



SHEDS



A Building Division Guide for Building a Shed on a One-Family Residential Property

Town of Brookhaven
Building Division
1 Independence Hill
Farmingville, NY 11738

This guide provides helpful information for town residents seeking to **build a shed** on their one-family residential property.

How big can my shed be?

The maximum size of a shed is 600 square feet with a maximum height of 12 feet. However, if your shed is 144 square feet or less in size and in the rear yard of your property, the Town of Brookhaven does not require a building permit. Anything larger, or a shed not in the rear yard, does require a permit.

My proposed shed is larger than 144 square feet, what do I need to obtain a building permit?

In order to obtain a building permit, the following documents are required:

- a. Completed building application.
- b. Transactional disclosure form.
- c. Four copies of your property survey (photocopies accepted if to scale).
- d. Four copies of a plot plan showing the location of the proposed shed.
- e. One copy of all certificates of occupancy (or compliance) that have been issued on your property).
- f. A copy of your tax bill to help identify your property.
- g. Proper Insurance or Exemption Affidavit
- h. Three Copies of Construction Plans.

If you need a building permit, a Brookhaven Town Plans Examiner must review and approve your construction plans. Your plans must comply with all New York State Building Codes. You can submit your plans electronically at www.brookhavenny.gov or in person at the Building Division. If applying in person, please provide three sets of plans in ¼" scale or larger. (See "Typical Shed Plan" diagram on back).

How far does my shed need to be from the property line?

If your shed is in the rear yard and does not require a permit, it needs to be at least three feet from the property line. If it is in the side yard, it must conform to zoning setbacks (see yard diagram on back).

What exactly is the "rear yard?"

The rear yard is the area of your property behind the rear of your home. Just because it is behind your fence, doesn't mean it's in the rear yard. The area between the front and rear foundation lines is considered the side yard. (See "Standard Lot" diagram on back).

What if I live on a corner lot?

If your property is on a corner, the rear yard is the area of your property behind the rear of your home. However, it does not include the area beyond the side of your home on the second street. (See "Corner Lot" diagram on back).

What else do I need to know?

If your shed requires a permit, certain zoning restrictions may also apply, which vary by zoning district. It is best to provide us with a proposed plan to ensure compliance.

Once you receive your building permit, you will need to contact the Building Division to set up an appointment for an inspection before the Certificate of Compliance can be issued.

Still have questions?

You can call the building division at (631) 451-6333, or stop in to see one of our Plans Reviewers or Permit Examiners.

