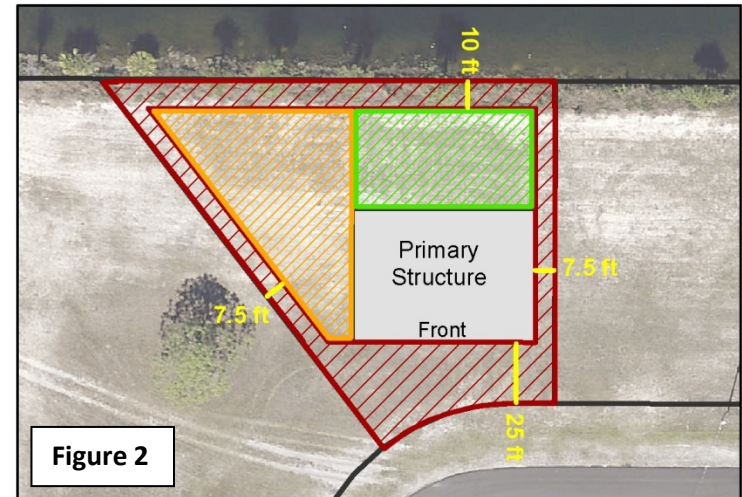


Figure 2



Figure 3

